

Minutes of the Sparta Township Planning Commission
Regular Meeting of August 13, 2019
Sparta Township Hall, Sparta MI

Present: Chairperson Terry Hartman, Township Clerk Marcy Savage; Commissioners Linda Anderson, Tim Driscoll, Ken Humphreys, Mark VanderWerff, and Don Doyle
Also Present: Planner Ransford, Supervisor Bergman, John Bitely, and several members of the public
Absent: None

- I. Call to Order
- II. Pledge of Allegiance: Chairperson Hartman called the meeting to order at 7:00pm followed by the Pledge of Allegiance.
- III. Additions or Corrections to Agenda: None.
- IV. Minutes of July 9, 2019: Motion by Anderson to approve with the revision of "Angle" to "Angel" on page one, second to last line. Seconded by Doyle and carried unanimously.
- V. Public Comment: Supervisor Bergman read an email written by Clerk Savage regarding Main Street Planning Company as well as a response email from Tim Johnson.
- VI. New Business
 - A. Weber Site Plan Amendment – Wedding Venue

Angela Weber explained that they are seeking a new structure for gathering to meet commercial codes.

Chairperson Hartman opened the public hearing.

Connie Wilson – Where is the venue located?

Angela Weber provided its location.

Chairperson Hartman – Will the old barn be removed?

Angela Weber – No it will be used for agricultural.

General questions were presented from the Planning Commission.

Doyle provided a motion to approve. Motion was seconded by Humphreys and carried unanimously.
- VII. Old Business
 - A. Hidden Prairie Planned Unit Development

Clerk Savage recused herself from the Planning Commission.

Chairperson Hartman noted that the project is under review for a mining permit as well as a Preliminary Development Plan for a Site Condominium Planned Unit Development.

Planner Ransford outlined their observations of the project and explained the next steps, in the instance the Planning Commission provides direction to the applicant to continue with the final development plan.

John Bitely presented an insurance letter in response to the Township Attorney's concern regarding the pond from Lane and Reed Insurance dated 8/13/19. Bitely also provided updated hard copies of the plans with the drives shown across from the subject property.

Chairperson Hartman asked Planner Ransford if a preliminary plan acknowledgement is binding to guarantee final approval.

Ransford indicated that such direction is not a mandate of final development plan approval given that the Planning Commission must consider their Planned Unit Development standards, site plan review standards, comments received at the public hearing, whether the project meets the purpose of the Planned Unit Development Chapter, and the overall process related to final development.

Chairperson Hartman surveyed the membership and their position on the preliminary development plan.

General discussion was held regarding lot size, density, lot configuration, and open space. Given that members have not finalized their collective expectation of density and lot layout but as a result of their similar interests, Chairperson Hartman asked Commissioner Driscoll and Commissioner VanderWerff to meet with the applicant to review plan revisions prior to it returning to the full Planning Commission.

Consensus was reached to proceed with revised a preliminary development plan at the next appropriate meeting, following the coordination of Commissioner Driscoll and Commissioner VanderWerff meeting with the applicant.

Clerk Savage returned to the Planning Commission table.

B. Solar Ordinance Language

Chairperson Hartman noted that no document was provided showing the changes from the previous draft. As a result, he questions the version of the draft before them.

Consensus was reached to postpone discussion on the language until it was clear the version they were reviewing and to allow for a document to be provided showing the changes from the previous version.

VIII. Adjournment: Motion by Doyle to adjourn at 8:30pm. Motion was seconded by Anderson and carried unanimously. The next regular meeting of the Sparta Township Planning Commission will be Tuesday, September 10, 2019 at 7:00pm.

Respectfully submitted

-Greg Ransford

Acting Secretary