

MINUTES OF THE SPARTA TOWNSHIP PLANNING COMMISSION
Regular Meeting of June 8, 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 Don Doyle, Tim Driscoll, Ken Humphreys, and Mark VanderWerff
Also Present: Township Supervisor Dale Bergman; Zoning Administrator/Planner Sara Moring-
Hilt of Fresh Coast Planning; IT Hosts Ken Shangle and Dan Salas; and Recording
Secretary Toni Potes
Absent: Commissioner Linda Anderson

- 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. Motion carried unanimously.
- IV. Minutes of May 11, 2021, Regular Meeting: Motion by Humphreys, second by Driscoll, 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 region, number found at <https://zoom.us/u/acqETcmxE>): No public comment.

VI. Business Items

A. New Business: None.

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

A public hearing will be held at the Sparta Township Planning Commission's July 13, 2021, meeting for the Glenwood Estates Mobile Home Park site plan. Petitioners are reevaluating the concerns raised in May.

A public hearing is desired after final draft review of the proposed zoning ordinance amendments. Zoning Administrator/Planner Moring-Hilt had pointed out in her Memorandum of June 1, 2021, additional detail added by staff regarding "annually productive farmland". The Commissioners discussed Article IV, Sec. 12.11 language and

unit-per- acre allowances, stating 1.45 is omitted under Maximum Average Density and replaced with .06 which they feel is too limited. So a number needs to be agreed upon, possibly treating each situation on its merits. Motion by Driscoll, second by Johnson, to use the May meeting's suggestion of lot sizes for developments with and without water and sewer at 1 acre without water/sewer and .75 acre with water/sewer. Motion failed 0-6. The Planning Commission will review the language again at their August meeting.

VII. Public Comment: None.

VIII. Adjournment: Motion by Johnson, second by Doyle, to adjourn at 7:51 PM. Motion carried unanimously. The next regular meeting of the Sparta Township Planning Commission will be Tuesday, July 13, 2021, at 7 PM.

Respectfully submitted,
—Toni Potes, Recording Secretary