

MINUTES OF THE SPARTA TOWNSHIP PLANNING COMMISSION  
Tuesday, June 12, 2018, 7 PM  
Sparta Township Hall, Sparta, Michigan

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

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 April 10, 2018, and May 8, 2018: Motion by Doyle, second by Driscoll, to approve the Minutes. Motion carried unanimously.

IV. Public Comment: None.

V. Business Items

A. Continuation of Paul Jr. and Angela Webber Special Use Request:  
Wedding/Gathering Venue in AG-2 District 8590 Vinton Ave. NW, Sparta MI  
(Note: the current address of the barn is 8510 Vinton)

The Fire Department provided a review. The plan is acceptable to the Fire Department with the exception that "no parking" signs need to be posted on the drive, and the drive cannot be blocked nor parked on. Applicants stated that the renters are to provide a bar tender and a one million dollar liability policy.

Motion by Doyle, second by Anderson, to approve the special used request with the following conditions:

Applicants must comply with the site plan filed with the application on February 21, 2018.

No parking allowed on the drive. Parking is limited to the site plan.

Compliance with the Fire Department's requirements found in the undated report by the chief.

The bar tender and caterer are required to be licensed, certified, and insured.

Concerts are excluded as an allowed event.

No outdoor music is allowed after 11 PM. Events are to end by midnight.

The events would take place at a maximum of once per week (Saturdays) during the months of May through October.

The only events allowed are those listed in Appendix A in Ag-2, Column 2, Section 15.

The maximum number of people allowed on site is limited to the capacity of the building and parking.

Review of Standards for the consideration of special uses, Section 7.02.

The Planning Commission shall not approve a special use unless all of the following standards are met:

- A. The special use in combination with the location proposed for such use shall not impair the general health, safety, and welfare of the community-at-large. In general, there must be:
  - 1. Safe access to the property in question and adjacent properties to fire and police protection;
  - 2. No dangerous or hazardous area traffic circulation on and off the site, which either now exists or will be created by the proposed use;
  - 3. Transportation design proposals by the applicant, if necessary, which will be needed to mitigate any potential traffic impact by the proposed use; and
  - 4. An appropriate relationship, similarity, and compatibility between the location and scale of the proposed use to the size and type of uses, structures, and buildings currently existing in the immediate vicinity, and which collectively comprise the overall character of the area.
- B. The special use shall not decrease the market value of adjacent buildings, uses and structures that are permitted by right under current zoning, if the proposed use is granted.
- C. The special use shall be in harmony with the Land Use Plan. This considers whether the location and size of the proposed use, the nature and intensity of the activities involved, the size of the site with respect to existing and future streets (giving access to it), parks and drainage systems will be in harmony with the Land Use Plan and the character of the land use that is intended by said Township Plan for the area or district in question.
- D. The applicant's proposed use, its location and intensity and the height of its buildings, walls, fences and other structures shall not adversely impact the appropriate character of development intended for the area as deemed desirable by the Land Use Plan.
- E. The special use shall not cause any hazards arising from storage and use of flammable fluids.
- F. The special use shall not be environmentally objectionable to nearby properties by reason of noise, fumes, pollution, vibration, or lights to an extent that is more than would be the operations of any use permitted by right for that district wherein the special use is proposed.
- G. Before granting a special use approval, in addition to finding that it meets all of the previously stated requirements, the Planning Commission must also find:
  - 1. The proposed use will not adversely affect existing adjacent uses within 500 feet.

2. That there will be no adverse effect upon public health, safety or general welfare and that it will not impair the intent of the ordinance.

All Standards have been met.

Rollcall vote for the motion: Doyle—Yes. Driscoll—Yes. Anderson—Yes. Bultman—Yes. Savage—Yes. Hartman—Yes. Motion carried unanimously.

B. Tower Associates: MET (memometer) Tower Request: 4500 Indian Lakes Rd, Kent City MI. Parcel #41-05-06-300-029

Mark Trumbauer of Tower Associates stated that the pole is a 60-meter MET tower used to measure directional wind, shear, time, wind speed and temperature. It is a temporary tower, requiring minimal traffic. It's not a lit tower; it's a dark tower. It meets the requirements of M-DOT, the Tall Structures Act, and the FAA. They are testing for eventual wind energy conversion in the Township, somewhere in the vicinity of that tower. The tower will be up for about five years.

