

**Minutes of the Sparta Township Planning Commission
Regular Meeting of September 14, 2021, 7:00 p.m.
Sparta Township Hall, Sparta, Michigan and Virtual Via Zoom Media**

Present: Chairperson Terry Hartman, Commissioners Linda Anderson , Don Doyle, Tim Driscoll, Dale Flanery, Ken Humphreys, and Barb Johnson.

Also Present: Attorney Cliff Bloom, Planner Sara Moring-Hilt of Fresh Coast Planning, IT Specialist Ken Shangle, and Recording Secretary Jan Redding

I./II. Call to Order/Pledge of Allegiance: Chairperson Hartman called the meeting to order at 7:00 p.m.

III. Additions or Corrections to Agenda: None

IV. Minutes of August 10, 2021 Regular Meeting: motion by Doyle, second by Humphreys to approve minutes as presented, with a note that in the Public Comment section, an address was listed incorrectly for a speaker. Motion carries with unanimous roll call vote. .

V. Public Comment: Chairperson Hartman welcomed new commissioner, Dale Flanery.

VI. Business Items

Discussion of PUD regulations-

Township Engineer, Bob Goodhart presented diagrams showing minimum lot sizes for properties without water and sewer, or located on any body of water. It was emphasized that these were “minimums” and soil conditions, water availability, and aesthetics would factor into the final minimum lot size for development.

Examples from neighboring municipalities were reviewed. It was suggested that creating a PUD should be required for any proposed developments that would have more than a certain number of units. Incentivizing the use of the PUD process, rather than traditional split development was discussed. The benefit to the community of a PUD development is oversight and some control by the Planning Commission.

(Chairperson Hartman left the meeting temporarily. Don Doyle was appointed as temporary Chairperson, but Hartman returned and the meeting resumed)

Changes to current requirements were recommended. In R1 and R2 zone districts, current minimum lot size of 30,000 sq. ft. will be raised to 40,000. Minimum lot sizes for PUDs in those districts would be 27, 500 sq. ft. Any developments of more than 12 units would be required to be a PUD. In the AG2 zone, PUDs would be minimum of 30,000 sq. ft. Planner Moring-Hilt will prepare a chart of the recommendations. The numbers will be finalized and a public hearing on the proposed changes will be held.

VII. New Business-Food Trucks

Food Trucks are currently not permitted in the zoning ordinance. Planner Moring-Hilt will provide some sample ordinances for consideration at the next meeting.

VIII. Old Business-none

IX. Public Comment

There was discussion of the differences between the Zoning map and the Master Plan map. Copies of each will be provided to the Commissioners.

Rob Steffens spoke on the potential impact of development on farming and urged Commissioners to consider limiting development.

There was a question regarding the proposed expansion of the mobile home park. Expansion will require approval of a variance which will be before the Zoning Board of Appeals on October 13. Code violations on the property have been reported and will be looked in to.

Adjournment

Motion to adjourn at 8:50 p.m.

Respectfully submitted,

Jan Redding, Recording Secretary