

MINUTES OF THE SPARTA TOWNSHIP PLANNING COMMISSION
Special Meeting of June 23, 2020, 7 PM
Sparta Civic Center, 75 N. Union St., Sparta, Michigan
& Virtual Via Zoom

Present: Chairperson Terry Hartman; Township Clerk Marcy Savage;
Commissioners Linda Anderson, Don Doyle, Tim Driscoll, Ken Humphreys,
and Mark VanderWerff

Also Present: Attorney Cliff Bloom; Township Supervisor Dale Bergman; IT Host Ken Shangle;
Recording Secretary Toni Potes; and Fresh Coast Planning Associate Emma
Posillico, AICP, via remote

I. / II. Call to Order / Pledge of Allegiance: Chairman Hartman called the meeting to order at
7:00 PM, followed by the Pledge of Allegiance.

III. Additions or Corrections to Agenda: None.

IV. Minutes of June 9, 2020: Motion by Doyle, second by Humphreys, to approve the
Minutes. Motion carried 7 to 0.

V. Public Comment: The public may participate in the meeting through Zoom access by computer
and smart phone using the link below or toll-free number (929) 205-6099:
<https://us02web.zoom.us/j/84236247325?pwd=MHJ2MWI3RDI2M3I0a0VOSE9WWk4zdz09> Meeting
ID: 842 3624 7325 Password: 584467: No public comment.

VI. Business Items

A. Discussion of South Sparta's LLC's proposed "Hidden Prairie" development at 9029
Alpine Ave. NW, Sparta MI. Parcel #41-05-35-201-002. Revised preliminary plan
approved November 2019, public hearing for final plan held February 2020.
Preliminary discussion of draft resolution held June 9, 2020.

1. Consideration of OS PUD rezoning and site plan
2. Consideration of special land use request for mineral extraction required for
pond
3. Consideration of private road request
4. Consideration under Site Condominium Ordinance
5. Consideration of proposed PUD rezoning ordinance

Commissioner Savage was excused from the panel for Business Item A. Attorney Bloom
discussed the two outstanding items: dust control and debris on the roadway. Attorney
Bloom and Planner Posillico's proposed revisions are included in the draft. Changes were
reviewed on pages 4, 21, 27-28, and 30-32.

Applicant John Bitely clarified that rumble strips are different than what is used for other purposes; he uses a rubber tire mat product. He wants it clear that he is not expected to put in another paved road as proposed on pg. 30, "paved access drive shall be installed." Street sweeping is part of any extraction project in today's world; he plans to keep the roads clean. Attorney Bloom pointed out that the letter dated June 10, 2020, from the Michigan Aggregates Association is directed to a mining operation that is not in a residential area. The Township should not have to enforce complaints; Applicant Bitely will take that responsibility.

Public comment:

Barb Johnson of 9210 Alpine Ave. lives across the street from the development. She wanted clarity if the pond's special land use and/or the development as a PUD were approved. Attorney Bloom answered that the motion did pass; the written opinion is on record. She stated she was speaking for the neighbors; 90% are against this development. She wants the acre requirement to remain in place. She knows revenue to the Township is needed, but not this way. She calculates 8,000 trucks are needed to take out dirt. Many accidents and traffic are horrendous. She does not want this going in.

Betsy Pelky stated the sidewalk issue is not resolved, and the slimmer roads with no parking are a problem. Septic system failure is an issue yet. This type of development would be great for the Village but not out here. Chairman Hartman explained that the two issues were resolved.

Marcy Savage of 1025 N. Sunset Pines questioned how many more above-ground septic systems will there be than first disclosed. Applicant Bitely stated he has met the higher standards of the Health Department. He doesn't know the exact number that he may have mentioned; the County decides on that. He doesn't think it's a significant number of mounds. Commissioner Driscoll stated a minimum of 15 were confirmed.

Public comment closed

Supervisor Bergman stated the next Township Board meeting is July 9, 2020. This item will be on the agenda for discussion but not for hearing. It could be sent back to the Planning Commission in lieu of scheduling a public hearing if there is no interest to combine residential with mining.

Motion by VanderWerff, second by Doyle, to send on for approval by the Township Board the Resolution by the Sparta Township Planning Commission Recommending to the Sparta Township Board that the Application for Private Roadways, Site Condominiums, and a Pond by South Sparta, LLC Requesting Approval for an Open Space Planned Unit Development ("OS PUD") Rezoning and Site Plan for Property Commonly Known As 9029 Alpine Avenue NW and as Permanent Parcel No. 41-05-35-201-002 be Approved and Related Matters, with changes noted by Attorney Bloom including:

Page 30, Item s.ii., removing the last full sentence on the page ("A temporary pause of operation shall occur if extreme winds result in the ineffectiveness of all other dust control measures.) and changing the following sentence to: "A millings or aggregate drive shall be installed and maintained within the interior of the mining area as shown on the

approved stie plan. Also: a) Track-out gates, gravel beds, or tire mats shall be used at the entry point of the development private road and the mining area.”

Page 31, Item iii., adding “or brooms” after “. . . using pickup sweepers . . .”. The last sentence will end at “. . . shall be promptly cleaned and removed.”

Roll call vote: Doyle, yea; Humphreys, yea; VanderWerff, yea; Driscoll, nay; Anderson, nay; Hartman, yea. Motion carried 4 to 2, with Anderson and Driscoll opposing.

Motion by Doyle, second by VanderWerff, to recommend to the Township Board approval of An Ordinance to Rezone (and Amend the Sparta Township Zoning Ordinance and Zoning Map Accordingly) Property Commonly Known As Permanent Parcel No. 41-05-35-201-002 and as 9029 Alpine Avenue NW from the R-1 Low Density Single-Family and the A-2 Agricultural Zoning District Designations to the Open Space Planned Unit Development (“OS PUD”) Zoning District Designation for a Housing Development. Roll call vote: Humphreys, yea; VanderWerff, yea; Driscoll, nay; Anderson, nay; Doyle, yea; Hartman, yea. Motion carried 4 to 2, with Anderson and Driscoll opposing.

B. Old Business: Draft bylaws will be ready soon for review.

C. Public Comment: The location of the July 9, 2020, Township Board meeting will be announced at a later date.

VII. Adjournment: Motion by Driscoll, second by Humphreys, to adjourn at 8:05 PM. Motion carried 7 to 0. The next regular meeting of the Sparta Township Planning Commission will be Tuesday, July 14, 2020, at 7 PM.

Respectfully submitted,
—Toni Potes, Recording Secretary