

2015 MASTER PLAN



Adopted By: Village Council on December 14, 2015



ACKNOWLEDGEMENTS

2015 AMENDED Village of Sparta Master Plan

The preparation of the Sparta Village Master Plan involved the contributions of community leaders and residents. In particular, the efforts of the following individuals is acknowledged and greatly appreciated.

VILLAGE COUNCIL

Kristi Dougan, Village President

Council Members

Robert Whalen
Bonnie Koehn
Gale Taylor
Jayne Paasch
William Taylor
Scott Christie

PLANNING COMMISSION

David Chambliss, Chairman

Commission Members

William Hayes
Brenda Braybrook
Dwayne Pride
Becky Rogers
Hudson Miller
Kristi Dougan
Jayne Paasch
Toni Potes, PC Secretary

Village Manager

Julius Suchy

DDA/ Chamber Director

Elizabeth Gorski-Morse

**PLAN ADOPTED
DECEMBER 14, 2015**

*Prepared with the assistance of
Tim Johnson, PCP
Wade Trim*

Maps by Progressive AE, REGIS and Moore & Bruggink

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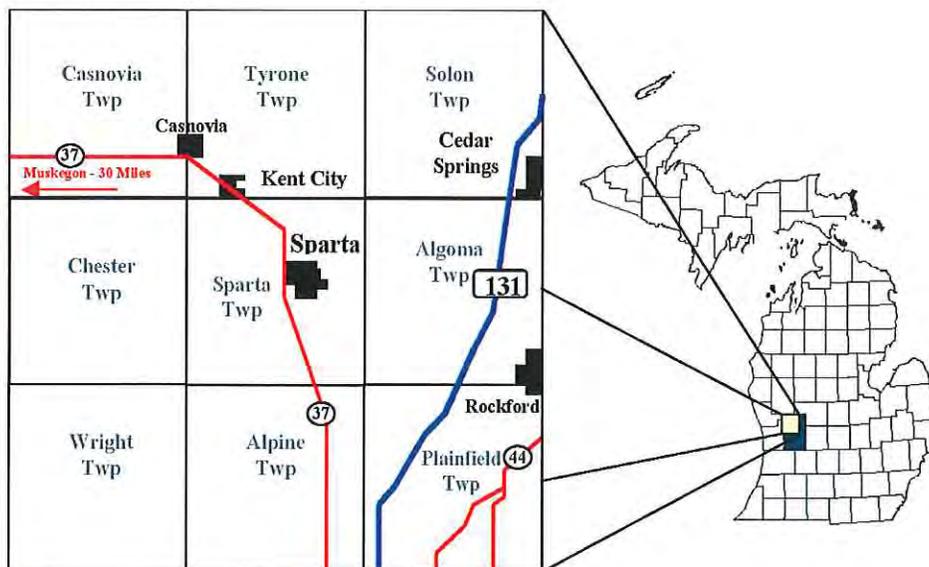
Appendix A

- Verification of Adoption & Resolution of Adoption
- Citizen Survey & Complete Results
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INTRODUCTION

The Village of Sparta: Who and Where We Are

The Village of Sparta comprises approximately 1.9 square miles of land area within the western side of the State of Michigan, northwestern Kent County. Major cities in close proximity to the village include the City of Grand Rapids and adjacent suburbs located approximately 8 miles to the south and the City of Muskegon and its adjacent suburbs, located approximately 30 miles to the west of the Village.



General Population Description:

- ❖ In the ten years between 2000 and 2010 the Village of Sparta's population declined by 0.46%. In 2000 Sparta's population was 4,159, and by 2010, the population had shrunk to 4,140. The US Census estimates that Sparta's 2014 population is 4,264 residents.
- ❖ Regionally, Sparta Township saw a moderate population increase from 4,779 in 2000, to 4,970 in 2010, a 4.0% growth. Kent County also grew by 4.38% from 541,335 in 2000,

to 602,102 in 2010. The State of Michigan saw a population decline from 9,938,444 in 2000, to 9,883,640 in 2010, a 0.55% decline.

- ❖ Figure 1 illustrates the 10 year population trends for the Village of Sparta, the regional area, and the State of Michigan.

Figure 1:

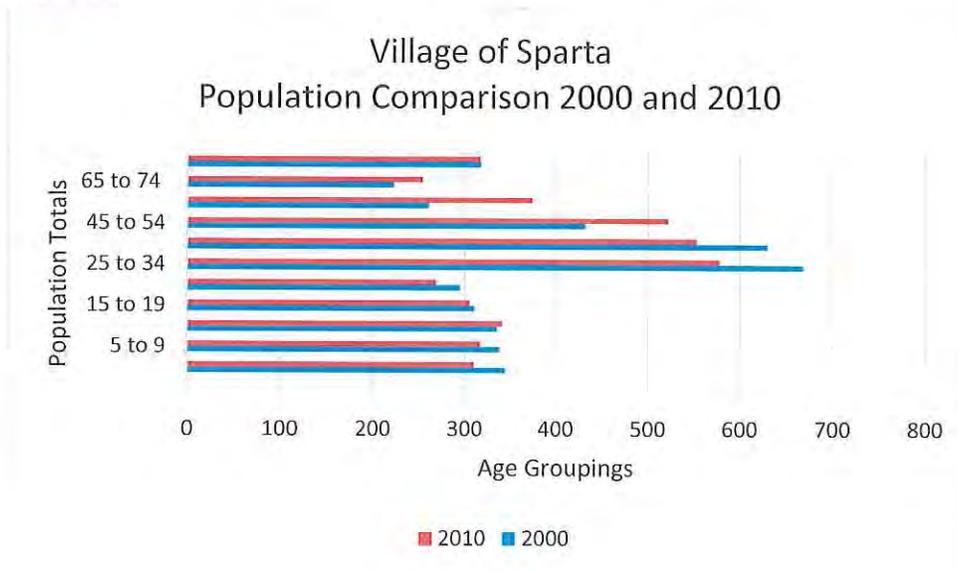
Governmental Unit	2000 Population	2010 Population	10-Year Change	% Change from 2000-2010
Village of Sparta	4,159	4,140	-19	-0.46%
Sparta Township	4,779	4,970	191	4.0%
Kent County	574,335	602,102	28,287	4.83%
State of Michigan	9,938,444	9,883,640	-54,804	0.55%

Comparison of population trend in the Sparta regional area the State of Michigan. Note the population in the Village of Sparta has been subtracted from the overall Sparta Township population count.

- ❖ Of the 4,140 residents of Sparta 4,071 self-identify as one race, with 94.5% of residents self-reporting as white.

Figure 2 shows the age distribution in the Village and how that has changed from 2000 to 2010.

Figure 2:

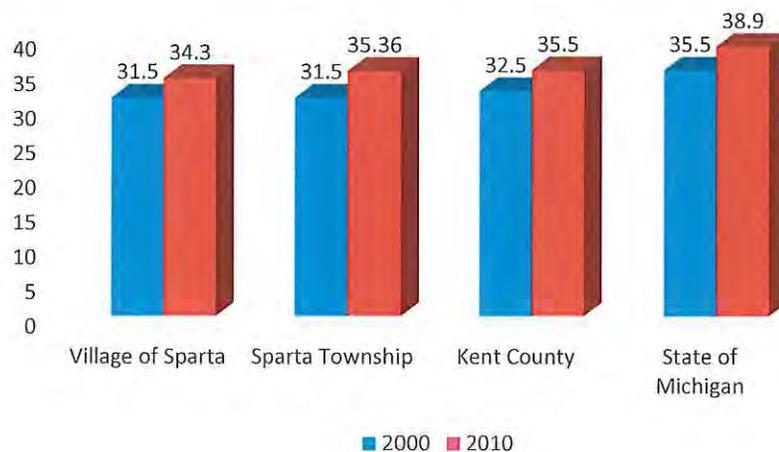


- ❖ The 55 to 64 year old age grouping saw the largest population growth from 261 in 2000, to 374 in 2010, which is a 43.3% increase.
- ❖ The 24 to 34 year old age grouping saw the largest population decline from 669 in 2000, to 578 in 2010, a 13.6% decline.

- ❖ By comparison, Sparta Township has experienced similar increases in the 45 to 54 and 55 to 64 age grouping. Sparta Township also experienced a decline in younger residents, specifically the 35 to 44 age grouping.
- ❖ Figure 3 illustrates the median age in 2000 and 2010 for the Village of Sparta, Sparta Township, Kent County, and the State of Michigan.

Figure 3:

Median Age Regional Comparison



- ❖ The changing age trends in the Village’s population indicate an aging population. The Village’s shift to an aging population will have an impact on the planning of future projects within the Village. The aging trend is further illustrated by the changes in the median age. In 2000 the Village of Sparta’s median age was 31.5 years of age, while in 2010 the median age grew to 34.3 years of age.

Income and Employment Statistics:

- ❖ The number of working age residents rose in the Village by 177 residents or 5.8% since 2000.
- ❖ The labor force saw an increase from 2,109 in 2000, to 2,131 in 2010, which is a 1.04% increase.
- ❖ Employment in the Village declined by 6.4% from 2000 to 2010.
- ❖ The Village also experienced a sharp increase of unemployed residents. Unemployment grew from 62 residents in 2000, to 215 in 2010, a 246% increase.

- ❖ The median household income for the Village fell from \$39,047 in the year 2000, to \$36,687 in the year 2010.
- ❖ Figures 4 and 5 show the median income levels for the Village of Sparta, Sparta Township, Kent County, and the State of Michigan

Figure 4:

Governmental Unit	Median Income 2000	Median Income 2010	10- Year Change	% Change from 2000-2010	Median Income 2013 Estimates
Village of Sparta	\$39,047	\$36,687	-\$2,360	-6.04%	\$41,274
Sparta Township	\$42,992	\$42,962	-\$30	-0.07%	\$48,226
Kent County	\$45,980	\$49,532	\$3,552	7.73%	\$51,667
State of Michigan	\$44,667	\$48,432	\$3,765	8.43%	\$48,411

Figure 5:



Education Statistics:

- ❖ The graduation rate for residents of Sparta that are 25 or older is 85.9%, which is slightly higher than the national average of 85.0%. Sparta Township’s rate for residents 25 and older is 84.4%, Kent County’s rate is 88.3%, and the state of Michigan’s rate is 88.0%.
- ❖ Only 15.0% of Sparta residents that are 25 years or age or older have achieved a Bachelor’s degree. This is lower than the national average of 27.9% with Bachelor’s degrees. , Sparta Township’s percentage of residents 25 years or age or older with a four year degree is 13.4%, Kent County is 29.9%, and the State of Michigan is 25.0%.

Housing Statistics (2010 Census Report):

- ❖ The 2010 Census reported that the Village of Sparta has an estimated 1,782 housing units with 1,664 units currently occupied, leaving 138 unoccupied units in the Village.
- ❖ Of the 1,782 housing units, 61.4% or 1,009 housing units are owner-occupied and 38.6% or 635 are renter-occupied.
- ❖ Of the 1,009 owner-occupied housing units in the Village 750 or 45.6% currently have a mortgage, while 259 or 15.8% own their home outright.

2013 Estimates: American Community Survey Data:

- ❖ The 2013 American Community Survey estimates that 71% of homes in the Village were built between 1950 and 1999.
- ❖ Housing values for the Village range from \$50,000 to \$499,999, with a majority, 964 or 87.2%, of homes falling in the \$50,000 to \$149,999 price range.
- ❖ In the Village, 411 or 63.1% of rental properties pay in the range of \$500 to \$749 per month. The median monthly rental payment is \$620.

Figure 6 shows the most current 2013 Housing Occupancy Estimates as well as the 2013 Housing Values Estimates for the Village of Sparta.

Figure 6:

Housing Occupancy 2013 Estimates			House Values 2013 Estimates		
Village of Sparta	Total	Percent	Village of Sparta	Total	Percent
Total housing units	1,877	100.00%	Owner-occupied units	1,105	100.00%
Occupied housing units	1,769	94.20%	Less than \$50,000	57	5.20%
Vacant housing units	108	5.80%	\$50,000 to \$99,999	459	41.50%
Homeowner vacancy rate	0.90	N/A	\$100,000 to \$149,999	505	45.70%
Rental vacancy rate	4.90	N/A	\$150,000 to \$199,999	71	6.40%
Owner-occupied	1,105	62.50%	\$200,000 to \$299,999	13	1.20%
Renter-occupied	664	37.50%	\$300,000 to \$499,999	0	0.00%
			\$500,000 to \$999,999	0	0.00%
			\$1,000,000 or more	0	0.00%
			Median (dollars)	102,300	N/A

Data sourced from the United States Census 2013 American Community Survey

Existing Land Use

- ❖ Approximately 40% of the Village of Sparta consists of open space and/or vacant land.
- ❖ Single family residential uses occupy approximately 23.4% of the total land area of the Village.
- ❖ Land uses within surrounding Sparta Township are predominately agricultural as this area is part of the "Fruit Ridge" the largest apple producing area in Michigan.

- ❖ Approximately 8.6% of the Village is comprised of industrial land uses and 7.2% is comprised of commercial land uses.

Schools

The high school opened in 2007 just northwest of Ridgeview Elementary School and north of 12 Mile Road. The old high school on South State Street north of E. Spartan Drive was converted into a 6 - 8 grade middle school and the old middle school at the end of Clark Street became an elementary school for grades 3 – 5.



Sparta Village Government

- ❖ The Village of Sparta has a president and six council persons. A Village Manager serves as an implementation arm of the council in day to day and long term operations. The Village Manager also services as the Zoning Administrator.
- ❖ The Village has the following boards:
 - Downtown Development Authority
 - Planning Commission
 - Zoning Board of Appeals
 - Construction Board of Appeals



AUTHORITY TO CREATE THE PLAN

The Village of Sparta Master Plan has been prepared by the Village Planning Commission under the provisions of the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended. The Planning Act authorizes municipalities to prepare and adopt a plan for the following purposes:

- To promote the public health, safety, and general welfare;
- To encourage the use of resources in accordance with their character and adaptability;
- To avoid overcrowding of the land by buildings and people;
- To lessen congestion on public roads and streets;
- To facilitate a transportation system, sewage disposal, safe and adequate water supply, recreation and other public improvements; and,
- To consider the character and suitability of land for particular uses.

Although the Master Plan has no regulatory power, it states specific land development and preservation goals. These goals are intended to guide both the Planning Commission and the Village Council in making both day-to-day and long-range land use decisions.

This Master Plan has been developed based upon several factors: the existing natural resources of the Village; current land use trends; the need for different types of land use including industrial and commercial uses; ; and the desired community character as expressed through work sessions with local officials.

State law states that each community shall review its Master Plan every five years, and determine whether the plan should be amended or a new plan adopted. Therefore, the Village of Sparta Master Plan addresses land use policy for at least the next five years, and at the end of that period the Plan should be reviewed to determine whether its' stated goals and policies need to be revised.

USE OF THE PLAN

The Master Plan serves as a tool for decision making by providing information and rationale for land use decisions. The Master Plan does not contain a specific time frame or timetable for the development of Village lands as recommended on the Future Land Use Map.

Development takes place as land owners seek rezoning and as developers request approval of plans for residential and commercial projects in response to market demands.

The Master Plan does not dictate the timing of development but rather the Plan sets forth recommendations for what type of land uses can be established in the Village, where they can be established and under what conditions they can be established.

The Master Plan does not dictate the timing of development

In particular, the Plan will assist local officials in the following:

- **Review of rezoning and special use permits.** Applications for rezoning and special use permits should be evaluated not only in terms of specific ordinance standards but also in terms of how well the proposed action will be consistent with the goals and objectives of the Master Plan.
- **Review of public improvement projects.** All future public improvement projects, including the construction of new facilities, utilities, or buildings must first be reviewed by the Planning Commission for consistency with the Master Plan, according to PA 33 of 2008. In particular, any public improvement project must be reviewed to see whether it is consistent with the planned future land use pattern in the Village. Public improvements projects include roads, public safety facilities, parks and recreation facilities, utilities, and any other public space, building, or structure.

- **Review of plats and site condominiums.** Site condominium divisions, have a profound impact upon the character of a community and future public service needs. The Master Plan provides policies to assist the Planning Commission with decisions as to location and design of subdivisions, and the adequacy of public services to meet the increase in demand placed upon the community by the land use intensity of site condominiums and platted subdivisions. Policies for subdivision of land apply not only to residential land use, but to commercial and industrial land use as well.



- **Maintaining community character while managing growth.** Each community has a vision for its future, and a sense for the desired character. However, growth is inevitable in a thriving community. **The Master Plan, more than any other document, provides direction for Village officials in managing growth while retaining the desired community character, and providing the best quality of life possible for current and future residents.**



- **Providing a legal framework for zoning actions.** The Michigan Zoning Enabling Act requires that zoning regulations be “based upon a plan.” (MCL 125.3203) A Village’s zoning actions and regulations are generally viewed favorably by the courts provided that such actions and regulations are not deemed to be “arbitrary and capricious.” By providing adequate support for zoning decisions, the Master Plan therefore serves as the legal backbone of the zoning ordinances and helps to protect zoning decisions made by the Planning Commission and Zoning Board of Appeals
- This Plan is a very strong and visible statement by Village officials and residents regarding the intended future character of the community and strategies to assure that character. As a formal and tangible document this Plan instills a sense of stability and direction for Village officials, activities, and residents.

PREPARATION OF THE MASTER PLAN

The Master Plan process began on **November 3, 2014** with a review of the 2004 Master Plan by the Village Planning Commission. The Action Steps from the 2004 & 2010 Plan were discussed; in particular which items had been accomplished, which items still needed to be done and which items were no longer relevant. Based on this review the Village Council determined that a full update was not necessary and that an amendment would be sufficient. This amendment would update demographic information and update the tasks, goals of the 2010 Master Plan.

Citizen opinion regarding the future of the Village was obtained through a community survey that was available beginning in mid-June and ending August 7, 2015. The survey was posted on the Village web page, Village Facebook page, post cards with survey information were distributed to all local Sparta businesses and paper surveys were available at Village Hall, the Library and other locations. **A total of 264 surveys were completed for a good response rate for a community of Sparta's size.** Complete results are contained in Appendix A.

The Planning Commission met monthly to prepare a draft Plan which was reviewed with the Village Council on October 12, 2015. The Draft Plan was sent to adjoining communities and regional planning agencies as required by the Planning Enabling Act.

On December 7, 2015 a public hearing was held to obtain further citizen comment on the proposed plan and following the hearing the Planning Commission recommended adoption of the Amended 2015 Village Master Plan on to the Village Council.

The Village Council adopted the Plan on December 14, 2015



CHAPTER 1

COMMUNITY PARTICIPATION

In order to prepare a Master Plan which would reflect the needs and desires of the residents of Sparta the Planning Commission sought the opinions of Village residents through a citizen survey and a community workshop.