Public Hearing opened at 7:36 PM

Steve and Loren Polus, of 4343 15 Mile Road, own about 49 acres in the area of the proposed tower site. They questioned what the tower looks like and if it will interfere with Aero Med. Applicant stated that air traffic is managed by the FAA and Tall Structures Act. Applicant does not intend to use fencing unless required by the Planning Commission; it tends to be problematic. The base of the tower is 18 inches, round. Its height is 197 feet with a weather vane on it. The Polus's don't want a tower, let alone a wind farm. Their view is a concern. They suggested farthest to the west would be best, but it is as far west as it can go. For aviation purposes, balls are 40 feet high.

Public Hearing closed at 7:52 PM

Motion by Bultman, second by Doyle, to approve the special land use request with the following conditions:

All guide wires will have yellow cable guards up to a minimum of eight feet along the wires.

Clusters of guide wires will have mesh fencing at least four feet tall.

Compliance with the site plan submitted, dated April 6, 2018.

Compliance with FAA and M-DOT requirements.

No lighting.

Special Land Use approval is good for five years.

Review of Standards for the consideration of special uses, Section 7.02.

The Planning Commission shall not approve a special use unless all of the following standards are met:

- A. The special use in combination with the location proposed for such use shall not impair the general health, safety, and welfare of the community-at-large. In general, there must be:
  - 1. Safe access to the property in question and adjacent properties to fire and police protection;
  - 2. No dangerous or hazardous area traffic circulation on and off the site, which either now exists or will be created by the proposed use;
  - 3. Transportation design proposals by the applicant, if necessary, which will be needed to mitigate any potential traffic impact by the proposed use; and
  - 4. An appropriate relationship, similarity, and compatibility between the location and scale of the proposed use to the size and type of uses, structures, and buildings currently existing in the immediate vicinity, and which collectively comprise the overall character of the area.
- B. The special use shall not decrease the market value of adjacent buildings, uses and structures that are permitted by right under current zoning, if the proposed use is granted.
- C. The special use shall be in harmony with the Land Use Plan. This considers whether the location and size of the proposed use, the nature and intensity of the activities involved, the size of the site with respect to existing and future streets (giving access to it), parks and drainage systems will be in harmony with the Land Use Plan and the character of the land use that is intended by said Township Plan for the area or district in question.
- D. The applicant's proposed use, its location and intensity and the height of its buildings, walls, fences and other structures shall not adversely impact the appropriate character of development intended for the area as deemed desirable by the Land Use Plan.
- E. The special use shall not cause any hazards arising from storage and use of flammable fluids.
- F. The special use shall not be environmentally objectionable to nearby properties by reason of noise, fumes, pollution, vibration, or lights to an extent that is more than would be the operations of any use permitted by right for that district wherein the special use is proposed.
- G. Before granting a special use approval, in addition to finding that it meets all of the previously stated requirements, the Planning Commission must also find:
  - 1. The proposed use will not adversely affect existing adjacent uses within 500 feet.
  - 2. That there will be no adverse effect upon public health, safety or general welfare and that it will not impair the intent of the ordinance.

All Standards have been met.

Rollcall vote for the motion: Doyle—Yes. Driscoll—Yes. Anderson—Yes. Bultman—Yes. Savage—Yes. Hartman—Yes. Motion carried unanimously.

C. Richard E. Webber Rezoning Request: 12831 Long Lake Dr., Sparta MI, Rezoning Property from the Current C-1 General Commercial District to the Ag-2 Agricultural Zoning District. Parcel #41-05-01-100-016

Township Supervisor Dale Bergman stated that applicant had a well drilling business for many years. When he stopped his well drilling business, zoning was supposed to revert to rural agriculture. After Mr. Bergman's review of maps and other research, he determined that applicant was correct. A zoning change would comply with the Master Plan.

Savage moved, Anderson seconded, to recommend to the Township Board rezoning the property from C-1 General Commercial to Ag-2 Agricultural Zoning. Motion carried unanimously.

D. Kelly J. Potes and Ellen A. Potes Rezoning Request: 12875 Long Lake Dr., Sparta MI, Rezoning Property from the Current C-1 General Commercial District to the Ag-2 Agricultural Zoning District. Parcel #41-05-01-100-015

This property was previously owned by Applicant Richard E. Webber. The same circumstances apply as to Township Supervisor Dale Bergman's research and determination as stated above.

Anderson moved, Driscoll seconded, to recommend to the Township Board rezoning the property from C-1 General Commercial to Ag-2 Agricultural Zoning. Motion carried unanimously.

E. Re-Affirm the 2012 Master Plan: Motion by Doyle, second by Anderson, to reaffirm the 2012 Master Plan. Motion carried unanimously.

VI. Adjournment: Motion by Doyle to adjourn at 8:20 PM. Motion carried. The next meeting of the Sparta Township Planning Commission will be scheduled at a future date and time.

Respectfully submitted,  
—Toni Potes, Recording Secretary