

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

Present: Sparta Township Clerk Marcy Savage; Commissioners Tim Driscoll, Scott Bultman, Mark VanderWerff, and Terry Hartman (Chairman)
Also present: Township Attorney Cliff Bloom, Sub Recording Secretary Bethany Riordan, and Sparta Township Supervisor & Zoning Administrator Dale Bergman
Absent: Don Doyle and Linda Anderson

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

II. Additions or Corrections to Agenda: None

III. Minutes of February 13, 2018: Motion made by VanderWerff to approve Planning Commission minutes from February 13, 2018. Seconded by Bultman. All in favor.

IV. Public Comment:

Dale Bergman spoke
Phil Saur's attorney, Peter Bosch spoke
Richard Hiaeshutter at 9617 Baumhoff spoke
Chad Momber at 2124 12 Mile spoke
Phil Saur at 98 Laubach spoke
Rob Steffens at 4344 13 Mile spoke
Victor Hubert 9380 Peach Ridge spoke
Ken Hudson at 4455 16 Mile spoke
Carla Erhart spoke on behalf of mother, Connie Scheidel at 4636 16 Mile
Kelly Erhart at 9945 Division spoke

V. Business Items:

1. Phil Saur – Rezoning 9755 Baumhoff Ave. NW from AG1 to AG2:

Bergman described the history of areas around Saur's property at 9755 Baumhoff Ave. NW. Stated that most of the property around this area has been changed and rezoned from AG1 to AG 2. Reminded commission that Saur split the front of property some time ago and is currently zoned as AG 2. Saur's attorney commented that all surrounding property is AG 2 and there are 17 acres left. He stated Saur prefers it be re-zoned to AG 2 for more options but does not currently have any plans for it. Township attorney Cliff Bloom explained that it is a separate issue if an annexation needs to take place for water/sewer to be run by township/village; tonight is a recommendation regarding the zoning change only and would still have to go to the Township Board for approval.

Driscoll motioned to recommend approval of request, supported by Bultman. All in favor. Role call vote: Driscoll-yea, Hartman-yea, VanderWerff-yea, Bultman-yea, & Savage-yea (Anderson and Doyle absent).

2. Kenneth Hubert – Special Land Use Request:

A. Farm less the 40 acres – Parcel is zoned AG-1;14 acres: Township attorney Cliff Bloom informed commission of the following: - can't have farm under 40 acres without a special use

- migrant housing needs special use
- court of appeals opinion migrant housing non-exempt from local zoning
- talks of camps on migrant housing, if approved, have to meet setback requirements or need variance

Bloom informed commission that two sets of standards must be met. Standards from section 8.13 pages 8-17, 8-18 and standards from section 7.02 pages 7-1, 7-2.

Hartman asked commission if they will grant special use for farmland or deny it. Vanderwerf motioned to approve first issue of granting special land use permit for a farm less than 40 acres, supported by Bultman. All in favor. Roll call vote: Driscoll-yea, Hartman-yea, Vanderwerf-yea, Bultman-yea, and Savage-yea (Anderson and Doyle absent).

B. Migrant Labor Camp in AG-1: Hartman reminds commission if this is approved, that it still needs to meet all zoning requirements. Bloom again informs commission that the special land use permit will need to meet all standards in 8.13 and 7.02. Hartman had concerns with site plan and does not feel it is informative enough to address all the concerns and if it will meet setback requirements and how it will fit on the property. Bloom read over the hard requirements and stated it would have to be approved contingent on the Zoning Board of Appeals. Bultman made a motion to table this issue for one month for a revised, detailed site plan to be received by April 1, 2018. Second by Driscoll. Issue will be considered at April 10 Planning Commission meeting. All in favor.

VI. Adjournment: Motion by Hartman, seconded by Savage, to adjourn at 8:18 PM. Motion carried. The next meeting of the Sparta Township Planning Commission will be April 10, 2018 at 7:00 pm.

Respectfully submitted,
—Bethany Riordan
Substitute Recording Secretary