SURVEY

The Village conducted a community survey utilizing survey monkey as well as making hard copies of the survey available to residents. A total of 264 surveys were completed. The survey is included in the Appendix and the responses are included below. It is important to note that nearly 40% of survey responses were from people who do not live in the village. Although their feedback is important it does make it difficult to determine the needs of the village residents.

Listed below are the responses to several of the survey questions

1. Please select one statement that best describes your feelings about growth in the Village of Sparta. 244 respondents answered this question, while 20 skipped it.
 - 84.84% said "I would like to see growth in the village." (207 total)
 - 13.11% indicated "I would like to see growth restricted throughout the village." (32 total)
 - 2.05% said "The village should attempt to stop all new developments." (5 total)
2. In the following categories, how do you feel the Village of Sparta rates? 262 respondents answered this questions, while 2 skipped it.
 - Road Conditions:
 - 88.94% "Great, Good, Average" (225 total)
 - 11.07% "Poor, Very Poor, I Don't Know" (28 total)
 - Pedestrian Friendly Amenities:
 - 88.50% "Great, Good, Average" (231 total)
 - 11.49% "Poor, Very Poor, I Don't Know" (30 total)
 - Aesthetics/Blight:
 - 74.23% "Great, Good, Average" (193 total)
 - 25.77% "Poor, Very Poor, I Don't Know" (67 total)
 - Parks and Recreation:
 - 85.06% "Great, Good, Average" (222 total)
 - 14.94% "Poor, Very Poor, I Don't Know" (39 total)

- Police Services:
 - 87.74% “Great, Good, Average” (229 total)
 - 12.27% “Poor, Very Poor, I Don’t Know” (32 total)
 - Fire Services:
 - 90.04% “Great, Good, Average” (235 total)
 - 9.97% “Poor, Very Poor, I Don’t Know” (26 total)
 - Village Hall Customer Service:
 - 71.81% “Great, Good, Average” (186 total)
 - 28.19% “Poor, Very Poor, I Don’t Know” (73 total)
 - Department of Public Works Services:
 - 81.15% “Great, Good, Average” (211 total)
 - 18.85% “Poor, Very Poor, I Don’t Know” (49 total)
 - Overall Quality of Life:
 - 95.78% “Great, Good, Average” (250 total)
 - 4.21% “Poor, Very Poor, I Don’t Know” (11 total)
3. Please rank each of the following factors in terms of its importance to the quality of life in Sparta. 246 respondents answered this question, while 18 skipped it.
- Parks and Recreation Facilities:
 - 97.95% “Very Important, Important, Somewhat Important” (240 total)
 - 2.04% “Not Very Important or No Opinion” (5 total)
 - Quality School System:
 - 97.54% “Very Important, Important, Somewhat Important” (237 total)
 - 2.46% “Not Very Important or No Opinion” (6 total)
 - Infrastructure (quality of roads, sidewalk, sewer, and water):
 - 99.59% “Very Important, Important, Somewhat Important” (243 total)
 - 0.41% “Not Very Important or No Opinion” (1 total)
 - Creating a walkable, pedestrian and bicycle friendly village:
 - 93.83 “Very Important, Important, Somewhat Important” (228 total)
 - 6.17% “Not Very Important or No Opinion” (15 total)
 - Active Blight reduction program:
 - 97.14% “Very Important, Important, Somewhat Important” (238 total)
 - 2.85% Not Very Important or No Opinion” (7 total)
 - Additional Local Employment Opportunities & Economic Development:
 - 95.51% “Very Important, Important, Somewhat Important” (234 total)
 - 4.49% “Not Very Important or No Opinion” (11 total)
 - Additional Diverse Residential Housing Options:

- 74.19% “Very Important, Important, Somewhat Important” (181 total)
 - 25.82 “Not Very Important or No Opinion” (63 total)
 - Additional Retail Development (Commercial):
 - 92.71% “Very Important, Important, Somewhat Important” (225 total)
 - 7.03% “Not Very Important or No Opinion” (17 total)
 - Additional Restaurants/Eatery Options:
 - 92.65% “Very Important, Important, Somewhat Important” (227 total)
 - 7.34% “Not Very Important or No Opinion” (18 total)
 - Vibrant/Active Downtown:
 - 98.76% “Very Important, Important, Somewhat Important” (240 total)
 - 1.23% “Not Very Important or No Opinion” (3 total)
 - Cultural Opportunities – Festivals, Fairs, Attractions in Sparta:
 - 98.36% “Very Important, Important, Somewhat Important” (241 total)
 - 1.64% “Not Very Important or No Opinion” (4 total)
4. How do you prefer to receive information from the Village? 1 to 5 scale, with 1 being the best way and 5 being the worst. 235 respondents answered this question, while 29 skipped this question.
- Advance Newspaper:
 - 70.57% “Great-1, Good-2, Average-3” (163 total)
 - 29.44% “Poor-4, Very Poor-5” (68 total)
 - Sparta Today Newspaper:
 - 78.94% “Great, Good, Average” (180 total)
 - 21.05% “Poor, Very Poor” (48 total)
 - Village Website:
 - 76.79% “Great, Good, Average” (172 total)
 - 23.21% “Poor, Very Poor” (52 total)
 - Village Facebook Page:

- 82.09% "Great, Good, Average" (188 total)
 - 17.91% "Poor, Very Poor" (41 total)
 - Direct Mailing:
 - 73.57% "Great, Good, Average" (167 total)
 - 26.43% "Poor, Very Poor" (60 total)
5. Please rank the following items 1 to 10 in order of importance for Sparta to add to the community. 1 – Most important, 10—Least important. 221 respondents answered this question, while 43 skipped it.

- Develop Trail System: 6.71
- Upgrade Equipment and Accessibility at Existing Parks: 6.48
- Add Splash Pad at Rogers Park: 6.20
- Provide access to Rouge River: 5.90
- More public festivals, concerts, and similar events: 5.68
- Create a recycling program: 5.10
- Create a Winter Festival: 5.02
- Add Toddler Play Equipment at Village Parks: 4.84
- Add Bike Lanes to Major streets in the Village: 4.56
- Add a Dog Park: 4.50

6. Please select the one statement that best describes your feelings about Village population growth in the next 5-10 years. 227 respondents answered this question, while 37 skipped it.

- 75.33% responded "I would like to see the village population grow in the next 5-10 years", (171 total).
- 16.30% responded "I would like to see the village population restricted in the next 5-10 years", (37 total).
- 8.37% responded "I would like to see the village population not grow in the next 5-10 years", (19 total).

7. I prefer that new residential development include the following. 230 respondents answered this question, while 34 skipped it.

- 74.35% responded they favor "Single Family Homes 3,000 sq. ft." (171 total).
- 43.48% responded they favor "Mixed Use Developments", (100 total).
- 32.61% responded they favor "Single Family Homes less than 1,500 sq. ft.", (75 total).
- 32.17% responded they favor "Senior Housing Opportunities", (74 total).
- 30.43% responded they favor "Single Family Homes 3,000 sq. ft. +", (70 total).
- 25.22% responded they favor "Condominiums", (58 total)
- 13.91% responded they favor "Multi-Family (Apartments)", (32 total).
- 11.74% responded they favor "Duplexes", (27 total).

8. Which describes how you view the amount of commercial (retail and service) businesses in Sparta. 232 respondents answered this question, while 32 skipped it.

- 68.10% responded there is "Too little" commercial business, (158 total).
- 30.17% responded there is "Just Right" amount of commercial business in the Village (70 total).
- 1.72% responded state there is "Too much" commercial business in the Village. (4 total).

9. In the next ten years, commercial/retail growth in Sparta should be "encouraged, limited, or neither limited nor encouraged." 232 respondents answered, while 32 skipped this question.

- 79.74% responded commercial/retail should be "encouraged", (185 total).
- 16.81% responded commercial /retail should be "neither limited nor encouraged", (39 total).
- 3.45% responded commercial/retail should be "limited", (8 total).

10. Which describes how you view the amount of restaurant/eatery businesses in Sparta: "too much, too little, or just right." 230 respondents answered this question, while 34 skipped it.

- 71.74% responded there is "too little" restaurant/eatery businesses in the Village, (165 total).
- 26.96% responded there is the "just right" amount of restaurant/eatery businesses in Sparta, (62 total).
- 1.30% responded there is "too much" restaurant/eatery businesses in Sparta, (3 total).

11. Future commercial development should be located along which corridor? 229 respondents answered this question, while 35 skipped it.

- 52.40% responded along E. Division Street/ 13 Mile Rd., (120 total).
- 50.66 responded along Sparta Ave. /S. State St. (South of 13 Mile Rd.), (116 total).
- 41.92% responded growth should be a portion of the Rodeo Ground Property, (96 total).
- 39.74% responded along N. State St. (North of 13 Mile Rd.), (91 total).
- 37.55% responded along W. Division St. /13 Mile Rd., (86 total).
- 21.83% responded along 12 Mile Rd., (50 total).
- 6.11 responded commercial growth should in "other" locations, (14 total).

12. I favor industrial development in new areas of the Village: "Agree, disagree, or neutral". 227 respondents answered this question, while 37 skipped it.

- 43.17% of respondents indicated they are "neutral" to industrial development, (98 total).
- 36.56% of respondents indicated they "agree" with industrial development, (83 total).
- 20.26% of respondents indicated they "disagree" with industrial development, (46 total).

13. I favor industrial development that will be built near existing industrial land uses already operating in the Village. 228 of respondents answered this question, while 36 skipped it.

- 67.54% "Agree", (154 total)
- 25.88% "Neutral", (59 total)
- 6.58% "Disagree", (15 total)

14. Which describes how you view the amount of industrial property in Sparta? 224 respondents answered this question, while 40 skipped it.

- 58.04% responded "Just Right", (130 total).
- 37.95% responded "Too Little", (85 total).
- 4.02% responded "Too Much", (9 total).

15. Future industrial development should be located in which area of the Village? 225 respondents answered this question, while 39 skipped it.

- 65.33% favor industrial development "Adjacent to existing industrial property", (147 total).
- 51.11% favor industrial development "Near existing rail access", (115 total).
- 47.56% favor industrial development "Near M-37", (107 total).
- 26.67% favor industrial development "At the Rodeo Ground Property", (60 total).
- 20.00% favor industrial development "Not in the Village Limits", (45 total).

16. I favor light industrial development (10 to 20 acre parcels in size) for the property. 230 respondents answered this question, while 34 skipped it.

- 24.78% are "neutral", (57 total).
- 24.35% "Strongly Disagree", (56 total).
- 19.57% "Agree", (43 total).
- 16.52% "Strongly Agree", (38 total).
- 14.78% "Disagree", (34 total).

17. I favor light industrial development (2 to 10 acre parcels in size) for the property. 227 respondents answered this question, while 37 did not.

- 28.19% "Agree", (64 total).
- 24.23% "Neutral", (55 total).
- 19.82% "Strongly Disagree", (45 total).
- 17.62% "Strongly Agree", (40 total).
- 10.13% "Disagree", (23 total).

18. I favor a mix of light industrial, commercial and residential for the property. 229 respondents answered the question, while 35 skipped the question.

- 31.00% "Agree", (71 total).
- 20.09% "Neutral", (46 total).
- 18.78% "Strongly Disagree", (43 total).
- 16.16% "Disagree", (37 total).
- 13.97% "Strongly Agree", (32 total).

19. I favor retail/commercial development for the property. 227 respondents answered the question, while 37 skipped the question.

- 37.89% "Agree", (86 total).
- 18.94% "Strongly Agree", (43 total).
- 15.86% "Neutral", (36 total).
- 15.42% "Strongly Disagree", (35 total).
- 11.89% "Disagree", (27 total).

20. I favor single family residential development for the property. 228 respondents answered the question, while 36 skipped the question.

- 28.51% "Agree", (65 total).
- 26.32% "Neutral", (60 total).
- 17.98% "Strongly Disagree", (41 total).
- 16.67% "Strongly Agree", (38 total).

- 10.53% "Disagree", (24 total).

21. I favor a mix of diverse residential development for the property. 226 respondents answered the question, with 38 skipped the question.

- 26.55% "Strongly Disagree", (60 total).
- 25.66% "Agree", (58 total).
- 22.57% "Neutral", (51 total).
- 17.70% "Disagree", (40 total).
- 7.52% "Strongly Agree", (17 total).

22. I favor an entertainment venue (Concerts, Rodeo's, Fairs and other events) for the property that will generate revenue through lease agreements necessary to offset the outstanding debt payments related to the high pressure water district. 229 answered, while 35 skipped.

- 37.55% "Strongly Agree", (86 total).
- 25.33% "Agree", (58 total).
- 17.47% "Neutral", (40 total).
- 11.79% "Disagree", (27 total).
- 7.86% "Strongly Disagree", (18 total).

23. The Village should not be involved in trying to develop the property and should sell the property to a developer and apply the sale proceeds to the outstanding debt. 228 respondents answered this questions, while 36 skipped this question.

- 28.07% "Neutral", (64 total).
- 22.81% "Strongly Disagree", (52 total).
- 21.93% "Disagree", (50 total).
- 14.47% "Agree", (33 total).
- 12.72% "Strongly Agree", (29 total).

24. If commercial/industrial development occurs on the Rodeo Grounds Property, how important is it to have a green buffer between the property and the surrounding

properties? 229 respondents answered this question, while 35 skipped answering this question.

- 56.77% “Very Important”, (130 total).
- 34.06% “Neutral”, (78 total).
- 9.17% “Not Very Important”, (21 total).

25. What do you like best about the Village of Sparta? – Complete results listed in Appendix A.

26. What do you like least about the Village of Sparta? – Complete results listed in Appendix A.

27. Which of the following describes your primary relationship to the Village of Sparta? 225 respondents answered this question, while 39 skipped answering this question.

- 48.44% responded they live in the Village of Sparta, (109 total).
- 15.56% responded they live in Sparta Township, outside the Village limits. (35 total).
- 10.67% indicated “Other”, (24 total).
- 8.00% responded they work in the Village, (18 total).
- 5.33% indicated they shop in the Village, (12 total).
- 5.33% indicated they utilized the Parks in the Village, (12 total).
- 4.00% indicated they visit the Village to see family that live here, (9 total).
- 2.67% indicated they live elsewhere in Kent County, (6 total).

28. What is your residential status? 221 respondents answered this question, while 43 skipped answering this question.

- 47.06% indicate they own a home in the Village, (104 total).
- 43.44% indicate they do not live in the Village, (96 total).
- 7.24% indicate they rent in the Village, (16 total).
- 2.26% indicate they live with my parent(s) in the Village, (5 total).

29. How long have you lived in the Village of Sparta? 221 respondents answered this question, while 43 skipped answering this question.

- 38.46% indicate they do not live in the Village of Sparta, (85 total).
- 29.86% indicate 16 or more years in the Village, (66 total).
- 12.22% indicate 1-5 years in the Village, (27 total).
- 9.50% indicate 6-10 years in the Village, (21 total).
- 5.88% indicate 11-15 years in the Village, (13 total).
- 4.07% indicate less than a year in the Village, (9 total).

30. What is your age? 224 respondents answered this question, while 40 skipped answering this question.

- 55.80% 24-44 years of age, (125 total).
- 26.34% 45-59 years of age, (59 total).
- 13.84% 60-74 years of age, (31 total).
- 2.23% 18-24 years of age, (5 total).
- 1.79% 75 years of age or older, (4 total).

31. What is your gender? 221 respondents answered this questions, while 43 did not answer.

- 60.63% Female, (134 total).
- 39.37% Male, (87 total).

32. If you live in the Village, which section best describes where you live in Sparta? 211 respondents answered this questions, while 53 did not answer.

- 41.23% do not live in the Village of Sparta, (87 total).
- 18.01% South of 13 Mile Rd. /Division St. & East of S. State St., (38 total).
- 14.69% South of 13 Mile Rd. /Division St. & West of S. State St., (31 total).
- 14.22% North of 13 Mile Rd. /Division St. & East of N. State St., (30 total).
- 11.85% North of 13 Mile Rd. /Division St. & West of N. State St., (25 total).

CHAPTER 2

A VISION FOR SPARTA

Developments have long lasting impacts on the landscape and shaping of social and aesthetic community. Recognizing the importance of daily land use decisions, the Village of Sparta has established a Vision for the future of where it would like to be.

This Vision is defined further within the Goals and Objective Statements of this Chapter and Chapter 3 "Future Land Use".

Goals and Objectives

The following goals and objectives were developed based upon Sparta's Vision, research and analysis of existing conditions, review of plans of other governmental entities and input from citizens of the community.

GROWTH AND DEVELOPMENT GOAL

Provide for the orderly and efficient growth and development of land, transportation, and public and private services and facilities in the Village.

Objectives:

- ❖ Identify and maintain a unified and comprehensive arrangement of land use.
- ❖ Target appropriate areas in the community for all of the various land uses which might reasonably be expected to locate in the Village
- ❖ Develop effective pedestrian and vehicular circulation systems between and within land use activities to produce optimum movement of people and goods.
- ❖ Develop land in accordance with this Master Plan, zoning ordinance standards, subdivision regulation, and other land use controls.
- ❖ Pursue involvement in all State and Federal programs which can assist the Village in

providing improved services and facilities.

- ❖ Continue an image of planning as a productive method of guiding growth through continuous citizen involvement in the planning process.
- ❖ Work with and support Sparta Township to preserve land suitable for agricultural use in the Township and manage growth to minimize encroachment of residential, commercial and industrial uses into areas valued for agricultural purposes.
- ❖ Work with Sparta Township to establish a Growth Management Plan that reflects a mutually agreed upon boundary of urban services.
- ❖ Maintain water and sewer systems to appropriately serve future growth consistent with this Master Plan.
- ❖ Work with Sparta Township officials to develop, where feasible or necessary, acceptable contractual agreements to provide water, sanitary sewer, and storm sewer services in areas of the Township identified for residential, commercial or industrial development and consistent with this Master Plan.
- ❖ Work with Sparta Township and Grand Valley Metro Council to implement growth management policies, land use, utility extensions, and other issues that determine the development of both the Township and Village.
- ❖ Continue to cooperate with Sparta Township in maintaining joint fire services that sufficiently serve the needs of both communities.
- ❖ Participate in regional planning efforts toward making decisions regarding land uses affecting area patterns of development.



RESIDENTIAL GOAL

To establish, preserve, and improve the living environment of the residential areas of the community.

Objectives:

- ❖ Encourage and guide the development of a diversity of housing types at densities and in locations meeting the housing needs of persons of all economic levels.

- ❖ Encourage new housing construction to be compatible with existing neighboring home designs.

Increase home ownership within the community to a minimum of 80% of all housing units to promote stability and tax base. This will be accomplished by limiting approvals of new rental housing and developing codes and programs to convert rental units located within historically single family buildings back into single family housing.

