

Minutes of the Sparta Township Planning Commission
Regular Meeting of November 12, 2019, 7 PM
Sparta Township Hall, Sparta MI

Present: Chairperson Terry Hartman; Township Clerk Marcy Savage;
Commissioners Linda Anderson, Don Doyle, Tim Driscoll, Ken Humphreys,
and Mark VanderWerff
Also Present: Fresh Coast Planning Associate Emma Posillico, AICP;
Township Supervisor Dale Bergman; and Recording Secretary Toni Potes

I. / II. Call to Order / Pledge of Allegiance: Chairman Hartman called the meeting to order at 7 PM, followed by the Pledge of Allegiance.

III. Additions or Corrections to Agenda: Planner Posillico added Item VI.G. Discussion of 8.3F of the Zoning Ordinance.

IV. Minutes of October 8, 2019: Planner Posillico corrected Item VI.D., first sentence: "the number of variance requests that have been coming in regarding ~~12 ft.~~ 14 ft. sidewalls on accessory buildings has been a lot." Also the last sentence of the paragraph: "The rewritten ordinance will say 14 ft. sidewalls on ~~5 acres~~ 2 acres or more and there will be a specific section for accessory sheds." Motion by Doyle, second by Driscoll, to approve the Minutes with the proposed changes. Motion carried 7 to 0.

V. Public Comment: Harold Woolworth and Craig Smith were present to hear about pole barn building changes.

VI. Business Items

A. Special Use—Mineral and natural resources mining and removal permit and a retention or detention pond or basin, related to the "Hidden Prairie" PUD residential development proposal. Tabled from September 2019: Business Items A. and B. were combined for discussion and decision.

B. Step 1 Preliminary Site Plan Review of the applicant, South Sparta's LLC's proposed "Hidden Prairie" development at 9029 Alpine Ave., NW, Sparta MI. Parcel #41-05-35-201-002. Preliminary plan approval September 2019 (with requirements for final plan submission): Commissioner Savage excused herself from the panel for Business Items A. and B. Planner Posillico reviewed her November 5, 2019, memorandum and changes made to the site plan per the request by the Planning Commission of the applicant. The plan supports 76 single family site condos. Applicant Bitely commented too on the changes.

Marcy Savage noted that most of the trees are not on the applicant's property. The Planning Commission needs to see trees on the plan, six-to-eight inch trunks. The buffer will be noted. All of this information is needed on the final plans. Sparta's Fire Chief is concerned about the radius of the cul-de-sac, currently 80 ft., but 96 ft. is required.

Applicant stated 96 is required in industrial locations for semi trucks. He suggested checking with the Township engineer, which Planner Posillico will do. Insurance coverage verification and wetlands matters are still pending. Issues needing clarification: cul-de-sac, tree requirements, grading, storm water plan, etc.; Planner Posillico has a detailed list. Motion by Doyle, second by VanderWerff, to grant preliminary approval of the preliminary site plan dated October 28, 2019, with the changes and additions needing to be made. Motion carried 5 to 1, with Anderson opposing.

C. Discussion of Zoning Ordinance Section 8.13 (Migrant Farm Labor Housing).

Continued from last month: Planner Posillico reviewed proposed ordinance language and presented a sample ordinance from Alpine Township. She will check to see if federal regulations are automatically adopted. Motion by VanderWerff, second by Humphreys, to set the matter for public hearing. Motion carried 7 to 0.

D. Discussion of Zoning Ordinance Section 4.8E (Height of Accessory Buildings).

Continued from last month: Planner Posillico reviewed the existing ordinance and proposed changes to the ordinance language. A provision will be added on how the height will be measured. Item E.5. will be removed from the proposed language.

Public Commit: Harold Woolworth confirmed the height his property is allowed. Craig Smith was concerned of how high the roof can actually be.

Motion by VanderWerff, second by Driscoll, to set the matter for public hearing. Motion carried 7 to 0.

E. Solar Ordinance. Continued from last month: Planner Posillico reviewed the proposed modifications. Attorney Bloom will be asked to review this draft. Language will be included in Section E.6. "Height" (page 4) pinning down exactly the end-product height to be.

F. Wind Energy Ordinance: Planner Posillico reviewed the changes addressing financing concerns. The language contained on page 11 is the same as in the Solar Ordinance. Page 12 has been updated to be consistent. Item O. (page 13) has been added. Planner Posillico recommends Attorney Bloom look at this draft as well.

G. Discussion of 8.3F of the Zoning Ordinance: A discrepancy was found between the adopted and the current zoning ordinance: with a special use permit for land division, and there being any remaining property, the adopted ordinance states future land divisions *may* be forfeited, and the current ordinance states future land divisions *shall* be forfeited. The Planning Commission will consider the use of the word *may* at next month's meeting.

D. Public Comment: MaryBeth Dame confirmed with the Planning Commission that Applicant Bitely must show trees on the site plan; the type of trees is not being imposed. She questioned trees in the buffer zone, too.

VII. Adjournment: Motion by Driscoll, second by Humphreys, to adjourn at 8:25 PM. Motion carried 7 to 0. The next regular meeting of the Sparta Township Planning Commission will be Tuesday, December 10, 2019, at 7 PM.

Respectfully submitted,
—Toni Potes, Recording Secretary