

MINUTES OF THE SPARTA TOWNSHIP PLANNING COMMISSION  
Regular Meeting of March 9, 2021, 7 PM  
Sparta Civic Center, 75 N. Union St., Sparta MI  
& Virtual Via Zoom Media

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

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

Absent: Commissioner Tim Driscoll

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: Motion by Doyle, second by Johnson, to approve the Agenda as written. Motion carried unanimously.

IV. Minutes of February 9, 2021, Regular Meeting: Motion by Anderson, second by Humphreys, to approve the Minutes. Motion carried unanimously.

V. Public Comment: The public may participate in the meeting through Zoom access by computer using the link <https://zoom.us/j/3220076269?pwd=cDhDY0ppaEE4TkR5MDh2eU5xcW1pUTO9>, Meeting ID: 322 007 6269, Passcode: 46, call in phone number 1 312 626 6799 US Chicago (outside Chicago/Michigan <https://zoom.us/j/3220076269?pwd=cDhDY0ppaEE4TkR5MDh2eU5xcW1pUTO9>): No public comment.

## VI. Business Items

### A. Public Hearing—Amber Kober—Site Plan/Special Use Amendment—9005 Peach Ridge Avenue

Public Hearing opened at 7:04 PM

Petitioners Brad and Amber Kober explained that they want to add bathrooms outside at the building on Peach Ridge. It will be a stick building structure attached to the existing structure.

Public Hearing closed at 7:05 PM

Motion by Johnson, second by Doyle, to approve the request and to incorporate Planner Mohr's March 1, 2021, report regarding Whippoorwill Farms. Roll call vote: Humphreys, yea; Doyle, yea; Johnson, yea; Anderson, yea; VanderWerff, yea; Hartman, yea. Motion carried 6 to 0.

B. New Business—None.

C. Old Business

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

Planner Mohr announced she is leaving Fresh Coast Planning, and new planner Sara Moring-Hilt was introduced to the Planning Commission. Attorney Bloom and Planner Mohr reviewed the changes proposed in the draft ordinance dated March 5, 2021. “Productive farmland” needs to be defined; Attorney Bloom will make the changes. The Planning Commission agreed to proceed to public hearing on the ordinance.

VII. Public Comment: Attorney Bloom expressed the outstanding job Planner Mohr has done and has set a high bar for Sara. The Commissioners thanked Planner Mohr as well, wished her good luck, and welcomed Sara.

Commissioner Doyle confirmed Attorney Bloom’s representation of the Township in court concerning the referendum. An answer has been filed. Plaintiff has filed a summary disposition motion, to which a brief to oppose will be filed, a hearing date set, and oral arguments heard.

Commissioner VanderWerff invited the Commissioners and the public to attend the Township budget meeting Thursday, March 11, 2021, at 7 PM at the Civic Center. The meeting will also be available through Zoom media.

VIII. Adjournment: Motion by Johnson, second by Humphreys, to adjourn at 7:25 PM. Motion carried unanimously. The next regular meeting of the Sparta Township Planning Commission will be Tuesday, April 13, 2021, at 7 PM.

Respectfully submitted,  
—Toni Potes, Recording Secretary