- ❖ Ensure residential neighborhoods are attractively developed and require that suitable transition areas or buffers be established between residential, commercial, and industrial areas to maintain property values.
- ❖ Pursue public funding for beautification efforts.
- ❖ Provide for and encourage street connections and at the same time protect residential areas from through traffic by implementing appropriate traffic calming techniques and traffic management principals such as speed tables and traffic circles.
- ❖ Plan future development and redevelopment of neighborhoods to retain long-term livability for the residents. Include such amenities as neighborhood parks, street trees, sidewalks, appropriate buffering between uses and interconnection of uses.
- ❖ Improve housing quality which falls below minimum standards by adoption and enforcement of necessary codes and public investment in rehabilitation programs.
- ❖ Encourage resident initiatives that promote good home maintenance and landscaping practices.
- ❖ Utilize sound site plan review procedures for all new residential developments.

Increase home ownership within the community to a minimum of 80% of all housing units.

COMMERCIAL GOAL

Establish a strong commercial district system in order to provide adequate services to the residents and to help strengthen the Village’s tax and employment base.

Objectives:

- ❖ Implement the recommendations of the 2009 Sparta Downtown Blueprint.
- ❖ Improve and re-develop existing neighborhood commercial centers. Incorporate street trees, and outdoor useable open space, including street furniture, fountains, outdoor eating area for employees and patrons and flower beds to promote neighborhood interaction and activity.
- ❖ Encourage attractive architectural design, variety in color and texture of materials for all commercial buildings.
- ❖ Require adequate buffering through transitional uses such as high density residential between single family residential and commercial areas and walls and landscaping to protect adjacent single family residential areas and as a means of achieving long-term stability of all commercial developments and the surrounding area.
- ❖ Maintain cooperation between the Village and business organizations such as the Downtown Development Authority and the Chamber of Commerce to promote activities and policies which increase the ability of the Village commercial areas to compete for consumer dollars.
- ❖ Utilize walkways, street furniture such as plants, trash receptacles, well-conceived and coordinated signage, and continuation of building lines with walls, shrubs and decorative fencing for all commercial areas.
- ❖ **New commercial development should be developed with the following principles:**
 1. Create a sense of place and community.
 2. Respect for cultural and natural heritage
 3. Buildings and routes scaled to human needs for personal access, safety and aesthetic comfort.
 4. Easy access to useable open space.
 5. Protection of environmentally sensitive areas.
- ❖ Enforce fair land use and zoning policies which avoid the expansion of harmful



commercial uses, spot zoning, and unplanned strip locations of isolated retail activities.

- ❖ Implement and enforce land use regulations that include landscaping, signage and traffic controls that will prevent and eliminate blight and serve to unify corridors.
- ❖ Work with Sparta Township to prepare a corridor study or sub-area plan for Sparta Avenue to ensure the future of the road as an attractive, well-maintained major artery free of traffic congestion and visual clutter and overall to ensure a unified commercial district that reflects a high quality of development.
- ❖ **Work with Sparta Township to prepare attractive and inviting entrance points into the Village.**



INDUSTRIAL AREA GOAL

Promote the development, redevelopment, and rehabilitation of industrial areas in the Village to provide attractive sites to a variety of industrial enterprises which will strengthen the tax base and provide a place of employment for area residents

Objectives:

- ❖ Plan industrial sites in those areas which have sufficient facilities and services to adequately support industrial activity, including transportation access, sanitary sewer, storm drainage, and municipal water service.
- ❖ Restrict offensive and hazardous industrial uses to locations well separated from residences.
- ❖ Protect industrial properties through zoning regulations. Incompatible land uses should not be allowed to encroach upon existing industrial areas.
- ❖ Work toward removal of industrial uses in areas that are primarily residential in nature and re-use of buildings and/or sites for alternative uses more compatible to surrounding properties. In particular determine a feasible and practical re-use of the Sparta Foundry building and land.
- ❖ Promote industrial development by working with existing industries planning expansion and by encouraging new industries to locate in the community.

- ❖ Require industrial uses to provide adequate landscaping and buffering adjacent to roadway frontage and residentially zoned or used property.
- ❖ Encourage cooperation between the Downtown Development Authority and the Village and Township governments to foster safe, economically viable and attractive industrial development. Explore the use of P.A. 425 agreements to encourage such industrial developments.
- ❖ Work with local and regional economic development agencies to attract and retain desirable manufacturing, processing, or technological operations to the Sparta area.

COMMUNITY SERVICES & RECREATION GOAL

To acquire, develop, maintain, and preserve sufficient community services and facilities to adequately serve the needs of the Village’s present and anticipated population.

Objectives:

- ❖ Maintain and improve existing recreation facilities.
- ❖ Prepare a sidewalk and trail plan which creates safe walkways throughout the community.
- ❖ Implement the Sparta Community Recreation Plan and continue cooperation with the Township in providing recreational services to the Sparta area. This includes creation of pathways along the Nash Creek floodplain in addition to establishment of pathways within the Rogue River natural area
- ❖ Support the acquisition of land as a conservation measure to preserve specific, valuable natural features.
- ❖ Provide a Village-wide development pattern that will provide for convenient and ample recreation areas throughout the community.
- ❖ Encourage the development of recreation opportunities in the Village to provide for social interactions of various age groups.
- ❖ Encourage the development of recreation facilities by private sources, non-profit organizations, clubs, and schools.

Prepare a sidewalk and trail plan which creates safe walkways throughout the community.

- ❖ Maintain a commitment to design and develop parklands and facilities to meet the particular needs of the residents being served through the application of recognized recreational planning standards.
- ❖ Zoning and subdivision regulations should be used to protect the open character of lands unsuitable for development and to encourage developers to provide useable open space for surrounding property owners and tenants.



- ❖ Encourage continued cooperative working relationships with Sparta Township, schools, Kent County and Grand Valley Metro Council in addressing local and regional planning issues and the delivery of community services (especially education, transportation, and environmental protection).
- ❖ Adopt land use policies and regulations that encourage the preservation of natural resources and protect environmental and water quality.
- ❖ Encourage the construction of pedestrian and bike paths along major arterial streets.
- ❖ Work with Sparta Township, Grand Valley Metro Council and surrounding municipalities to establish a metro-wide system of environmental corridors, greenways, or landscapes, which establish convenient, non-destructive public use of our natural environment including bikeways, recreation areas, nature walks, and scenic preserves.



CHAPTER 3

FUTURE TRANSPORTATION PLAN

This chapter considers the networks of roadways, railways, pedestrian ways, bicycle ways, and transit, which encompass various modes of transportation. Examination of traffic patterns, access points, pedestrian circulation, and conditions of the street network is an integral part of the master plan. Sparta, and particularly its neighborhoods, is characterized by a traditional grid network of streets. This is the street pattern most often used in older communities developed before the 1940's. The grid pattern has many advantages; paramount is its capacity to disperse traffic by offering several alternate routes to get to any destination. The grid pattern also provides for simplicity in wayfinding and efficient use of the land. The Village should protect its grid pattern and ensure that the grid pattern is not interrupted by street closures. New planned development should tie into and extend the street grid. Another important characteristic of the Village's transportation network are the railroad corridors. There is one rail line that traverse Sparta in a north/south direction. The line is owned by Marquette Rail and is used for industrial transportation purposes. The railroad line does provide interruption to the grid pattern of streets and blocks within Sparta. Despite the interruption to pedestrian and vehicular traffic, the railroad has been a long-standing part of the Village and speaks to the history of Sparta as a home to industrial businesses.

Complete Streets Policy – The Village does not currently have a complete streets policy, but it is something that should be implemented as an action item as part of this Master Plan. Streets will be safe and accessible for all users: pedestrians, bicyclists, and motor vehicle drivers. Complete Streets accommodate people of all ages and physical abilities. There is no single formula or prescription for a Complete Street in Sparta. Streets are “complete” when they fit in the context of the surrounding area. Not all Sparta streets will include all of the elements below, but this list represents what the Village will strive to achieve when evaluating future transportation projects.

- **Pedestrians:** Sparta's streets will include sidewalks with unobstructed walking space, adequate lighting, benches, trees, shading, roadway separation and on-street parking, easy access to walkable destinations, and safe and frequent crossings.
- **Bicyclists:** Sparta's streets will include sidewalks, bike paths or spaces to bike comfortably shared with traffic, or clearly marked bike lanes with appropriate separation based on speed and volume of vehicle traffic, adequate bicycle parking, intersection treatments, and destinations accessible by bike.

- Vehicles: Sparta's streets will be safe and convenient for driving. Signals will be timed to reduce congestion, on-street and off-street parking will be easily accessible and appropriately priced, and streets will be designed to promote safe driving speeds.
- Streets are places: Sparta's streets will be places. They will not simply link destinations; they will be destinations in themselves, and include places for social gathering, exercising, and relaxing.
- Streets add value: Sparta's streets will enhance property value and be coordinated with land use development standards to support commerce through connectivity, design aesthetics, street life, and access.
- Transit: Sparta's streets will support access to existing and future transit systems in the region. Supporting Complete Streets in Sparta will complement existing development patterns, enhance the attractiveness and encourage access to core corridor areas on S. State Street and 13 Mile Road by all modes.

CHAPTER 4

FUTURE LAND USE

This section contains the recommendations, strategies, and policies which will guide the development of the Village of Sparta for the next five to ten years. The Future Land Use Plan establishes the pattern of land use desired by the community, but that pattern must be re-evaluated every five years according to State of Michigan law.

The Goals and Objectives presented in the Chapter 2, the Guiding Principles from the Community Visioning Workshop and the Citizen Survey as well as principals of sound land use planning are the foundation upon which the Future Land Use Plan is based. The Future Land Use Plan consists of the text within this document as well as the Future Land Use Map.

FUTURE LAND USE CATEGORIES

The Future Land Use Plan recommends a number of different Future Land Use Categories. The following descriptions explain the type of land use, the intensity of that land use, and the locations for proposed uses. Policies and rationale guiding the establishment of those uses are also provided, as well as implementation steps for carrying out the recommendations of the Plan.

The future land use recommended for an area may be the same as the existing zoning for that area, while in some cases the future land use recommended is different from the existing zoning. Future Land Use categories may or may not correspond to zoning districts existing in the Village; in some cases, a new zoning district is recommended as an implementation strategy.

The Future Land Use Map does not change the existing zoning in an area. A property owner or the Village will need to apply for a rezoning at some point in the future if the future land use category is different from the existing zoning. Meanwhile, a property owner must use the property as it is currently zoned.

**LOW DENSITY RESIDENTIAL
LDR**

This future land use classification is analogous to the R1 Zoning District and is intended for single family dwellings on lot sizes of 12,000 square feet which is a density of 3.63 dwellings per acre. LDR areas are intended to be served by public water and sanitary sewer. The Plan recognizes a few areas of the Village which fit this pattern. These areas are located along the existing streets of Fair Lane, Atkinson, the east side of River Street, and Chary, Ecklund and Harper.

Several new areas are proposed for Low Density Residential. The vacant land at the west terminus of Orchard Street which was planned for High Density Residential in the 2004 Plan is now recommended for LDR. A second new LDR area is proposed for the vacant wooded land behind Holy Family Catholic Church and south of the houses along Orchard Street. While this land is part of the Church property it is proposed for LDR use should it ever convert to private use.

This new LDR area would be more compatible with nearby single family neighborhoods and would support the Village goal of having 80% of all dwellings be owner occupied. The LDR classification was also supported by the Village Survey. The land at the east end of Atkinson and Ten Tree is also proposed for LDR to better match the nearby existing residential lot sizes. A Planned Unit Development approach would provide flexibility in the layout of streets and lots.

MEDIUM DENSITY RESIDENTIAL MDR

The primary land use in MDR planned areas would be single family dwellings. Certain non-residential uses such as churches and schools which are generally located in residential areas would also be permitted by Special Land Use. Public water and sewer are required for the density permitted which is between six to eight units per acre.

The Medium Density Residential areas are a combination of the R2 and R3 Zoning Districts which comprise the majority of the residential land use in the Village. The R2 Zone permits minimum lot sizes of 5500 sq. ft. and 50 feet wide which are located in the older parts of the Village on Washington, Pearl, Centennial and Gardner although larger lot sizes exist among the smaller ones.

Other parts of the Village are zoned R2 but have larger lots more reflective of the R3 Zone which permits lots with 7500 sq. ft. and 75 feet of width. Neighborhoods zoned R2 but consisting of these larger lots are west of State Street along Orchard, King, Anderson and Nelson.

Such neighborhoods could be considered for rezoning to the R3 category to avoid any vacant parcels from being divided into 5500 sq. ft. lots which would be out of character with the larger lots in these neighborhoods.

**HIGH DENSITY RESIDENTIAL
HDR**

The category recognizes existing multifamily developments along Ida Red and Heather View which are zoned R4 as well as the apartments and four unit buildings on the Village streets of Laurie, Clark and Edwards and Leisure Acres located south and east of Sparta Middle School.

The Plan also illustrates multi-family buildings at the end of Park Lane. **With a Master Plan goal of 80 % home ownership no new multi-family areas are planned in the Village.**

**OFFICE
O**

The Office Future Land Use classification is intended to provide opportunities for small scale office uses to serve the needs of the larger community. Office uses are encouraged as buffers between residential uses and less aesthetically desirable uses within the community such as industrial uses and railroad tracks. The Plan recommends Office use along the west side of State Street between Kings and Orchard. This frontage is zoned GC, General Commercial with several houses, and an office building fronting on State Street.

The Office designation is proposed as a means to provide land uses along State Street which will have less of an impact on the single family neighborhood to the west and to encourage land uses which will generate fewer vehicle trips on State Street than retail uses would.

The Future Land Use Map illustrates a medical service facility on the northwest corner of M-37 and 12 Mile Road built in 2009 and operated by Spectrum Health. This land became part of the Village through an Act 425 land transfer agreement. Water and sanitary sewer service have been extended to the site.

**GENERAL COMMERCIAL
GC**

This category recognizes the existing commercial areas in the Village outside of the Central Business District which are zoned GC, General Commercial and NC, Neighborhood Commercial. The General Commercial category includes generally recognized retail, office and service uses which serve the residents of Sparta Village and Sparta Township as well as

passing traffic. Previously the Village had separate GC and NC zones, but those were combined in the 2010 Master Plan update.

CENTRAL BUSINESS DISTRICT CBD

The Central Business District category corresponds to the CBD Zoning District located along Division Street from just west of State Street eastward to Nash Creek. The CBD serves as the older, traditional center of the Village and contains a number of historic two story buildings housing a variety of retail and service uses. In 2009 the Village completed a streetscape project on Division Street within the CBD.

Also in 2009 the Village completed the Sparta Downtown Blueprint which made a number of specific recommendations to maximize the potential of the CBD. In particular the Blueprint encouraged the use of the second story in downtown buildings for office and residential uses. A Design Manual developed by the Downtown Development Authority provides explicit design recommendations for restoration of existing buildings and for new buildings as well.

Appendix D contains this Design Manual illustration as adopted by the Downtown Development Authority.

INDUSTRIAL I

This future land use classification is intended primarily for light industrial (I) uses with limited nuisance characteristics. Manufacturing, production, processing, assembling and packaging from previously prepared materials within an enclosed building are generally acceptable.

Outdoor storage of materials should be extremely limited and if permitted should also be appropriately screened. Heavier industrial uses that might process assemble, manufacture or package directly from raw materials will only be considered in locations which are separated from residential uses. The Plan recognizes those lands and buildings zoned Industrial.

PLANNED UNIT DEVELOPMENT PUD

There are three existing Planned Unit Developments Zoning Districts in the Village; Sparta Hills PUD, Bedford Falls PUD and the Ostman Street PUD. The Sparta Hills PUD is on the west side of M-37 and is the result of a Circuit Court decision which calls for a mix of single and multi-family dwellings and some commercial. The Bedford Falls PUD south of 12 Mile Road has both detached single family dwellings and multi-family buildings arranged in a neo-traditional development pattern with sidewalks, front porches, garages in the rear and narrow lots with short building setbacks. The Ostman Street PUD site plan which was

approved for detached single family dwellings has expired but the PUD zoning remains. The future use of this PUD should continue to be Low Density Residential as was recommended in the 2009 citizen survey.

PUBLIC/INSTITUTIONAL

P/I

This future land use category recognizes those lands and facilities that are owned or operated by a government agency or are supported by public funds and include government buildings, libraries, cemeteries and public schools.

PARKS

P

The Park classification includes both existing and proposed public parks which are illustrated on the Future Land Use Map and described in detail in the Sparta Community Recreation Plan 2012-2017.

A park area is planned in the northwest portion of the Village south of Ostman Street extended. The Sparta Recreation Authority will be opening a recreation complex in 2017/2018 that will include baseball diamonds, soccer, rugby and football fields, walking trails and a pavilion.

ENVIRONMENTALLY SENSITIVE AREAS

This area is shown on the Future Land Use Map to highlight wetland and floodplain areas which should be protected and preserved as development occurs. Regulations in the Village Zoning Ordinance require greater setbacks and other measures in order to protect these natural features.

CHAPTER 4

IMPLEMENTATION

In order for the Master Plan to serve as an effective guide to the continued development of the Village of Sparta it must be implemented. Primary responsibility for implementing the Plan rests with the Village Council, the Planning Commission and the Village staff. This is done through a number of methods. These include ordinances, programs, and administrative procedures.

The Master Plan itself has no legal authority to regulate development in order to implement the recommendations of the Plan. This implementation must come from the decisions of the Council and Planning Commission to provide needed public improvements and to administer and establish regulatory measures relative to the use of the land.

The Master Plan itself has no legal authority to regulate development

The private sector, which includes individual land owners as well as developers, is also involved in fulfilling the recommendations of the Master Plan by the actual physical development of land and through the rezoning of land. The authority for this, however, comes from the Village. Cooperation and coordination among individuals, private developers, and public agencies is, therefore, important in successful implementation of the Master Plan.

ZONING

Zoning represents a legal means for the Village to regulate private property to achieve orderly land use relationships. It is the process most commonly used to implement community Master Plans. The zoning ordinance consists of an official zoning map and zoning ordinance text.

The official zoning map divides the community into different zones or districts within which certain uses are permitted and others are not. The zoning ordinance text notes the uses which are permitted and establishes regulations to control densities, height, bulk, setback, lot sizes, and accessory uses.

The zoning ordinance also sets forth procedures for site plan review, conditional uses, and sign controls. These measures permit the Village to control the quality as well as the type of development.

The Zoning Enabling Act, PA 110 of 2006, requires that zoning be based on a plan. A Master Plan provides the basis for the range and spatial location of zone districts. The zoning ordinance, in turn, is the primary plan implementation tool.

Local control of land use, as provided for by zoning, is an accepted legal practice. The principles on which zoning is based include the need to:

- balance the interests of all landowners and residents with the rights of individual landowners;
- help provide a long term vision for the community;
- protect the environment;
- ensure development is adequately served by roads and utilities;
- achieve the quality of life desired by residents;
- provide fair and consistent review of development needs; and,
- protect the public health, safety and welfare.

