

MINUTES OF THE SPARTA TOWNSHIP PLANNING COMMISSION
Tuesday, February 13, 2018, 7 PM
Sparta Township Hall, Sparta, Michigan

Present: Chairman Terry Hartman; Township Clerk Marcy Savage;
Commissioners Scott Bultman, Don Doyle, and Mark VanderWerff
Also Present: Township Supervisor Dale Bergman, Recording Secretary Toni Potes,
and Planner Tim Johnson
Absent: Commissioners Linda Anderson and Tim Driscoll

I. Call to Order: The meeting was called to order at 7 PM by Chairman Hartman.

II. Additions or Corrections to the Agenda: None.

III. Minutes of November 14, 2017: Motion by Doyle, second by Savage, to approve the Minutes. Motion carried unanimously.

IV. Public Comment: None.

V. Business Items

A. Amendment to an existing special use Elite Apple Company LLC

Public Hearing opened at 7:03 PM

Applicant Rick Dunneback of D&K Engineered Construction explained the bump-out addition that is needed to accommodate the processing needs.

Factory neighbor Cole Armbuster questioned 'where does it end?' There's been additions in the last four years. Loud trucks and equipment are close to his house. Dust is an issue. He has quality-of-living concerns. There is water runoff. Pumps run all of the time. Dogs bark. He feels the areas around him have been impacted by these additions. The air handling system is very loud; he had been promised in September that in six months things will be replaced, but have not been. Thome's yard floods. Lights shine into his house.

Neighbor Marian Thome stated the fan noise is loud. Water is a problem and a concern as to where it is going to go. Wells are a concern.

Applicant stated the company works with the Health Department and engineer to process water. The system will recycle water. The Health Department will decide where the rest of it goes. The system needs to be figured out before the addition. They will address the water problems.

Public Hearing closed at 7:11 PM

Planner Johnson reviewed his Staff Report dated February 7, 2018, noting:

The existing and addition need to be correctly identified on the site plan.

There is an impact to nearby residential property. It needs to be looked at.

Septic/Retention pond was put in the back. The Health Department must address that, and the size must be adequate.

Parking: There are 45 to 60 employees. Two more barrier-free spaces are needed near the door.

The two-foot-wide by four-inch-deep concrete needs to be better identified on the plan. It is a little side walk.

(See remaining items to be addressed in February 7 Staff Report.) The Plan needs to be corrected. This is the time to correct the issues. The neighbors had complained to the Township. The Thomes have water problems in the house, and it's always wet out there.

Noise: The Township received complaints on noise. The neighbor was promised it will be fixed and it wasn't. Trucks are in and out all night. Trucks run all night with the lights on. If trucks parked behind the building, it would help. It must be reinforced. Jake braking is noisy and done by most drivers. The owners need to come up with ways to minimize all of these issues.

Rob Steffins was not aware of the nighttime truck issues. He says maybe they can park in the back, back into the dock or other side of the office. Steffins says there's no truck stops anymore. He thought a sign to "turn off lights for overnight parking" would help.

Issues to address: water, noise, truck traffic after hours, parking, and Planner Johnson's corrections to the site plan. The new water system should help some of the water problems. The air handler broke, and a new one is coming. New fans are noisy—it's a mechanical problem. Motion lights shine directly into Neighbor Armbuster's house. Dunneback stated the lights can be fixed . . . that's just not right.

The new system should help fix the water issue. The other matters can be fixed, as well as Tim's suggestions to the site plan. Dunneback stated the side lights, noise and water will take care of themselves—all of these things will be taken care of. The addition in the back is for filtration and palletizing.

Findings of Fact dated February 13, 2018, items to be included:

Truck noise and idling truck location problems: signs where to park, facing north or south for overnight parking. Rob Steffins will work something out, possibly signage directing drivers. Jake braking: obtain "No Engine Braking Allowed" signs from the Kent County Road Commission. Township Supervisor Dale Bergman will work with the company.

Replace lights, northeast side with cut off.

Revise site plan for parking spaces and sidewalk.

Storm water issues will be dealt with. The engineer will look at the plan for storm water. The addition will generate more storm water.

Motion by Doyle, second by Savage, to approve the request as it meets the standards, addressing the conditions outlined above, and the Planning Commission will review the Findings of Fact at the next meeting. Motion carried unanimously.

B. Master Plan: The State requires the Master Plan be reviewed and updated if needed. Since 2002, there was a small update in 2005. A five-year review is necessary. Planner Johnson offered a joint workshop with the Township Board and Planning Commission to go through the changes, rezoning issues, and other changes that may need to be made, or keep as-is, maybe offer citizen engagement, or decide what the next step may be. His fee: \$500 initially for the 1.5 hour workshop. Motion by Doyle, second by Bultman, to proceed with a joint workshop for the Master Plan. Motion carried unanimously.

VI. Adjournment: Motion by Doyle, to adjourn at 8 PM. Motion carried.

Respectfully submitted,
—Toni Potes, Recording Secretary