

MINUTES OF THE SPARTA TOWNSHIP PLANNING COMMISSION
Regular Meeting of December 8, 2020, 7 PM
Conducted Via Zoom Media

Present: Chairperson Terry Hartman; Township Board Member Barb Johnson;
Commissioners Linda Anderson, Don Doyle, Tim Driscoll, Ken Humphreys,
and Mark VanderWerff

Also Present: Township Supervisor Dale Bergman; Associate Planner Lindsay R. Mohr, MPA,
of Fresh Coast Planning; Attorney Clifford H. Bloom of Bloom Sluggett, P.C.;
IT Host Ken Shangle; and Recording Secretary Toni Potes

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 November 10, 2020, Regular Meeting: Motion by Doyle, second by
Anderson, to approve the Minutes. Roll call vote: Anderson, yea; Driscoll, yea; Doyle, yea;
Humphreys, yea; Johnson, yea; VanderWerff, yea; Hartman, yea. Motion carried 7 to 0.

V. Public Comment: The public may participate in the meeting through Zoom access by computer
using the link <https://zoom.us/j/3220076269?pwd=YTJpeERmZzhObm9JcG9jb2Z5aU1JZzO9>, Meeting
ID: 322 007 6269, Passcode: OT4RgN: No public comment.

VI. Business Items

A. New Business

1. Discussion of Article 11—Planned Unit Development (PUD) and Article 12—
Open Space Planned Unit Development (OS-PUD) District—FYI

Mohr inquired if there was anything the Planning Commission wants staff to look at
and if recommendations are needed. Bloom stated it became clear there was
dissatisfaction with the ordinance, in particular minimum lot size and quality of open
space, which may be the only areas of the ordinance that need to be addressed.
Bergman stated the Township Board wanted other townships looked at, Alpine
Township in particular, and let's not recreate the wheel. Preserve farmland and tweak
density requirements. Our private road ordinance is strict; Kent County Road
Commission allows 75 homes without an entry and exist road. Mohr was asked to look
at other local townships and include a description of their circumstance, based on
points Bergman and Bloom brought out. The referendum was discussed; everything
seems to be on hold until the election.

B. Old Business

1. Proposed Revisions to Section 2.2 (Definitions) and Section 8.13 (Migrant Farm Labor Housing)

Concerns included setbacks, whether the worker had to be working for other farms, concerns of not having camps not tied to the area. The ACLU is concerned not every family member is working on that farm at all. GAAMP's (Generally Accepted Agricultural Management Practices) legislature may hinder/override what the Township is doing now. There are some Township farmers who want to expand their camps. VanderWerff will check out when the State might move forward on the GAAMP's. Public hearing will be scheduled for January 12, 2021, on the proposed changes. Bloom encourages writing our State Representative (Mark Huizenga) and State Senator (Peter MacGregor) about sand and gravel mining operation regulations remaining with the local townships and not be taken over by the State, as the preemption is in the Senate.

VII. Public Comment: None.

VIII. Adjournment: Motion by Driscoll, second by Anderson, to adjourn at 7:46 PM. Roll call vote: Driscoll, yea; Doyle, yea; Humphreys, yea; Johnson, yea; Anderson, yea; VanderWerff, yea; Hartman, yea. Motion carried 7 to 0. The next regular meeting of the Sparta Township Planning Commission will be Tuesday, January 12, 2021, at 7 PM.

Respectfully submitted,
—Toni Potes, Recording Secretary