In considering a request to rezone property the Planning Commission and Village Council should evaluate the request according to the following factors:

REZONING EVALUATION FACTORS

- Does the proposed new classification meet the qualifications noted in the appropriate portion of the Future Land Use chapter?
- Are the zoning districts and their uses which may apply to the new classification compatible and appropriate in the vicinity of the property under consideration?
- Have any conditions changed in the area since the Plan was adopted which might justify this change?
- Will there be any community impacts which should be considered, such as increased traffic, or others which might create a need for additional services or improvements?
- Are there any potential environmental considerations which will be contrary to the intent of the existing or proposed classification of land use?

- Was the property improperly classified when the Plan was adopted or amended? Are the qualities of the property different than those that are described in the Plan?
- Will there be any adverse effects on adjacent properties as a result of the proposed land use change?
- Are the uses allowed in the requested district appropriate for the proposed location or can the uses be designed to fit the proposed location without a negative impact on the nearby land uses?
- Will granting the rezoning request likely lead to significant changes contained in the Master Plan for the area where the rezoning is requested?

ZONING ORDINANCE RECOMMENDATIONS

Chapter 2 of the Plan sets forth goals which serve to guide the future development of Sparta Village. Some of the specific implementation recommendations of this chapter are taken from these goals, while others are taken from the land use recommendations made in Chapter 3.

Following is a list of rezonings which can be initiated by the Village in order to bring the zoning into compliance with the recommendations of the Master Plan.

1. Rezone parcels on the south side of East Division between Aspen and Prospect from Industrial to General Commercial or Central Business District to reflect existing and recommended land uses
2. Rezone parcels south of 12 Mile Rd. on the east side of Sparta Avenue just north of the Village boundaries from R4 to GC.
3. Rezone two parcels at east end of 13 Mile Rd from R-1 to GC.
4. Rezoning parcel east of River Rd. on 13 Mile Rd adjacent to GC from R-1 to GC.
5. Rezone parcel on southwest corner of 12 Mile Rd & Sparta Ave from GC to LI.
6. Change future land use designation for Ostman property from PUD to Park for SRA Park to be built.
7. Change future land use designation for school field property on S. Union St from R-1 to LI.
8. Change future land use designation for Central School Property from Park to R-2 to match what was built on the property.

9. Change future land use designation for LI property at north end of N. State St to GC to more closely match the surrounding area.
10. Rezone Spectrum Property on 12 Mile Rd from GC to Office

ADDITIONAL ZONING ORDINANCE RECOMMENDATIONS.

11. Review parking design standards to determine if requirements are too restrictive and if island requirements are in line with surrounding communities.
12. Review the sign ordinance to determine if any changes need to be made to more closely follow recent case law regarding signage issues.
13. Review/create landscaping plan that is different based on the zoning designation of the property.

ACTION STEPS TO IMPLEMENT THE 2015 MASTER PLAN

The items listed below are specific recommendations arising from the Citizen Survey and Master Plan amendment process conducted in 2015. These are listed here with the recommendation that the Planning Commission and Council review these once each year in January and decide which ones to act upon and as a means to monitor progress in implementing these important measures.

Action: Construct a raised boardwalk trail along the Village-owned property along the Rogue River in the northeast corner of the Village.

Action: Develop a walking trail along Nash Creek to connect Rogers Park and the Rogue River.

Action: Develop and implement a community wide recycling program.

Action: Continue to enforce Village Ordinances.

Action: Adopt a Rental Property Maintenance Ordinance.

Action: Work with Sparta Township to prepare a corridor study or sub-area plan for Sparta Avenue to ensure the future of the road as an attractive, well-maintained major artery free of traffic congestion and visual clutter and overall to ensure a unified commercial district that reflects a high quality of development.

Action: Work with Sparta Township to prepare attractive and inviting entrance points into the Village. This should address street trees, signs, lights, street signs, exterior design, building placement and public spaces, as appropriate.

Action: Prepare a new Village wide sidewalk and trail plan.

Action: Determine if Sparta can have low interest loan program to assist in home repairs. This program would assist low income residents in property maintenance and improvements.

Action: Develop an **entryway theme** for community entrances and for entrances into downtown Sparta. The theme should address street trees, signs, lights, street signs, exterior design, building placement and public spaces, as appropriate.

Action: Target **older vacant commercial or industrial sites** for removal or redevelopment.

Action: Extend outdoor lighting on main roads to village limits

VILLAGE OF SPARTA CAPITAL IMPROVEMENTS PROGRAM

The Capital Improvements Program (CIP) is a schedule of short and long range capital projects that have been earmarked for funding by the Village Council. Elements of the CIP include:

- Project identification
- Project description;
- Implementation timetable;
- Project cost;
- Funding sources; and
- Parties responsible for undertaking the project.
-

The 2008 Planning Enabling Act requires that all municipalities which operate a public water and/or sanitary sewer system prepare a Capital Improvements Program. Unless exempted by the Village Council the Planning Commission is involved in the preparation and adoption of the CIP.

The Village created its first Capital Improvement Plan in 2014 for the FY 2015 budget.

PLANNING COMMISSION WORK PROGRAM

The Plan recommends that the Planning Commission prepare an annual work program in the beginning of each year. This work program would set forth the tasks of goals which the Planning Commission determines to accomplish for the upcoming year. This will allow the Commission to stay focused on important tasks, in order to develop and implement goals and strategies identified within this Plan.

PLANNING EDUCATION

The Planning Commissioners should be kept informed of planning seminars to learn how to better carry out their duties and responsibilities as Planning Commissioners. These seminars are regularly sponsored by the Michigan Association of Planning (MAP) and the Michigan Municipal League (MML) and are a valuable resource for Planning Commissions. There are also several planning publications which are useful information tools for Planning Commissions. The main publications are Planning and Zoning News and Michigan Planner Magazine.

The Michigan Citizen Planner Program which is administered by the Michigan State University Cooperative Extension Service is also an important education program for Planning Commissioners

REVISIONS TO MASTER PLAN

The Planning Enabling Act of 2008 requires all Planning Commissions to review their Master Plans every five years and determine whether to amend the plan or adopt a new plan. This review allows the Commission to be responsive to new growth trends and current citizen attitudes.

As growth occurs over the years, the Plan's goals, land use information, population projections, and other pertinent data can then be reviewed and revised as necessary so the Plan can continue to serve as a valid guide to the growth of the Village.

CHAPTER 5

COMMUNITY DESCRIPTION

This chapter includes a review of Sparta Village government and the services it provides.

Sparta Village Government & Services

The Village of Sparta is a General Law Village formed in 1883. It has an elected council of six members chaired by a Village President. Duties of the Village Council include reviewing and adopting the Village budget, developing and adopting local laws (ordinances) and oversee implementation of city services and activities.

The Village employs a full-time Village Manager who serves as an implementation arm for the Council. Specific responsibilities of the Village Manager include: planning and implementing Council objectives, preparing the annual budget, overseeing the annual budget's spending/ implementation, public relations and overseeing day to day operations of the village.

In addition to a Village Manager, the Village employs a staff of approximately 21 persons which include a Clerk, Attorney, Finance/Treasurer, Fire Chief, Police Chief, Building Inspector, Wastewater Plant Manager, and Water Plant Manager.

Fire safety services are provided to Village & Township residents in a joint effort by the Village of Sparta and Sparta Township. Both the Village and the Township fund the Sparta Fire Department to ensure that a high level of fire safety is provided to their residents.

The Fire Department has approximately 30 personnel. The Department has one main facility, 2 engines, a ladder truck, a rescue truck, a grass rig, a tanker truck and a medical response suburban.

The Sparta Police Department is composed of four full time officers and 8 or more part-time officers, most who average 10 years or more of law enforcement experience. In addition to basic law enforcement responsibilities, the Department also issues hand gun registrations, and performs child safety seat inspections.

The Department of Public Works maintains and repairs over 24 miles of local streets, mows and maintains nearly 60 acres of park property, and is in charge of raising and lowering flags on Village property for special events. The staff also assists in the maintenance, up-keep, and

repair of approximately 55 miles of underground utilities. All of the snow plowing is completed by the DPW staff and during an average snowfall the town is plowed the same day. The department is also responsible for snow plowing the runway at the Sparta Municipal Airport (Paul C. Miller Airport).

The Village of Sparta maintains its own independent wastewater treatment system. The system is composed of 1 treatment facility, 9 lift stations, and over 25 miles of service piping. The system is maintained by a contract firm that performs the day-to-day maintenance and effluent (exit flow) testing on the system. The wastewater system services the Village of Sparta as well as the Camp Lake Drainage Basin in Algoma Township. Daily flows to the system average approximately 750,000 gallons. The treatment facility uses a combination of gravity settling, biological agents, and chemical injections to treat the wastewater before it is released into the Rogue River.

The Village also operates its own water treatment, storage and distribution system. The treatment facility is located at 383 South State Street and is operated by two employees including the water superintendent. In recent years the Village has constructed a brand new water distribution system and three water towers that store over a million gallons of water in the air. After decades of water quality issues such as red water complaints, Sparta has replaced over 11 miles of underground piping prior to 2010. All 4 inch cast iron water mains were replaced with 8 and 12 inch ductile cement lined pipes that cannot leach brown or red color into the water system. The plant also underwent a treatment change with the plant change over from softening to iron removal.

Street Network

A community's vehicular network is comprised of streets and roadways of various sizes and functions. Understanding their function and purpose allows a community to make land use decisions and traffic or pedestrian improvements that benefit residents while having minimal impact, on the function of the roadway.

The Michigan Department of Transportation classifies streets and roadways into three broad classifications: Arterial Streets (major and minor), Collector Streets and Local Streets.

The Village of Sparta has one major arterial street (M-37), two minor arterials (Division Road/Thirteen Mile and Sparta Avenue/State Street) and approximately three collector streets (Union, Gardner and Anderson) within the Village and numerous local streets which branch off from the collectors.

Arterial Streets

M-37 is a State Trunk line located on the western boundary of the Village. It contains four (4) lanes divided by a landscaped median from Alpine Township to 11 Mile Road (just south of

the Village); at 11 Mile Road it changes into a two lane road. M-37 provides direct access from I-96 through Alpine and Sparta Townships.

In 2013, two-way traffic along M-37 near 10 Mile Road was 23,539 vehicles per day. In 2003 the same stretch of M-37 had a 24 hour count of 19,830 vehicles. South of 15 Mile in the 1999 two-way traffic was at 10,166 vehicles per day while in 2005 the count was 9750.

Both of these roadway segments are currently operating at acceptable levels of service for daily traffic volume. However, as traffic continuous to grow additional roadway improvements may be warranted. As a general rule, as 24 hour traffic volumes approaching 15,000+ and 30,000+ vehicles per day for the two lane and four lane portions, roadway design should be evaluated.

Sparta Avenue/State Street is a two lane county roadway that enters the Village of Sparta from M-37 to the south at 10 Mile Road and becomes State Street within the Village limits. The roadway includes three lanes of traffic which narrows to two lanes near Orchard Street, in south-central Sparta. The 24 hour traffic volume for State Street was 10,949 vehicles in November of 2002 and 10,808 in 2009. Similar to M37, Sparta Avenue is currently operating within an acceptable level of service (at approximately 68% of capacity for an acceptable level of service).

The following tables contain additional traffic count information.

Village of Sparta Traffic Counts <i>Source: Kent County Road Commission</i>			
Location	2008/2009 24 Hour 2 Way Traffic Count	2012-2014 24 Hour 2 Way Traffic Count	Change
Division St. East of Nash Creek	7,468	7,851	+383
Division St. East of State St.	8,373	7,116	-1,257
Division East of M-37	8,300	6,155	-2,145
State St. South of Division	10,808	7,743	-3,065
State St. North of Division	6,451	5,442	-1,009
State St. North of 12 Mile	11,352	9,602	-1,750

Sparta Area Traffic Counts <i>Source: Kent County Road Commission</i>				
Location	1999-2001 24 Hour 2 Way Traffic Count	2005-2008 24 Hour 2 Way Traffic Count	2012-2014 24 Hour 2 Way Traffic Count	Change from 2005- 2008
M37, South of 15 Mile	10,166	9750	9,112	-638
M37, Southeast of 10 Mile Road	11,679	9,915	7,854	-2,061
Sparta Avenue, North of 15 Mile	5,552	5,190	4,329	-861

Sparta Avenue, South of 15 Mile	4,992	4,767	4,380	-387
12 Mile Road, West of Alpine	3,775	4,289	4,604	315
13 Mile Road, East of Alpine	9,832	10,718	8,797	-1,921
13 Mile Road, West of Alpine	8,639	8,925	7,556	-1,369
13 Mile Road, East of Phelps	3,764	3,344	3,302	-42

Road Improvements Appendix C contains a list of roads that are planned for re-paving and the year in which this work is scheduled to be done. The Michigan Department of Transportation which has jurisdiction over M-37 has no scheduled road improvements in the next five years.

Water System

The Village of Sparta's local water system is comprised of three water towers, four wells, a booster pump station, approximately 15 miles of water lines and a water treatment plant. Water towers and water lines are shown on the map on the following page.



One of the water towers is located on the Village's east side at 100 South Prospect Street; another is located on the Village's west side at 500 Applejack Court with the third and newest tower located adjacent to Sparta High School. Storage capacity at the water tower along South Prospect Street is 300,000 gallons; storage capacity at the water tower along Applejack Court is 500,000 gallons.

The water tower at the High School contains 250,000 gallons and operates a higher pressure service area which includes the high school, the Old Orchard Brands processing and bottling facility and the former rodeo grounds which is now the Sparta Hills Planned Unit Development. A 2003 Water System Reliability Study for the Village indicated that the storage capacity of these tanks is more than adequate to accommodate Village needs for at least 25 years. Estimated storage is shown in the following chart.

Year	Water Tank Estimated Required Storage
2005	507,600 gallons
2010	528,000 gallons
2020	595,920 gallons

Source: Water System Reliability Study for Village of Sparta, 2003 and Moore & Bruggink, Village Engineers

The four wells within the Village produce a combined flow of 2,850 gallons per minute. The study estimates that the four wells are adequate to supply water demands of the Village to the year 2020.

The 2003 water study notes approximately 116,600 lineal feet of water mains existed within the Village ranging in size from 4 to 16 inches in diameter. The water study recommends a large transmission main to the east west storage tank be extended on Prospect from Gardner Street. The study also recommends a second transmission main be provided on Division Street both east and west of downtown in order to provide a “redundant transmission” main to each water storage tank.

According to the 2003 study, the water treatment plant has the capacity of serving a population of 6,400 people, at an average daily per capita flow of 124 gallons.

The next closest municipal water system is in Plainfield Township at Alpine Avenue and 7 mile road (5 miles away).

The existing low pressure system height of 914 feet above sea level (highest water level within the two water tanks) provides water service to areas below 820 feet above sea level. The south most high pressure system with a height of 971 above sea level can serve areas up to 880 feet above sea level.

Wastewater System

The Village currently operates a 120,000 gallon per day (gpd) Wastewater Treatment Facility that serves the Village and portions of Algoma and Camp Lake (Village of Sparta Water Distribution).



In 2010 the Village completed a Wastewater Treatment Plant Expansion and Improvement project. The plant discharges to the Rogue River. The plant capacity is estimated to be adequate to the year 2030.

The Appendix contains maps of the water and sanitary sewer system in the Village along with a map of the storms sewer system.

Well Head Protection

The 2003 Water System Reliability Study recommended that the Village identify and implement a well-head protection program to protect the Village water supply from contaminants that may compromise the health and safety of residents. In 2010 the Village Wellhead Protection Committee initiated meetings with the State of Michigan Department of Natural Resources Environmental Quality to develop a plan to create a safety perimeter to protect the underground water source utilized by the Village.

Parks & Recreation

The Village adopted the 2012-2017 Sparta Community Recreation Plan in January of 2012. . This Plan provides the Village with a guide for improvements to existing park facilities and establishment of new park facilities between the years 2012-2017. A complete description of existing Village parks and recommendations for the future are contained in the Recreation Plan available in the Village Office.

This plan covers a variety of recreational projects in the Village of Sparta including the creation of paved trail ways, ball fields, and natural areas based on the input from the community. Village parks are maintained by the Department of Public Works.



Department of Aviation

The Village of Sparta owns and operates the *Paul C. Miller Municipal Airport* located just outside of the Village limits. The airport is home to over 75 aircraft, flight school, aircraft maintenance and a charter service. The airport averages over 15,000 operations (take-offs/landings) annually. The airport is self-supporting and does not rely on the use of tax dollars for operation.

The airport was established in 1941 and sits on over 160 acres. Through grants funded by the State of Michigan and the Federal Aviation Administration the airport's runway was recently expanded to 4000 feet long and 75 feet wide. Improvements to the runway and airport lighting were also completed.

The airport has 55 aircraft hangars for rent and has aviation and auto gas for sale. Pilots flying into the airport can arrange for a courtesy car to visit area businesses and attractions. Commercial businesses on the airport provide sight-seeing tours, flight instruction, aircraft maintenance and aircraft charter services.



Downtown Development Authority DDA)

The Downtown Development Authority is a body created by the Council and given the responsibility to correct and prevent deterioration in the business districts, encourage historic preservation, and promote economic growth. The DDA includes 90% of all businesses located in Sparta Village along Division Avenue and State Street. The DDA Board is composed of nine members who hold a vested interest in the authority or in its district boundaries (See boundary map in the Appendix.) Members of the DDA Board are appointed by the Village President and confirmed by the Village Council.

Building Permits In 2014 the Village of Sparta issued 39 building permits with 12 being for new single family home construction.

Sparta Township Plan

Sparta Township, which surrounds the Village of Sparta, adopted their Master Plan on June 17, 2002 and have reviewed the plan every five years without changes. The Township Plan recommends land uses which are compatible with those bordering land uses in the Village.

APPENDIX A

Published 11-22-15 in Advance Newspaper



NOTICE OF PUBLIC HEARING VILLAGE OF SPARTA PLANNING COMMISSION

In accordance with Public Act 33 of 2008, as amended, the Village of Sparta Planning Commission will hold a public hearing to consider comments on the Village of Sparta 2015 Master Plan. This proposed Plan is an amended version of the 2010 Master Plan and is intended to serve as a guide to the future development of the Village of Sparta and contains recommendations for future land use, goals and policies, analysis of land use issues, current demographic information, community information, maps of public utilities, and recommendations to implement the Plan. The hearing will be held as noted below.

The hearing will be held as follows:

WHEN: MONDAY, DECEMBER 7, 2015
TIME: 7:00 P.M.
WHERE: SPARTA TOWNSHIP HALL
160 E. DIVISION ST.
SPARTA, MI 49345

The proposed 2015 Master Plan is available for review at Village Hall offices, 156 E. Division St, Sparta, Michigan, 49345 during normal office hours Monday – Friday (8 AM to 5 PM). The plan is also available at the Village website located at www.spartami.org.

