

MINUTES OF THE SPARTA TOWNSHIP PLANNING COMMISSION
Regular Meeting of May 11, 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, Tim Driscoll, and Ken Humphreys
Also Present: Township Supervisor Dale Bergman; Zoning Administrator/Planner Sara Moring-
Hilt of Fresh Coast Planning; Attorney Clifford H. Bloom of Bloom Sluggett, P.C.;
IT Hosts Ken Shangle and Dan Salas; and Recording Secretary Toni Potes
Absent: Commissioner Mark VanderWerff

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 April 13, 2021, Regular Meeting: Motion by Doyle, second by Johnson, to approve the Minutes with the correction that Commissioner Ken Humphreys was present via Zoom. 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 region, number found at <https://zoom.us/u/acqETcmxhE>): No public comment.

VI. Business Items

A. New Business

1. Site Plan Review Application for The Glenwood Estates Mobile Home Park Expansion

Project Manager Jeff Wingard of Fleis & Vandenbrink explained the expansion details, the installation of a new water treatment system, and the decommission of the lagoons. Site plan approval by the municipality is the next step and the purpose of the application. Park owner/manager Rob answered questions including the park's code enforcement, clean up, a second entrance into the park, and the modular water treatment system that can be expanded as needed if, for instance, used by the Sable development near the park. A representative was also present to answer questions about the system, length of time it takes to construct, who monitors the system's mechanical requirements, discharge rates and capacity.

Zoning Administrator/Planner Moring-Hilt reviewed three concerns. The system is proposed to be located on property zoned Ag-2 instead of R-4. It will be her determination as to this allowance. Exactly where the second access road is needs to be determined on the site map. If the road is through property zoned Ag-2, it must be a public road. A buffer will be maintained. Open space location should be central. What will be available in the open space needs to be made clear. Spreading out the open space for others to use is desirable. Petitioners pointed out that there are two areas of open space, and they will be used for maybe a basketball court, swing set.

More details are needed in the plan including screening/buffering, open space details and quality, secondary road location confirmation, and concerns addressed in the May 11, 2021, letter from Robert F. Goodheart, P.E., of Pathfinder Engineering, Inc. The facility's location in Ag-2 is also pending. Motion by Driscoll, second by Humphreys, to proceed to public hearing at the Planning Commission's June 8, 2021, meeting. Roll call vote: Driscoll, yea; Doyle, yea; Humphreys, yea; Johnson, yea; Anderson, yea; Hartman, yea. Motion carried 6 to 0.

B. 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

Suggested lot sizes for developments with and without water and sewer were 1 acre without water/sewer and .75 acre with water/sewer. Zoning Administrator/Planner Moring-Hilt will need to work this out. The Planning Commission will continue reviewing the language.

VII. Public Comment: Attorney Bloom stated that Zoning Administrator/Planner Moring-Hilt will need to review the sign ordinance due to supreme court decisions.

VIII. Adjournment: Motion by Humphreys, second by Doyle, to adjourn at 8:26 PM. Motion carried unanimously. The next regular meeting of the Sparta Township Planning Commission will be Tuesday, June 8, 2021, at 7 PM.

Respectfully submitted,
—Toni Potes, Recording Secretary