Julius Suchy
Village Manager

7470517-01

VERIFICATION OF ADOPTION BY THE SPARTA VILLAGE COUNCIL

I hereby certify that the 2015 Master Plan for the Village of Sparta was duly adopted by the Sparta Village Council on December 14, 2015

Pam Buchanan, Clerk
Village of Sparta

VILLAGE COUNCIL
VILLAGE OF SPARTA
Kent County, Michigan

Councilmember Paasch, supported by Councilmember Whalen, moved the adoption of the following:

RESOLUTION NO. 15-23

A RESOLUTION TO ADOPT THE 2015 VILLAGE OF SPARTA MASTER PLAN

WHEREAS, The Village of Sparta initiated the process beginning in May of 2015 to amend the 2010 Village of Sparta Master Plan by sending "intent to plan" notices to Kent County, Sparta Township and the West Michigan Regional Planning Commission; and

WHEREAS, following the review of the 2010 Master Plan the Planning Commission determined that the demographics, objectives, narratives and future land use maps needed to be updated; and

WHEREAS, public participation was sought and obtained through a community survey to identify the preferences of the Sparta Village residents; and

WHEREAS, Beginning October 14, 2015 the Village of Sparta provided an appropriate review period required by Michigan Public Act 33 of 2008 to its residents, Kent County, Sparta Township and the West Michigan Regional Planning Commission and held a public hearing regarding the adoption of the Master plan on December 7, 2015 at 7:00 p.m.; and

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Village Council hereby formally adopts the 2015 Village of Sparta Master Plan, its narrative, maps, tables, and other descriptive data as its guide for growth and improvement for the Village of Sparta.
2. All resolutions or parts of resolutions are, to the extent of any conflict with this resolution, rescinded.

YEAS: Councilmembers: Christie, Dougan, Koehn, Paasch, Gale Taylor, William Taylor, Whalen

NAYS: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None

RESOLUTION DECLARED ADOPTED.

Dated: December 14, 2015


Pam Buchanan, Village Clerk

The Village of Sparta Needs Your Input!



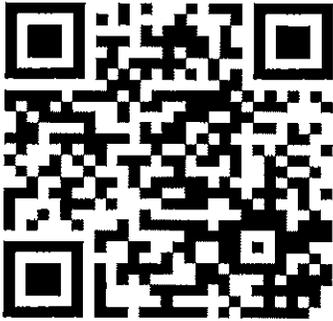
WHAT: 2015 Village Master Plan Survey!

WHY: We need YOU! Your input will help to guide development and will assist the Village in identifying priorities for the next 5-10 years.

WHEN: The deadline to complete the survey is August 7, 2015. Please return hard copies to Village Hall.

WHERE: The survey can be completed by scanning the QR Code below with your smart phone or device, access it online at <https://www.surveymonkey.com/s/spartavillage> or visit the village website at www.spartami.org.

A hard copy of the survey is also available at Village Hall if you prefer to fill it out by hand.



SCAN ME!

If you have any questions please contact the Village Manager Julius Suchy at 616-887-8251!

A Master Plan is an evolving, long-term planning document for the Village of Sparta. A Master Plan seeks to establish a framework and highlight key elements of the Village that reflect a clear vision and adopted in an open process. Overall, a Master Plan brings together civic goals and public ambitions for growth, economic development, and maintaining the Village's core values. The Master Plan not only helps the Village to determine land use, but also how and where the Village will grow.

The Master Plan for Sparta will include:

- A community profile, including demographics,
- Citizen's input on community needs and services,
- What goals local leaders will seek to accomplish,
- Provide an overall view of the future development of the Village of Sparta, and
- Provide a map to show locations of how land is proposed to be used in the future.

The last Master Plan for the Village of Sparta was last completed in 2010. Per the State of Michigan, municipalities must update their Master Plans every five years. The 2015 Master Plan will include updated demographic information provided by the 2010 Census, as well as greater input from the residents of Sparta gathered through survey responses. To view the Village's current Master Plan please visit the Village website, www.Spartami.org, click on the Local Government tab and then the Master Plan tab.



Village of Sparta Master Plan Survey

The Village of Sparta Planning Commission is seeking the opinions of residents, property owners, those who work in the Village, and other stakeholders to determine how Sparta should plan for change in the next 5 to 20 years. Please read the following questions or statements and select the answer that best describes your opinion. This information is necessary to complete a Master Plan update for the Village, as required by the Michigan Planning Enabling Act. A report will be created and reviewed by Planning Commission and Village Council in future public meetings.

This survey is focused on how land should be used in the Village, and it should take no more than 15 minutes to complete. **Please complete your survey and return it to Village Hall by August 7, 2015.**

1. Please select the ONE statement that best describes your feelings about growth in the Village of Sparta.

- I would like to see growth encouraged in the village.
- I would like to see growth restricted throughout the village.
- The Village should attempt to stop all new development.

2. In the following categories, how do you feel the Village of Sparta rates?

	Great	Good	Average	Poor	Very Poor	Don't Know
Road Conditions	<input type="radio"/>					
Pedestrian Friendly Amenities (Sidewalks, Sidewalk Ramps, Trails)	<input type="radio"/>					
Aesthetics/Blight (junk in yards, weeds, etc.)	<input type="radio"/>					
Parks & Recreation	<input type="radio"/>					
Police Services	<input type="radio"/>					
Fire Services	<input type="radio"/>					
Village Hall Customer Service	<input type="radio"/>					
Department of Public Works services (Leaf pickup, Snow plowing, etc.)	<input type="radio"/>					
Overall Quality of Life	<input type="radio"/>					



Village of Sparta Master Plan Survey

3. Please rank each of the following factors in terms of its importance to the quality of life in Sparta.

	Very Important	Important	Somewhat Important	Not Very Important	No Opinion
Parks & Recreation Facilities	<input type="radio"/>				
Quality School System	<input type="radio"/>				
Infrastructure (quality of roads, sidewalks, sewer and water)	<input type="radio"/>				
Creating a walkable, pedestrian and bicycle friendly village	<input type="radio"/>				
Active Blight reduction program that reduces nuisances, eyesores, and health or safety hazards	<input type="radio"/>				
Additional Local Employment Opportunities (Jobs) & Economic Development	<input type="radio"/>				
Additional Diverse Residential Housing Options	<input type="radio"/>				
Additional Retail (Commercial) Development	<input type="radio"/>				
Additional Restaurants/Eatery Options	<input type="radio"/>				
Vibrant/Active Downtown	<input type="radio"/>				
Cultural Opportunities - Festivals, Fairs, Attractions in Sparta	<input type="radio"/>				



Village of Sparta Master Plan Survey

4. How do you prefer to receive information from the Village? Please rate on a scale of 1 to 5, with "1" being the best way to communicate and "5" being the worst.

	1	2	3	4	5
Advance Newspaper	<input type="radio"/>				
Sparta Today Newspaper	<input type="radio"/>				
Village Website	<input type="radio"/>				
Village Facebook Page	<input type="radio"/>				
Direct Mailing	<input type="radio"/>				

5. Please rank the following items 1 to 10 in order of importance for Sparta to add to the community. "1" is most important, "10" is least important.

<input type="checkbox"/> Develop Trail System
<input type="checkbox"/> Provide access to Rogue River
<input type="checkbox"/> Add Splash Pad at Rogers Park
<input type="checkbox"/> Add a Dog Park
<input type="checkbox"/> Upgrade Equipment and Accessibility at Existing Parks
<input type="checkbox"/> Add Bike Lane to Major streets in Village
<input type="checkbox"/> Creating a Winter Festival
<input type="checkbox"/> Create Recycling Program
<input type="checkbox"/> More public festivals, concerts and similar events
<input type="checkbox"/> Add Toddler Play Equipment at Village Parks

RESIDENTIAL LAND USE

6. Please select the ONE statement that best describes your feelings about Village population growth in the next 5-10 years.

- I would like to see the village population grow in the next 5-10 years
 I would like to see the village population restricted in the next 5-10 years
 I would like to see the village population not grow in the next 5-10 years

7. I prefer that new residential development include the following (please check all that apply):

- | | |
|--|--|
| <input type="checkbox"/> Single family homes 3,000 sq. ft.+ | <input type="checkbox"/> Multi-Family (Apartments) |
| <input type="checkbox"/> Single family homes 1,500 sq. ft. - 3,000 sq. ft. | <input type="checkbox"/> Duplexes |
| <input type="checkbox"/> Single family homes less than 1,500 sq. ft. | <input type="checkbox"/> Senior Housing Opportunities |
| <input type="checkbox"/> Condominiums | <input type="checkbox"/> Mixed Use Developments - a variety of housing types within a single area that may also be mixed with small businesses that are used by neighborhood patrons |

COMMERCIAL LAND USE

8. Which describes how you view the amount of commercial (retail and service) businesses in Sparta?

- Too Much Just Right Too Little

9. In the next ten years, commercial/retail growth in Sparta should be

- Encouraged Neither Limited or Encouraged Limited

10. Which describes how you view the amount of restaurant/eatery businesses in Sparta?

- Too Much Just Right Too Little

11. Future commercial development should be located along which corridor? (Check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Sparta Avenue/S. State Street (South of 13 Mile Rd) | <input type="checkbox"/> W. Division Street/13 Mile Rd. |
| <input type="checkbox"/> N. State Street (North of 13 Mile Rd) | <input type="checkbox"/> As a portion of the Rodeo Ground Property |
| <input type="checkbox"/> E. Division Street/13 Mile Rd | <input type="checkbox"/> Along 12 Mile Road |
| <input type="checkbox"/> Other (please specify) | |



Village of Sparta Master Plan Survey

INDUSTRIAL LAND USE

12. I favor industrial development in new areas of the Village

Agree

Neutral

Disagree

13. I favor industrial development that will be built near existing industrial land uses already operating in the Village

Agree

Neutral

Disagree

14. Which describes how you view the amount of industrial property in Sparta?

Too Much

Just Right

Too Little

15. Future industrial development should be located in which area of the Village? (Check all that apply)

Adjacent to existing industrial property

Near M-37

At the Rodeo Ground Property

Near existing rail access

Not in the Village Limits

Other (please specify)

Village of Sparta Master Plan Survey

The Village purchased the Rodeo Ground property (122 acres) in 2012 for \$755,000 following a multifamily development being proposed and nearly built on the site. The Village has an outstanding debt payment of approximately \$200,000 per year that was to be generated from connection fees or taxes from the previously proposed development. With that development not occurring the Village has two years of payments in the high pressure district savings account before the Village general fund (tax dollars) will need to assist with payments. With this information please consider the following questions:

Rodeo Grounds Property



16. I favor light industrial development (10 to 20 acre parcels in size) for the property.

- Strongly Agree
 Agree
 Neutral
 Disagree
 Strongly Disagree

17. I favor light industrial development (2 to 10 acre parcels in size) for the property.

- Strongly Agree
 Agree
 Neutral
 Disagree
 Strongly Disagree



Village of Sparta Master Plan Survey

18. I favor a mix of light industrial, commercial and residential development for the property.

- Strongly Agree Agree Neutral Disagree Strongly Disagree

19. I favor retail/commercial development for the property.

- Strongly Agree Agree Neutral Disagree Strongly Disagree

20. I favor single family residential development for the property.

- Strongly Agree Agree Neutral Disagree Strongly Disagree

21. I favor a mix of diverse residential development for the property.

- Strongly Agree Agree Neutral Disagree Strongly Disagree

22. I favor an entertainment venue (Concerts, Rodeo's, Fairs & Other Events) for the property that will generate revenue through lease agreements necessary to offset the outstanding debt payments related to the high pressure water district.

- Strongly Agree Agree Neutral Disagree Strongly Disagree

23. The Village should not be involved in trying to develop the property and should sell the property to a developer and apply the sale proceeds to the outstanding debt.

- Strongly Agree Agree Neutral Disagree Strongly Disagree

24. If commercial/industrial development occurs on the Rodeo Ground Property, how important is it to have a green buffer between the property and the surrounding properties?

- Very Important Neutral Not Very Important



Village of Sparta Master Plan Survey

25. What do you like best about the Village of Sparta?

26. What do you like least about the Village of Sparta?

27. Which of the following describes your primary relationship to the Village of Sparta?

- I live in the Village of Sparta
- I visit the Village because my family lives there
- I work in the Village of Sparta
- I live in Sparta Township, outside the Village limits
- I shop in the Village of Sparta
- I live elsewhere in Kent County
- I utilize Parks in the Village of Sparta
- Other (please specify)

28. What is your residential status?

- I own a home in the Village of Sparta
- I live at home with my parent(s) in the Village of Sparta
- I rent in the Village of Sparta
- I do not live in the Village of Sparta

29. How long have you lived in the Village of Sparta?

- Less than a year
- 6-10 Years
- 16 or more years
- 1-5 Years
- 11-15 Years
- I do not live in the Village of Sparta

30. What is your age?

- 18-24
- 25-44
- 45-59
- 60-74
- 75 or older

31. What is your gender?

- Female
- Male

32. If you live in the Village, which selection best describes where you live in Sparta?

- North of 13 Mile Rd/Division St & West of N. State St.
- North of 13 Mile Rd/Division St & East of N. State St.
- South of 13 Mile Rd/Division & West of S. State St.
- South of 13 Mile Rd/Division & East of S. State St.
- I do not live in the Village of Sparta

Master Plan Survey Analysis:

Section:

Open-ended Questions 25 & 26:

Question 25:

Key:

1. A → Amenities
2. C → Community
3. D → Downtown/Walkability
4. E → Events/Festivals
5. F → Family Friendly/Family Feel
6. FR → Fruit Ridge/Proximity to Fruit Ridge
7. G → Government/Village Employees/Village Services & Departments
8. GR → Close proximity to Grand Rapids
9. H → Hometown/Small Town
10. K → Nothing
11. R → Rodeo
12. S → Size
13. Sch → School system
14. Z → Safety
15. XL → Village Growth/Potential from growth

Of the 263 survey respondents, 96 skipped question 25 while 167 answered the question. Survey responses for question 25 were given one to two codes depending on what the respondent said they liked about the Village. The following table illustrates the 167 coded responses:

Question 25: What do you like best about the Village of Sparta	
A = Amenities	11
C = Community/Community Feel	30
D = Downtown/Walkability	14
E = Events/Festivals	19
F = Family Friendly/Family Feel	15
FR = Fruit Ridge Proximity	1
G = Village Services & Depts.	9
GR = Proximity to Grand Rapids	8
H = Hometown/Small Town	24
R = Rodeo	2
S = Size	53
Sch = School System	1
Z = Safety	9
XL = Village Growth/Potential Growth	8

Question number 26 asked respondents “What do you like least about the Village of Sparta”, 167 respondents answered the question, while 96 skipped question 26. Each response was given one to two codes to signify what they liked least about the Village. The key and responses are as follows:

Key:

1. BC → Lack of Business and Commerce
2. TU → Taxes, Utilities, Water Quality
3. VA → Village Administration and Village Departments
4. VA – VC → Village Admin. & Village Council
5. R → Restaurants
6. IC → Infrastructure Conditions
7. H → Housing
8. P → Police
9. S → Schools
10. PR → Parks, Recreation, and Events
11. BR → Be more like Rockford
12. DR → Don't be like/copy Rockford
13. M → Miscellanies

Question 26: What do you like least about the Village of Sparta	
BC = Lack of Business and Commerce	49
TU = Taxes, Utilities, and Water Quality	28
VA = Village Administration and Depts.	15
VA-VC = Village Admin. & Village Council	7
R = Restaurants	20
IC = Infrastructure Conditions	16
H = Housing	29
P = Police	8
S = Schools	4
PR = Parks, Recreation, and Events	31
LC = Lack of Communication	2
M = Miscellanies	11

Be more like Rockford	5
Do not be like Rockford	3

Q25 What do you like best about the Village of Sparta?

Answered: 169 Skipped: 98

#	Responses	Date
1	The small town feel.	10/14/2015 11:39 AM
2	Country town.	8/17/2015 6:57 AM
3	Caring people - small town community "spirit"	8/10/2015 2:30 PM
4	The amount of parks and fairs and the family friendliness	8/8/2015 5:42 PM
5	Sense of community.	8/7/2015 1:36 PM
6	Small town feel.	8/7/2015 12:53 PM
7	Great community.	8/5/2015 10:50 PM
8	It's a quiet, small town that is far enough from the busyness & heavy traffic of Grand Rapids, yet close enough for access to entertainment, shopping & restaurants.	8/5/2015 3:19 PM
9	Small town country feel	8/5/2015 2:40 PM
10	Safety; friendliness; small town feel but proximity to 'big city' without being in it;	8/5/2015 10:14 AM
11	country town with low crime. close to gr and close to the north	8/4/2015 8:46 PM
12	tasty treat.	8/4/2015 8:43 PM
13	small town feel	8/4/2015 6:21 PM
14	Small town not far from Grand Rapids.	8/4/2015 1:10 PM
15	The smaller size	8/4/2015 9:51 AM
16	Friendly Town	8/4/2015 9:47 AM
17	The Police and Fire Department; I feel very safe living here	8/4/2015 9:43 AM
18	Quiet and walk-able. Beautiful downtown and friendly	8/4/2015 9:36 AM
19	Close to Grand Rapids	8/4/2015 9:32 AM
20	Safe small town feel	8/4/2015 9:21 AM
21	The friendliness of and "can do" spirit of the people	8/4/2015 9:13 AM
22	Family Friendly	8/4/2015 9:04 AM
23	Being able to walk downtown	8/4/2015 8:59 AM
24	Parks and unique shops	8/3/2015 10:56 PM
25	My neighbors	8/3/2015 8:11 PM
26	The size of the village means people know one another and crime is lower than in the city or down Alpine by Comstock Park.	8/3/2015 6:39 PM
27	The people	8/1/2015 12:08 PM
28	Near GR easy to commute	7/30/2015 9:32 PM
29	Size	7/30/2015 8:43 AM
30	Home town feel	7/30/2015 8:13 AM
31	family friendly events	7/30/2015 7:48 AM
32	The festivals and parks...and the farmer's market	7/29/2015 9:33 PM
33	Small town where everyone knows each other.	7/29/2015 8:51 PM

34	The small town charm.	7/29/2015 8:47 PM
35	The people	7/29/2015 5:30 PM
36	Small town feel	7/29/2015 1:42 PM
37	People	7/29/2015 12:40 PM
38	Small and safe	7/29/2015 11:42 AM
39	The strong sense of community in the village.	7/29/2015 11:25 AM
40	Not much	7/29/2015 11:19 AM
41	It's small, family like and you always run into someone you know.	7/29/2015 11:00 AM
42	The rodeo	7/29/2015 10:39 AM
43	The memories made while camping at the rodeo. Get the pros back in there and you will have a top rodeo destination. If you are thinking that its not doing so good now you would be right, but I hope you know that superkicker is a entry legal outfit. Klein was prca and ipra, superkicker is just a local. Check out how great Charlotte frontier days is doing. a lot of people went from Sparta right to Charlotte the next weekend, Charlotte has the whole town booming. Please go to Charlotte this year and see what's possible with your world class rodeo grounds. Charlotte is the weekend after labor day. People in Kalamazoo still want to come to Sparta but it needs to be professional again.	7/29/2015 10:24 AM
44	The flowers and planters.	7/29/2015 9:07 AM
45	Everything is in walking distance from my home	7/29/2015 8:56 AM
46	I love that everything is so close.	7/29/2015 7:53 AM
47	People	7/29/2015 6:23 AM
48	Hometown feel	7/29/2015 5:58 AM
49	It's growing it's a nice place to raise a family	7/29/2015 12:51 AM
50	Quiet town and stores.	7/29/2015 12:06 AM
51	Everyone knows you, small town	7/28/2015 11:27 PM
52	Small town atmosphere. If I want big city- I'll go to Grand Rapids. But I stay here for the small town and agricultural life.	7/28/2015 11:01 PM
53	Quaint, family-like feel.	7/28/2015 10:40 PM
54	The Rodeo	7/28/2015 9:20 PM
55	Secretary of state is local	7/28/2015 9:09 PM
56	The small town atmosphere where everyone knows or recognizes each other.	7/28/2015 8:55 PM
57	Town and country days/Sparta Rodeo/Sparta Boy Scouts Troop 704	7/28/2015 8:54 PM
58	It's home!	7/28/2015 8:34 PM
59	Rodeo	7/28/2015 8:27 PM
60	Rodeo	7/28/2015 8:18 PM
61	public works, fire dept , police dept, small business, great schools, friendly people	7/28/2015 8:11 PM
62	The rodeo is the best thing Sparta has to offer	7/28/2015 8:00 PM
63	home town feel	7/28/2015 7:43 PM
64	The quiet and peaceful neighborhoods	7/28/2015 4:15 PM
65	The school system	7/28/2015 2:02 PM
66	Sense of community	7/28/2015 9:30 AM
67	It's homey. Locals help locals. You can find most everything you need during the day.	7/27/2015 2:40 AM
68	I like how friendly the village is.	7/21/2015 11:01 AM
69	Close community	7/19/2015 11:56 PM
70	The people and the services	7/19/2015 8:19 PM

71	It's a relaxing community.	7/19/2015 3:38 PM
72	All of the family friendly events.	7/19/2015 3:22 PM
73	work well with other entities	7/15/2015 7:34 PM
74	Small town feeling.	7/15/2015 6:00 PM
75	Location and growth based policies	7/15/2015 11:10 AM
76	Everything is in walking range	7/14/2015 2:33 PM
77	Quiet, safe neighborhoods	7/14/2015 2:23 PM
78	Small town appeal	7/14/2015 2:13 PM
79	Small, quiet, and laid back	7/14/2015 2:08 PM
80	Easy access to everything	7/14/2015 1:58 PM
81	Being able to walk to places from my house	7/14/2015 1:52 PM
82	Slow pace, closeness of people	7/14/2015 1:08 PM
83	Hometown feel	7/14/2015 1:04 PM
84	The library and rogers hardware	7/14/2015 12:58 PM
85	I grew up here	7/14/2015 12:02 PM
86	The people	7/14/2015 11:56 AM
87	The people, the small town atmosphere, summer events, local merchants customer service.	7/14/2015 11:47 AM
88	All the events are great and the Village staff seem to really care about the community.	7/14/2015 11:07 AM
89	Main road and public areas and buildings are clean, painted and in good working order. Flowers are very nice touch	7/9/2015 9:20 PM
90	Small town feel!	7/7/2015 8:01 PM
91	The Village DDA director, and DPW staff.	7/7/2015 5:05 PM
92	I can live comfortably and not be stressed about living beyond my means. I feel I get a good value for my tax dollars.	7/7/2015 4:27 PM
93	Location to Grand Rapids, School District, Size, Friendliness	7/7/2015 11:40 AM
94	Friendly	7/7/2015 11:01 AM
95	Family Friendly	7/6/2015 6:28 PM
96	that everything is pretty much in walking distance.	7/5/2015 10:13 PM
97	Small town feel with everything we need. Beautiful place to live. Please keep it that way!! Don't develop. I just moved here from Wayland to get away from that.	7/3/2015 5:51 PM
98	Police and Fire Department services.	7/3/2015 9:11 AM
99	It's growing	7/2/2015 7:59 AM
100	Small town, friendly atmosphere	7/2/2015 6:40 AM
101	Small town	7/1/2015 11:58 PM
102	It's small town feel	7/1/2015 10:52 PM
103	the small town feel. The feeling of being safe.	7/1/2015 8:51 PM
104	Small town feel	7/1/2015 6:38 PM
105	Safety	7/1/2015 6:26 PM
106	Small town feel.	7/1/2015 5:51 PM
107	Small town warmth	7/1/2015 5:06 PM
108	THERE IS SO MUCH POTENTIAL TO BE AS GREAT AS ROCKFORD.	7/1/2015 4:34 PM
109	I have lived here my whole life and love the small town feel but think we could some more and still have the small town feel. Neither the addition of SARA I think as a community we have an opportunity to add some more restaurants and shops so when people come to SARA there are things to get them to explore our town.	7/1/2015 3:43 PM

110	Friendly people and community feel	7/1/2015 2:36 PM
111	I like the walkability of the village, ample parking, and historical buildings.	7/1/2015 2:21 PM
112	The small town feel without the complete isolation from needed stores and conveniences. The school systems are great too!	7/1/2015 1:47 PM
113	Having been born and raised in sparta, I appreciate how much it has changed (for the better) in the last 15 or so years. I love the summer activities and festivals.	7/1/2015 1:43 PM
114	The activities. It's a good way to get to know your neighbors.	7/1/2015 1:39 PM
115	Small town feel, friendly atmosphere	7/1/2015 1:02 PM
116	That you know everyone	7/1/2015 12:59 PM
117	The hometown feel, Town & Country days, closeness to GR but still feels out of the city.	7/1/2015 12:47 PM
118	I just love the people & I think we have a beautiful village	7/1/2015 12:28 PM
119	The upkeep of the parks, and how not a lot of crime happens	7/1/2015 12:16 PM
120	Festivals	7/1/2015 11:39 AM
121	The "Home Town" feeling. Most residents seem to look out for each other.	7/1/2015 11:34 AM
122	The close-knit community feeling	7/1/2015 11:28 AM
123	All the kids events	7/1/2015 11:12 AM
124	I lived here my entire life. Great community to live. Great people and friends.	7/1/2015 11:01 AM
125	Friendly people, the Police do an amazing job	7/1/2015 10:58 AM
126	Small town feel. love the festivals.	7/1/2015 10:55 AM
127	The small town atmosphere	7/1/2015 10:11 AM
128	I love the home town feeling.	7/1/2015 9:53 AM
129	The small town feel	6/28/2015 5:42 PM
130	I like the small town atmosphere of the village. Sparta was/is/and will continue to be a great place to grow up and that is provided by the people and businesses here.	6/26/2015 6:47 PM
131	you feel safe ,its clean and friendly town.	6/25/2015 10:20 AM
132	The community feel	6/25/2015 10:05 AM
133	I like the quaint feel with Trini's, Angela's, Sparta Variety, but also the convenience of a larger supermarket, banking options, and the secretary of state	6/24/2015 5:54 PM
134	Community events	6/24/2015 5:47 PM
135	the involvement it allows residents	6/24/2015 5:57 AM
136	It's quaint and personal. It's not snobby like Rockford (I do not wish to become the next Rockford-it's expensive and caters to a different tax bracket than most people in Sparta belong to). I also love that you can walk into just about anywhere and run into somebody you know.	6/23/2015 3:42 PM
137	The People	6/23/2015 3:38 PM
138	Lived here all my life, love the small town feel and the friendly people. Everything is in walking distance, and far enough away from GR to feel like country living	6/23/2015 3:15 PM
139	The small close knit community feeling.	6/23/2015 7:39 AM
140	Everything is within walking distance.	6/23/2015 7:23 AM
141	Tight knit community	6/23/2015 12:24 AM
142	The hometown feel.	6/22/2015 10:24 PM
143	It's still a friendly place and has potential.	6/22/2015 10:04 PM
144	Family-feel of the village; Schools; Chance for downtown to have more retail growth...lots of ugly / empty spaces; I like what Roger's Hardware did.	6/22/2015 9:48 PM
145	The farmers market, and that the Cellar is moving to downtown.	6/22/2015 9:25 PM

146	Community activities	6/22/2015 8:58 PM
147	Small town feel	6/22/2015 8:57 PM
148	Small town atmosphere, but close to Grand Rapids	6/22/2015 8:28 PM
149	Good school district.	6/22/2015 8:28 PM
150	Family Friendly	6/22/2015 7:16 PM
151	Small town feel with many things to do in walking distance	6/22/2015 6:55 PM
152	Not congested	6/22/2015 6:47 PM
153	Small town value	6/22/2015 6:28 PM
154	It is on the edge of The (fruit) Ridge.	6/22/2015 6:17 PM
155	People	6/22/2015 6:04 PM
156	Fire dept	6/22/2015 6:04 PM
157	The sense of community	6/22/2015 5:42 PM
158	The potential	6/22/2015 5:12 PM
159	Everyone knows everyone's business.	6/22/2015 5:12 PM
160	That it's starting to rebuild and become vital again.	6/22/2015 5:07 PM
161	Safe place to be for all ages, the community spirit and the generosity of many.	6/22/2015 4:56 PM
162	The current and recent past growth is encouraging. Sparta still as the small town feel while growing at a pace conducive with a modern town appearance.	6/22/2015 4:39 PM
163	Proximity to neighboring towns and city, hope for the future of sparta	6/22/2015 3:30 PM
164	The parks and how they are used for festivals, concerts, etc.	6/22/2015 2:52 PM
165	Having all the events like town and country days in downtown	6/22/2015 2:37 PM
166	Small town feel	6/22/2015 2:33 PM
167	Small town feel with residents who care about each other.	6/22/2015 2:33 PM
168	Community feel	6/22/2015 2:26 PM
169	Sense of community, living close to downtown	6/21/2015 7:49 PM

Q26 What do you like least about the Village of Sparta?

Answered: 169 Skipped: 98

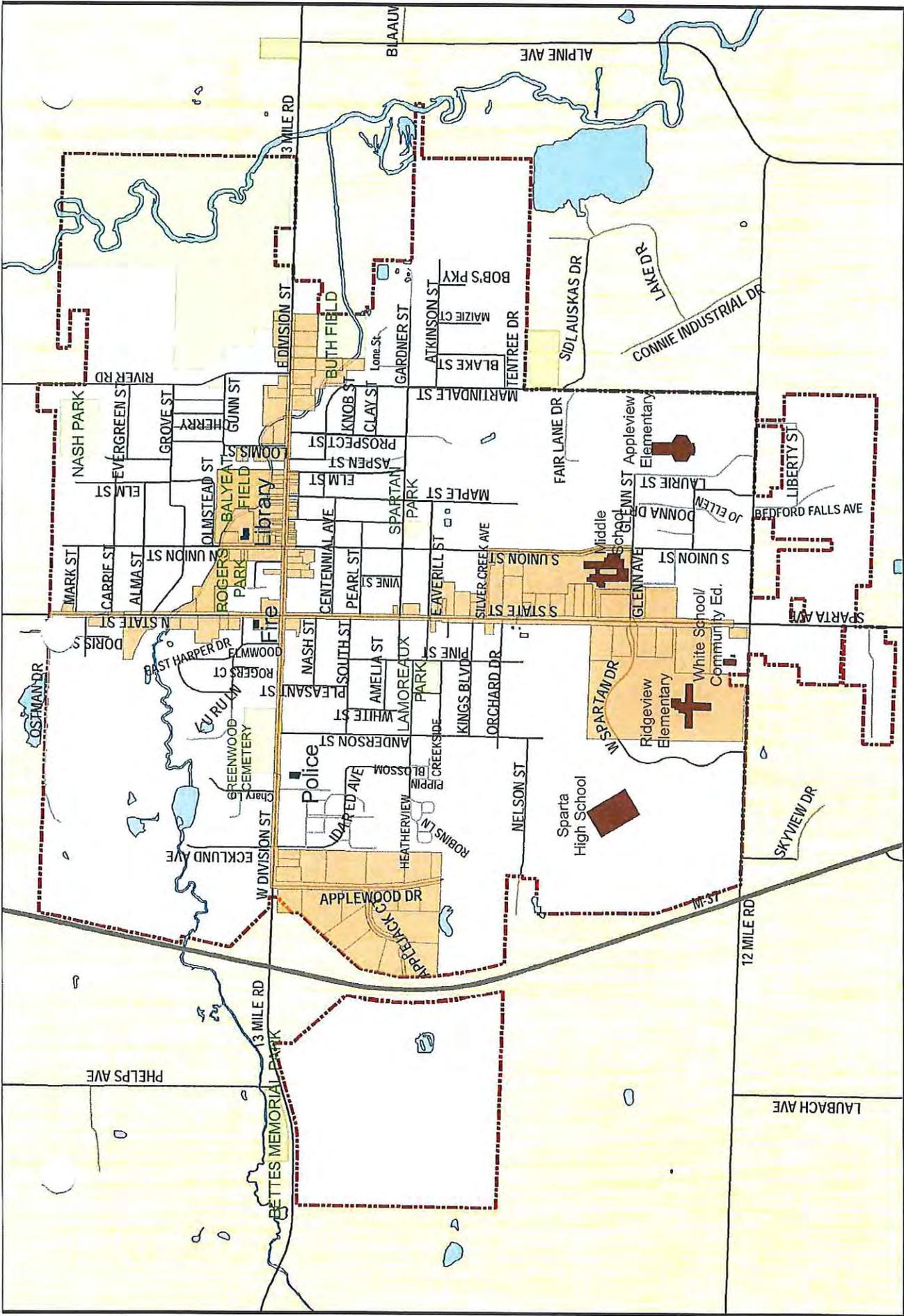
#	Responses	Date
1	Not enough to do. Very few restaurants and stores.	10/14/2015 11:39 AM
2	Not enough fast food.	8/17/2015 6:57 AM
3	High taxes with no services on private drives, like yard waste pick up	8/10/2015 2:30 PM
4	Too little communication.	8/7/2015 1:36 PM
5	LACK OF QUALITY SPORTS FIELDS FOR OUR YOUTH	8/7/2015 12:53 PM
6	They don't enforce people to clean up their property's at all.	8/5/2015 10:50 PM
7	The high taxes to support the new high school. Also, the failure of the village council to take into account the fact that Sparta is an agricultural community. The decisions they make often have an impact on the people in the township also. The village government should respect the agricultural heritage of Sparta rather than try to be like Rockford which is no longer an agricultural community. .	8/5/2015 3:19 PM
8	Being taxed for living in the village of Sparta	8/5/2015 2:40 PM
9	snow plowing not close to lot line; spring clean up one month too early.	8/5/2015 10:14 AM
10	I hate the family fair terrible service dirty I don't like the lack of places to eat I don't like there is not a bike path	8/4/2015 8:46 PM
11	Limited restaurants.	8/4/2015 8:43 PM
12	poor water quality,	8/4/2015 6:21 PM
13	Town and Country Days. Boring.	8/4/2015 2:51 PM
14	Not enough employment opportunities.	8/4/2015 1:10 PM
15	Needs more retail shops. Empty store space	8/4/2015 9:51 AM
16	Taxes, utility bills, maintenance of parks	8/4/2015 9:47 AM
17	I love this little town, but maybe the roads could be a little better: example the curve around Hickory St turning into Martin Dale St	8/4/2015 9:43 AM
18	High Taxes	8/4/2015 9:36 AM
19	Poor athletic conditions of school fields	8/4/2015 9:32 AM
20	I was born in the Sparta Area, attended Sparta schools and graduated from Sparta. My children were raised here and we relocated out of the state 22 years ago. It has become a heart break each time I return and see how much "our" charming little village has deteriorated! I never thought I would see such blight. The number of homes that have become eyesores with extremely unkempt yards and trash left around that is SO sad. It is sad when new people to "our" area are greeted with such scenes on the main avenues (across from the cemetery on W Division for example). I would suggest the "powers that be" in Sparta confer with their counterparts in Rockford to see how to improve the community! It was refreshing to see two new businesses joining Sparta's main street. It is a beginning! I hope on my next visit I will see continued improvement. The "Village" will only be as "strong" as it's leaders. Look ahead and build some pride.	8/4/2015 9:26 AM
21	Downtown area does not have shopping that encourages me to go there.too few people control what happens here.	8/4/2015 9:21 AM
22	Lack of business/industry	8/4/2015 9:13 AM
23	Police	8/4/2015 9:04 AM
24	Up keep of housing	8/4/2015 8:59 AM
25	One way roads no access roads	8/3/2015 10:56 PM
26	Nash Creek cleanup on opening weekend of fishing. EVERY YEAR!	8/3/2015 8:11 PM
27	The empty commercial buildings do not spell success.	8/3/2015 6:39 PM

28	Not enough places to eat at. Need more family restaurant.	8/1/2015 12:08 PM
29	No bike lane	7/30/2015 9:32 PM
30	Nothing to do	7/30/2015 8:43 AM
31	Its very hard for it to accept change	7/30/2015 8:13 AM
32	Trails connecting the village to the township especially along Sparta Ave/M-37 intersection.	7/30/2015 7:48 AM
33	There are hardly any restaurants open in Sun & Mon	7/29/2015 9:33 PM
34	Troubled families keep moving in	7/29/2015 8:51 PM
35	High taxes	7/29/2015 8:47 PM
36	Poor condition of many houses and some businesses across the village.	7/29/2015 5:30 PM
37	Strip malls and opening of more businesses	7/29/2015 1:42 PM
38	Anti growth	7/29/2015 12:40 PM
39	remove eye sores and clean yards	7/29/2015 11:42 AM
40	Vacant store fronts in the downtown area.	7/29/2015 11:25 AM
41	Our leadership and taxes	7/29/2015 11:19 AM
42	It seems to want to be more like Rockford. We don't need to be like Rockford--we don't have the income base for that. We need to enjoy our agricultural heritage and continue to keep it a small town to live in.	7/29/2015 11:00 AM
43	You wanting to take the rodeo away	7/29/2015 10:39 AM
44	That the world famous Klein rodeo is no more. And that Sparta thinks it needs to change at all, you are so close to gr why would you think you need anything.gr has it all just keep a nice small town. Come on down and look at what has happened in Vicksburg and paw paw when they were expanding and changing.	7/29/2015 10:24 AM
45	Dumpy houses, weed and junk in the yard	7/29/2015 9:07 AM
46	The beautification that happened a few years ago. I come up to a corner and have to pull way out because of the brick pillars that say Sparta. The money it took could have been better spent and probably would have lasted longer	7/29/2015 8:56 AM
47	Not a hole lot of retail. I love downtown Rockford how there is so many cool stores from clothing to food to a bike shop. I would love to see that for Sparta.	7/29/2015 7:53 AM
48	Personal residence being used as a business with vans coming and going.	7/29/2015 6:23 AM
49	Lack quality \$200,000 housing options with two acres of land	7/29/2015 5:58 AM
50	Nothing wrong with it roads could be better to drive on in the winter in Summer	7/29/2015 12:51 AM
51	Nothing.	7/29/2015 12:06 AM
52	Village communicates through the Advance. Paper never gets delivered to my home. Lack of diversified retail outlets downtown. Lack of unique storefronts.	7/28/2015 11:41 PM
53	The lack of businesses to help level tax revenue for growth projects & local activities.	7/28/2015 11:27 PM
54	Don't get too big! Big city=more crime.	7/28/2015 11:01 PM
55	Lack of retail options/commercial development downtown.	7/28/2015 10:40 PM
56	It seems out dated. The new subway seemed to throw everything else off. It is a very mild and mono tone place. Needs color or or somethung to make people say..hey lets goto sparta.	7/28/2015 9:09 PM
57	The Schools. They are not based on education.	7/28/2015 8:55 PM
58	N/A	7/28/2015 8:54 PM
59	Taxes. They are to high for what it is!	7/28/2015 8:34 PM
60	Lack of food	7/28/2015 8:27 PM
61	Trying to get rid of the rodeo	7/28/2015 8:18 PM
62	high taxes on property,poor road conditions, not a lot of fast food places like kfc, taco bell, arby, etc out by mc donalds. water and sewer rates	7/28/2015 8:11 PM
63	There aren't enough family activities	7/28/2015 8:00 PM

64	N/A	7/28/2015 7:43 PM
65	After voting down this new sports park it was shoved down our throats anyway!!!!	7/28/2015 4:15 PM
66	not enough support for local businesses to stay in the area	7/28/2015 9:39 AM
67	Difficult to infiltrate as an outsider	7/28/2015 9:30 AM
68	There is no "gathering place" to bring people together. The retail/business district is way too spread out. There's no clear "downtown" because the retail establishments stretch far north and south on State, and far east and west on Division. The downtown should be more compact and focused. It's a practical ghost town at night. Nothing is open; no one is out. Even on weekends, the streets and sidewalks are empty.	7/27/2015 2:40 AM
69	I think the should be more retail and restaurants so we do not have to drive out to Alpine!	7/21/2015 11:01 AM
70	Crime and water cost. If special summer water rates could apply, people could take better care of their property.	7/19/2015 8:19 PM
71	Cops not doing thare jobs	7/19/2015 7:05 PM
72	I am always griping about the food selections here in Sparta and the hours of availability. Sundays are the worst around here.	7/19/2015 3:38 PM
73	The lack of toddler activities.	7/19/2015 3:22 PM
74	High taxes	7/15/2015 7:34 PM
75	Spending so much money on our own police force.	7/15/2015 6:00 PM
76	Lack of Nature trails/ walkable wild life parks	7/15/2015 11:10 AM
77	The beer tent	7/14/2015 2:33 PM
78	Up keep on buildings and residences, tacky signs and advertising	7/14/2015 2:08 PM
79	Blight	7/14/2015 1:58 PM
80	I don't like paying double taxes for the Village and Township	7/14/2015 1:52 PM
81	Businesses out of Business	7/14/2015 1:08 PM
82	More activities	7/14/2015 1:04 PM
83	dead spaces downtown	7/14/2015 12:58 PM
84	Attitude of government	7/14/2015 12:02 PM
85	The taxes of have to pay. I pay more even though I own my house. Because my primary use is out of state. I live here 6 months out of the year, but it costs me more to make this my primary address " I am Punished" Not Fare!	7/14/2015 11:56 AM
86	high taxes and are considered non-resident because we have another home in Phoenix, AZ, yet spend a lot of money in this village 6 months out of the year yet pay taxes all year.	7/14/2015 11:47 AM
87	Paying Township taxes	7/14/2015 11:07 AM
88	Homes along main roads in disrepair and junk in yards.	7/9/2015 9:20 PM
89	High utility bills compared to surrounding cities/villages.	7/7/2015 8:01 PM
90	Pot holes.....	7/7/2015 5:05 PM
91	lack of cultural and socioeconomic diversity	7/7/2015 4:27 PM
92	Lack of a retail store similar to what Pamida provided.	7/7/2015 11:40 AM
93	too small	7/7/2015 11:01 AM
94	many dogs and cats--- and their feces not picked up!!	7/6/2015 6:28 PM
95	where i live on averill we get ALOT of speeding vehicles , I would like a stop sign on east averill going east and west. to make it a 4 way stop. or add speed bumps every 100 feet.	7/5/2015 10:13 PM
96	Nothing so far.	7/3/2015 5:51 PM
97	That the village council does a very poor job of representing the majoring of the people. They do as they wish for their own desires.	7/3/2015 9:11 AM
98	Lack of convenience. Not many retail options. Many of the homes in town haven't been maintained	7/2/2015 7:59 AM
99	industrial buildings and land. High taxes	7/2/2015 6:40 AM

100	police department.... Not honest.	7/1/2015 11:58 PM
101	Not many "foot traffic" things to do with the family	7/1/2015 10:52 PM
102	How there was no planning in the past and we have a little bit of everything - every where.	7/1/2015 8:51 PM
103	Vacant buildings downtown	7/1/2015 6:38 PM
104	Unfinished sidewalk zones and lack of bike lanes/trails	7/1/2015 6:26 PM
105	Not enough restaurants, a lot of dumpy looking houses and people not upkeeping their homes and yards gives Sparta a bad name.	7/1/2015 5:51 PM
106	Getting really run down, both houses and older commercial buildings	7/1/2015 5:06 PM
107	UNWILLINGNESS TO DO WHAT IT TAKES TO MAKE THINGS BETTER. WE CAN ALL TELL YOU WANT WE WANT UNTIL WE ARE BLUE THE FACE AND YOU ALL NEVER DO WHAT WE WANT.	7/1/2015 4:34 PM
108	There are things that need to be cleaned up. Varsity baseball and softball fields for an example.	7/1/2015 3:43 PM
109	lack of things to do and places to shop, eat, visit	7/1/2015 2:36 PM
110	The visual appeal and lack of boutique shopping/restaurants. I would LOVE to see a restaurant be built developed somewhere along the Rogue River within the village. -A mid-priced menu with outdoor seating would be ideal. Think Red's on the River (Rockford) or Flat River Grill (Lowell).	7/1/2015 2:21 PM
111	The lack of pride many homeowners seem to have with the outside appearance of their property and no enforced consequence for this. It makes the whole village appear trashy and low class.	7/1/2015 1:47 PM
112	There are not many planned community events during the winter months. I'd like to see the buck pole expand into a festival this year.	7/1/2015 1:43 PM
113	All the empty buildings on Main street.	7/1/2015 1:39 PM
114	No bicycle lane or racks, needs more toddler friendly play equipment, Dollat General is trashy looking now-clean up employees and atmosphere.	7/1/2015 1:02 PM
115	Too little retail	7/1/2015 12:59 PM
116	lack of housing for lower income families, teenager / young adult programs and services.	7/1/2015 12:47 PM
117	Not enough shopping choices(grocery stores, walmart that type of thing	7/1/2015 12:28 PM
118	Not enough restaraunts to go to. Need more places to eat at	7/1/2015 12:16 PM
119	Being a Village	7/1/2015 11:39 AM
120	The power struggle between Village and Township. Land use, taxes, and the thought that one is better than the other.	7/1/2015 11:34 AM
121	The citizens tend to be incredibly traditional & judgemental.	7/1/2015 11:28 AM
122	Need more eatery options	7/1/2015 11:12 AM
123	People need to take care of their homes better. Lots of blight police need to step up the code enforcement.	7/1/2015 11:01 AM
124	Not really anything I dislike, if I have to pick something, I will say too many dogs.	7/1/2015 10:58 AM
125	need more restaurant variety. too much blight (unmoved properties/unlicensed vehicles).	7/1/2015 10:55 AM
126	feels like we are letting the retailers spread out so much that they are abandoning down town	7/1/2015 10:11 AM
127	Fireworks allowed within the village limits that are in residential areas. These are dangerous and I have seen some of my neighbors being careless with them to the fact I get debris on my roof.	7/1/2015 9:53 AM
128	The political The water quality	6/28/2015 5:42 PM
129	Almost everything shuts down early/lack of commercial options. Not everyone works the normal 9-5 and it is hard to be active in the community unless you follow that pattern.	6/26/2015 6:47 PM
130	not enough places to eat ..need more activities fun things to do in Sparta for adults as well as children.	6/25/2015 10:20 AM
131	Lack of retail oportunites (few fun small shops). Lack of variety in eating out.	6/25/2015 10:05 AM
132	More of the delapateded houses need to be torn down and either have a new build put in, or other alternative. I'm not for more fast food joints. It just adds more trash.	6/24/2015 5:54 PM
133	uninformed people with negative attitudes	6/24/2015 5:47 PM

134	to many rentals they bring our property values down due to the houses not being kept up	6/24/2015 5:57 AM
135	The village council seems to want to continue to make us the next Rockford. In addition, the police department needs some revamping. We are a small town with small town problems. Not a hidden mecca for big time criminals and the department should recognize that.	6/23/2015 3:42 PM
136	Bad roads.	6/23/2015 3:38 PM
137	The empty unused buildings.. sad.. looks like a ghost town	6/23/2015 3:15 PM
138	Bored police	6/23/2015 8:26 AM
139	Double taxes.	6/23/2015 7:39 AM
140	The roads could use some work.	6/23/2015 7:23 AM
141	Recreation	6/23/2015 12:24 AM
142	The water and the cost of water we have to pay. I have talked to many of my friends and those that have to pay for water like we do pay the same amount every 3 months that I pay EVERY month. I don't even drink the water - I have to get bottled water.	6/22/2015 10:24 PM
143	It's way behind neighboring towns (Rockford, Cedar Springs etc.).	6/22/2015 10:04 PM
144	Lel's make sure we keep doing what is best for the village and using common sense when helping bring business into the village.	6/22/2015 9:48 PM
145	Not enough restaraunts/businesses to bring people INTO Sparta for a day or night.	6/22/2015 9:25 PM
146	Quite a drive a way from many businesses	6/22/2015 9:18 PM
147	Lack of downtown restaurants, sustainable businesses	6/22/2015 8:58 PM
148	Lack of good fast food Jimmy Johns Quiznos Panera etc and I'd like to see the rodeo grounds sold to Sable and build new homes and maybe a Meijer and one major industrial business for good jobs	6/22/2015 8:57 PM
149	School budget suffering, reducing quality of education	6/22/2015 8:28 PM
150	Code inforcement is lacking for residents and businesses. Schools and ball fields look terrible. Make it easy on yourselves and just copy Rockford in every way. I hate to say it, but no one will live and shop here if everything and everybody looks undesirable.	6/22/2015 8:28 PM
151	Nothing I can think of	6/22/2015 7:16 PM
152	Poorly maintained homes - if you can't take care of your property, you shouldn't have it	6/22/2015 6:47 PM
153	No place to ride atvs ant it is the fastest growing thing out there	6/22/2015 6:28 PM
154	Unkept/cheap residential property.	6/22/2015 6:17 PM
155	People, too much religion	6/22/2015 6:04 PM
156	Lack of restaurants and other venues	6/22/2015 6:04 PM
157	Water and sewer rates	6/22/2015 5:42 PM
158	Too much blight	6/22/2015 5:12 PM
159	Everyone knows everyone's business.	6/22/2015 5:12 PM
160	Empty buildings.	6/22/2015 5:07 PM
161	The amount of rental housing.	6/22/2015 4:56 PM
162	Having just moved here, the water and sewer costs are bit high. Why does Sparta need it's own water system? Maybe it should be tapped into the North Kent system.	6/22/2015 4:39 PM
163	Unattractive businesses, lack of quality restaurants, run down housing and rentals	6/22/2015 3:30 PM
164	The amount of traffic - not the most pedestrian or bicycle friendly	6/22/2015 2:52 PM
165	Theres not enough sidewalks and the roads don't get plowwed enough	6/22/2015 2:37 PM
166	Quality of schools	6/22/2015 2:33 PM
167	Not enough restaurant and retail businesses in the immediate downtown area.	6/22/2015 2:33 PM
168	Some unkempt properties that make the village look shoddy	6/22/2015 2:26 PM



DDA District

- DDA District
- Rivers & Lakes
- Parks
- Village Limits
- Streets**
- Highway
- Secondary
- Private
- Alley
- Freeway





General Building Design Accent Standards Visual Aid



General Building Design Accent Standards per Village of Sparta Zoning Ordinance 11.05

Windows above the first floor shall be vertical in proportion. Large window widths shall be broken -up to maintain a vertical proportion.

Canopy must be opaque. Internally lit canopy not allowed. Canopy must not be cubed or curved except above doorways.

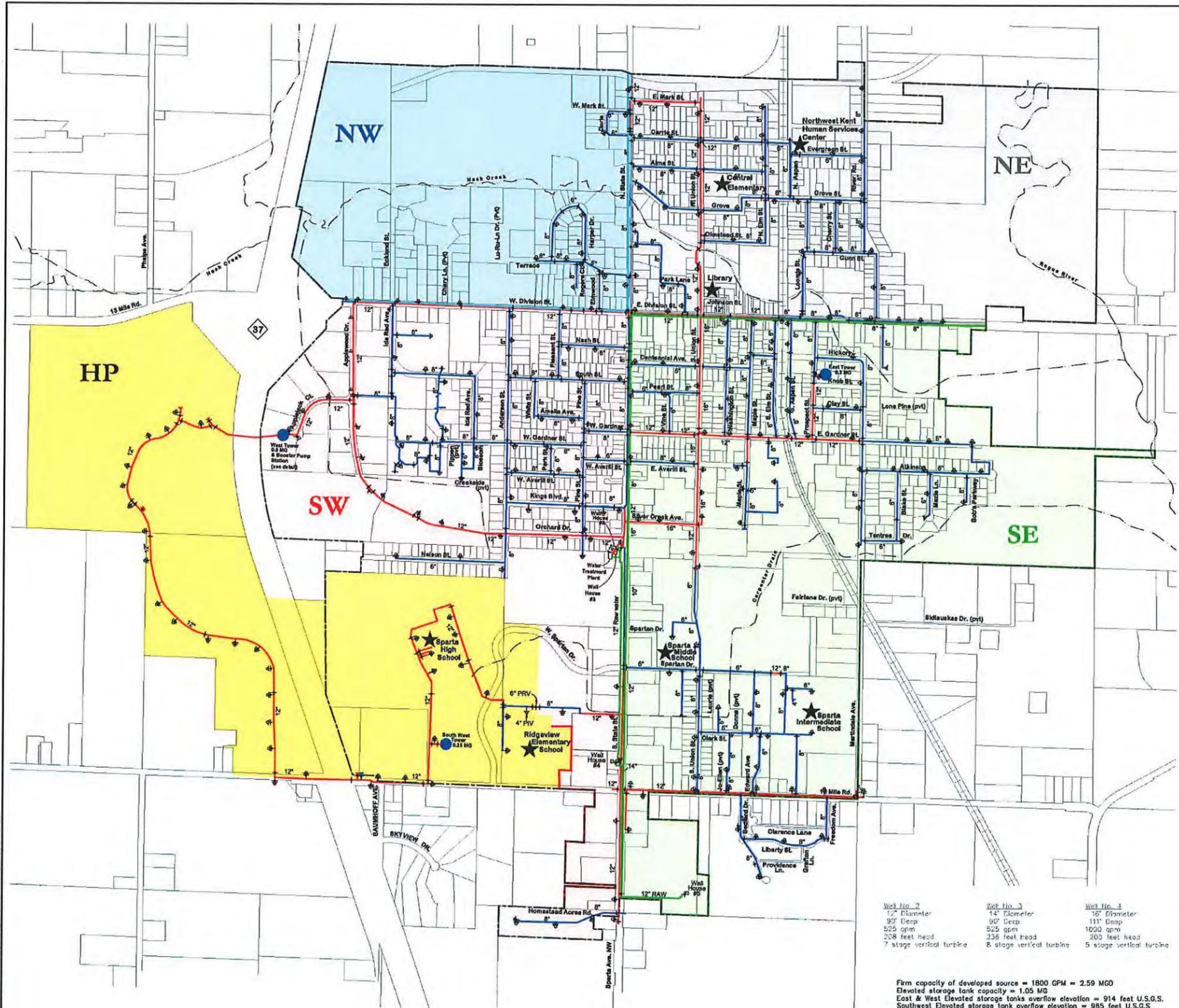
All windows must be "see-through" or light tint.
Do not block view into building except external display allowed.

The use of exterior wall materials on walls that are visible from a public road or a parking lot shall be in compliance with the maximum percentages permitted in the following chart. The following materials are not permitted on any wall visible from a public road or parking lot: pre-cast concrete, concrete formed in place, metal, reflective glass, wood siding, vinyl siding, fiberglass, reinforced concrete, polymer plastic (fypon), exterior insulation and finishing systems (EIFS), plaster, stucco and similar materials. play allowed.

- 1 Blank walls shall not face a public street.
- 2 Walls facing a public street shall include windows and architectural features customarily found on the front facade of a building, such as awnings, cornice work, edge detailing or other decorative finish materials.
- 3 A prominent and usable public building entrance shall be provided at the front of the building.
- 4 Wall massing shall be broken up with vertical pilasters or other architectural elements to reduce scale.
- 5 Windows and doors shall comprise at least forty percent (40%) of the first floor front facade of a building.
- 6 The window area of a facade above the first floor shall not exceed thirty-five percent (35%) of the total facade area of that floor.

Exterior building materials allowed:

Brick or face brick	100%
Stone	10%
Split face block	25%
Glass block	25%
Cast stone	25%

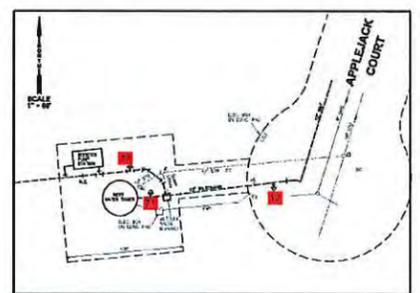


WATERMAIN ATLAS

GENERAL PLAN



- SOUTHWEST HIGH PRESSURE DISTRICT
- RAW WATER LINE
- WATERMAIN, UNDER 12" DIAMETER
- WATERMAIN, 12" DIAMETER & LARGER
- N.C. = NORMALLY CLOSED VALVE

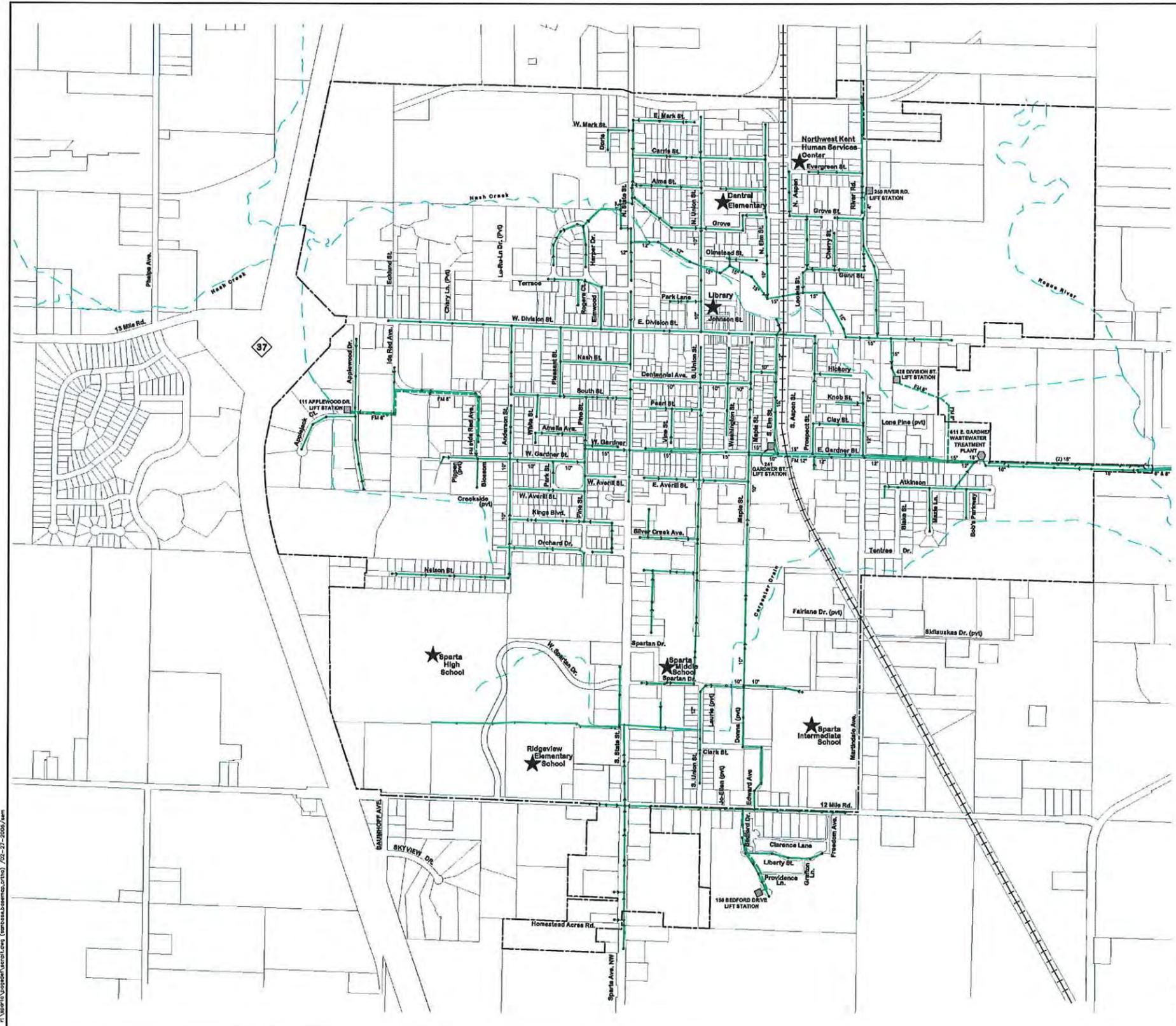


Well No. 2 12" Diameter 90' Deep 525 gpm 228 feet head 7 stage vertical turbine	Well No. 3 14" Diameter 90' Deep 525 gpm 238 feet head 8 stage vertical turbine	Well No. 4 16" Diameter 111' Deep 1050 gpm 200 feet head 5 stage vertical turbine	Well No. 5 16" Diameter 180' Deep 850 gpm 220 feet head 5 stage vertical turbine	Water Treatment Plant 0.8 MGD Design Flow 2.6 MGD Peak Flow Treatment Includes: Ion Exchange Softening Phosphate Addition Fluoride Addition Chlorine Disinfection	SW Booster Pump Station 2 Pumps firm capacity = 1200 gpm 125 feet TDH
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Firm capacity of developed source = 1800 GPM = 2.59 MGD
 Elevated storage tank capacity = 1.05 MG
 East & West Elevated storage tanks overflow elevation = 914 feet U.S.G.S.
 Southwest Elevated storage tank overflow elevation = 985 feet U.S.G.S.

MOORE & BRUGGINK, INC.
 Consulting Engineers
 2020 Monroe Avenue N.W.
 Grand Rapids, Michigan 49505-4198
 Phone: (616) 543-9001

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SANITARY SEWER ATLAS
 — GENERAL PLAN —



- SANITARY SEWER
- - - FORCEMAIN
- LIFT STATION

NOTE: ALL SEWERS ARE 8" DIAMETER
 UNLESS MARKED OTHERWISE

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MOORE & BRUGGINK, INC.
 Consulting Engineers
 2020 Moore Avenue N.W.
 Grand Rapids, Michigan 49505-6298
 Phone: (616) 361-9001



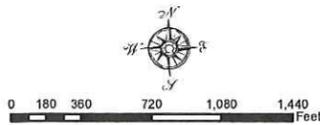
VILLAGE OF SPARTA
KENT COUNTY, MICHIGAN
ZONING MAP 2015

ZONING LEGEND

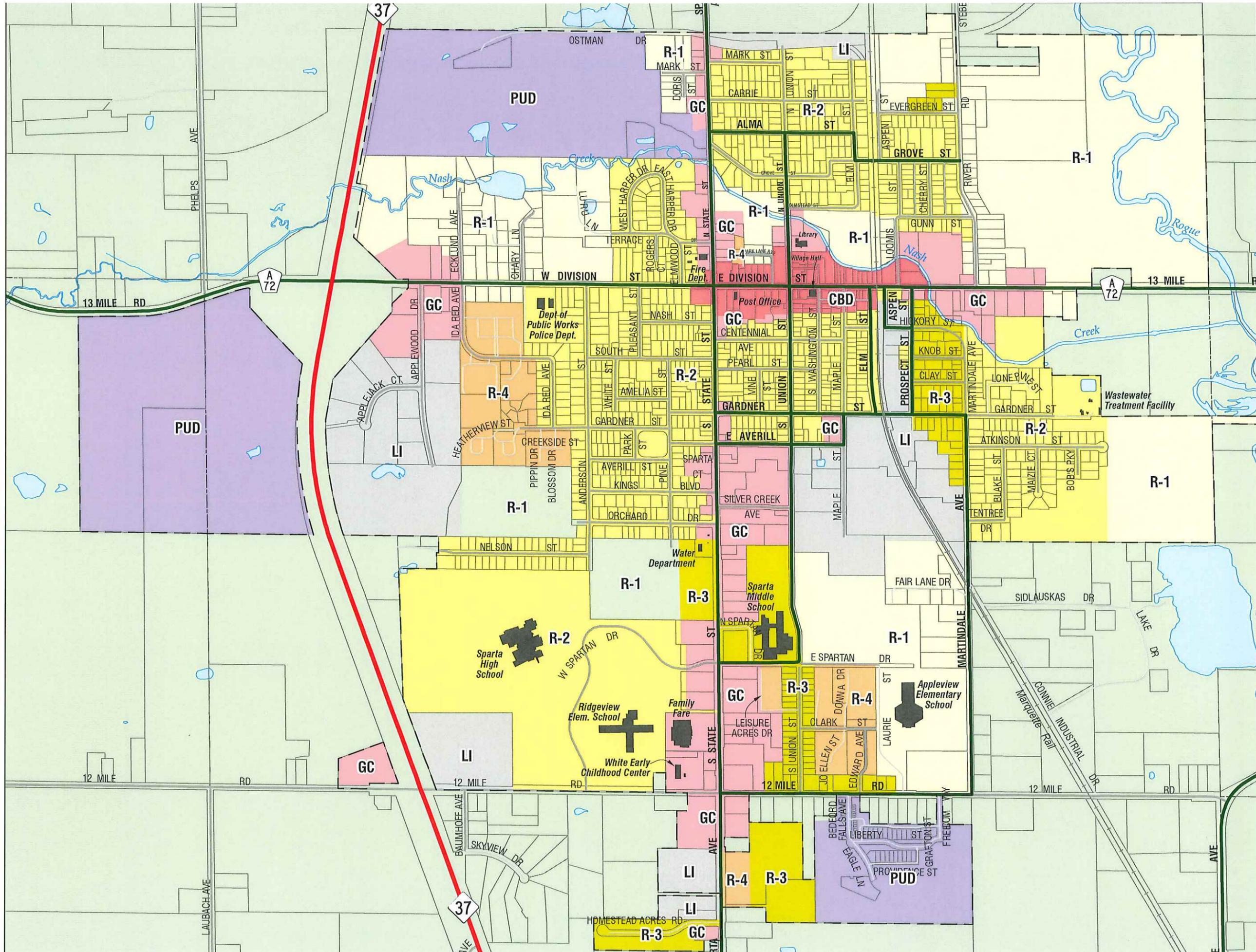
- CBD - Central Business District
- GC - General Commercial
- LI - Light Industry
- PUD - Planned Unit Development
- R-1 - Single Family Residential
- R-2 - Single Family Residential
- R-3 - Single and Two Family Residential
- R-4 - Single, Two, and Multi Family Residential

LEGEND

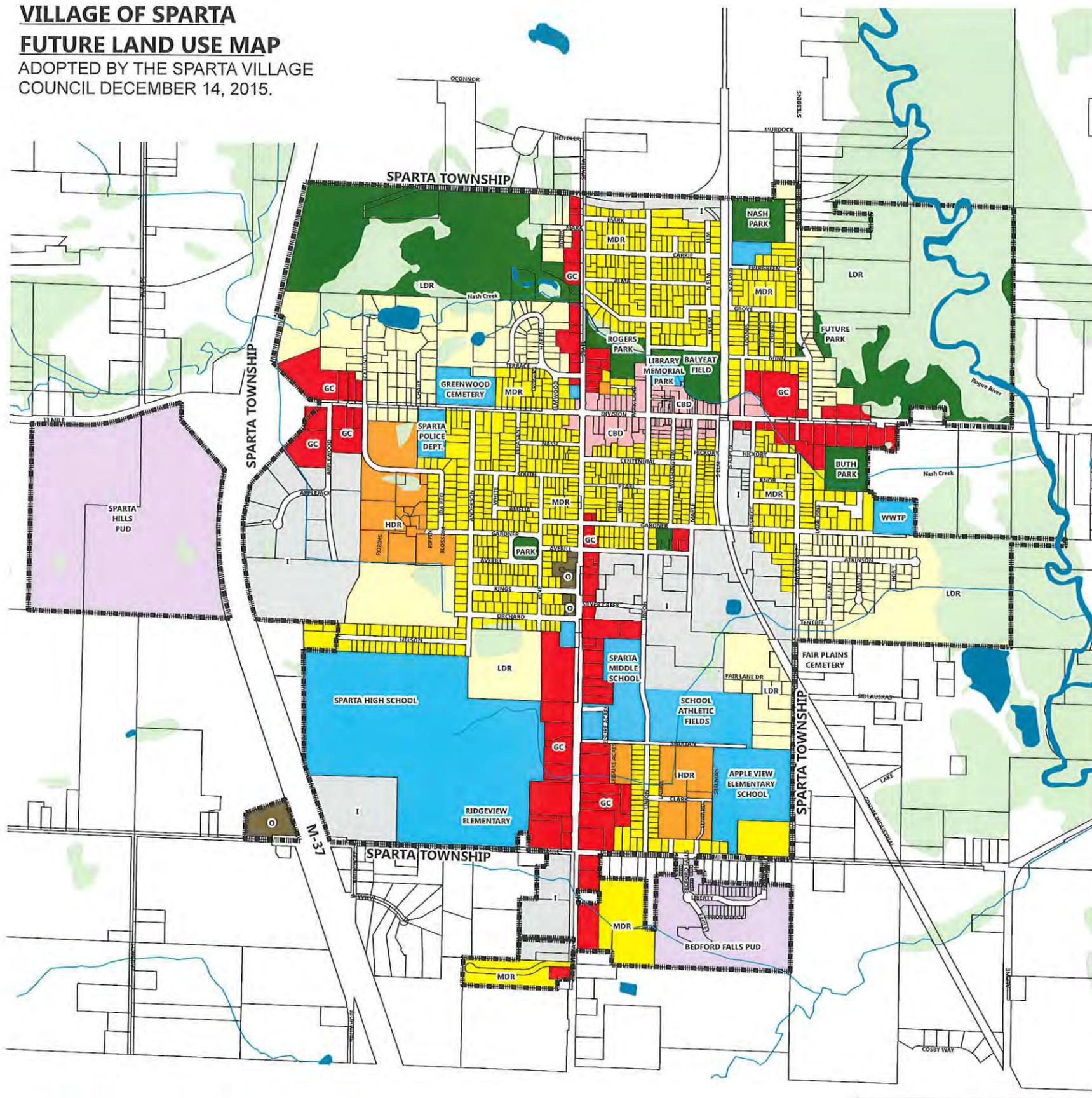
- Rivers & Streams
- Lakes & Ponds
- Railroad
- Major Buildings
- Municipal Boundary
- Section Lines
- Roads & Streets
 - Highway
 - Primary
 - Secondary
 - Private
 - Alley



REGIS
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VILLAGE OF SPARTA
FUTURE LAND USE MAP
 ADOPTED BY THE SPARTA VILLAGE COUNCIL DECEMBER 14, 2015.



FUTURE LAND USE CATEGORIES

LOW DENSITY RESIDENTIAL
LDR

This future land use classification is analogous to the R1 Zoning District and is intended for single family dwellings on lot sizes of 12,000 square feet which is a density of 3.63 dwellings per acre. LDR areas are intended to be served by public water and sanitary sewer. The Plan recognizes a few areas of the Village which fit this pattern. These areas are located along the existing streets of Fair Lane, Atkinson, the east side of River Street, and Chary, Ecklund and Harper. A future LDR area is planned in the northwest portion of the Village south of Ostman Street extended. The presence of wetlands and the natural vegetation makes this area ideal for a planned unit development residential neighborhood as it provides flexible design standards which will allow for the preservation of the natural features of the site. This type of design for these areas was strongly supported by respondents in the 2008 Village Survey. Several new areas are proposed for Low Density Residential. The vacant land at the west terminus of Orchard Street which was planned for High Density Residential in the 2004 Plan is now recommended for LDR. A second new LDR area is proposed for the vacant wooded land behind Holy Family Catholic Church and south of the houses along Orchard Street. While this land is part of the Church property it is proposed for LDR use should it ever convert to private use. Both new LDR areas would be more compatible with nearby single family neighborhoods and would support the Village goal of having 80% of all dwellings be owner occupied. The LDR classification was also supported by the Village Survey. The land at the east end of Atkinson and Ten Tree is also proposed for LDR to better match the nearby existing residential lot sizes. A Planned Unit Development approach would provide flexibility in the layout of streets and lots.

MEDIUM DENSITY RESIDENTIAL
MDR

The primary land use in MDR planned areas would be single family dwellings. Certain non-residential uses such as churches and schools which are generally located in residential areas would also be permitted by Special Land Use. Public water and sewer are required for the density permitted which is between six to eight units per acre. The Medium Density Residential areas are a combination of the R2 and R3 Zoning Districts which comprise the majority of the residential land use in the Village. The R2 Zone permits lot sizes of 5500 sq. ft. and 50 feet wide which are located in the older parts of the Village on Washington, Pearl, Centennial and Gardner although larger lot sizes exist among the smaller ones. Other parts of the Village are zoned R2 but have larger lots more reflective of the R3 Zone which permits lots with 7500 sq. ft. and 75 feet of width. Neighborhoods zoned R2 but consisting of these larger lots are west of State Street along Orchard, King, Anderson and Nelson. Such neighborhoods could be considered for rezoning to the R3 category to avoid any vacant parcels from being divided into 5500 sq. ft. lots which would be out of character with the larger lots in these neighborhoods.

HIGH DENSITY RESIDENTIAL
HDR

This category recognizes existing multifamily developments along Ida Red and Heather View which are zoned R4 as well as the apartments and four unit buildings on the Village streets of Laurie, Clark and Edwards and Leisure Acres located south and east of Sparta Middle School. The Plan also illustrates several multi-family buildings at the end of Park Lane and on Union Street south of Silver Creek. With a Master Plan goal of 80% home ownership no new multi-family areas are planned in the Village. The industrial land uses along Prospect and Elm which are zoned R4 should be rezoned to Industrial to reflect the existing viable industries.

OFFICE
O

The Office Future Land Use classification is intended to provide opportunities for small scale office uses to serve the needs of the larger community. Uses within the Office classifications may include insurance sales offices, realtors, banks and offices of businesses and industries. Office uses are encouraged as buffers between residential uses and less aesthetically desirable uses within the community such as industrial uses and railroad tracks. The Plan recommends Office use along the west side of State Street between Averil and Orchard. This frontage is zoned GC, General Commercial with several houses, a church, and an office building fronting on Stated Street. The Office designation is proposed as a means to provide land uses along State Street which will have less of an impact on the single family neighborhood to the west and to encourage land uses which will generate fewer vehicle trips on State Street than retail uses would. In order to accomplish this an Office zoning district will need to be adopted and this area rezoned to Office. The Future Land Use Map illustrates a medical service facility on the northwest corner of M-37 and 12 Mile Road built in 2009 and operated by Spectrum Health. This land became part of the Village through an Act 425 land transfer agreement. Water and sanitary sewer service have been extended to the site.

GENERAL COMMERCIAL
GC

This category recognizes the existing commercial areas in the Village outside of the Central Business District which are zoned GB, General Business and NC, Neighborhood Commercial. The General Commercial category includes generally recognized retail, office and service uses which serve the residents of Sparta Village and Sparta Township as well as passing traffic. The Plan recommends that the GB and NC Zones be combined as there is not a substantial difference between the two zones in terms of uses permitted, district standards and the geographical areas they are intended to serve.

CENTRAL BUSINESS DISTRICT
CBD

The Central Business District category corresponds to the CBD Zoning District which located along Division Street from just west of State Street eastward to Nash Creek. The CBD serves as the older, traditional center of the Village and contains a number of historic two story buildings housing a variety of retail and service uses. In 2009 the Village completed a streetscape project on Division Street within the CBD. Also in 2009 the Village completed the Sparta Downtown Blueprint which made a number of specific recommendations to maximize the potential of the CBD. In particular the Blueprint encouraged the use of the second story in downtown buildings for office and residential uses. A Design Manual developed by the Downtown Development Authority provides explicit design recommendations for restoration of existing buildings and for new buildings as well.

INDUSTRIAL
I

This future land use classification is intended primarily for light industrial (I) uses with limited nuisance characteristics. Manufacturing, production, processing, assembling and packaging from previously prepared materials within an enclosed building are generally acceptable. Uses should be appropriately screened. Outdoor storage of materials should be extremely limited and if permitted should also be appropriately screened. Heavier industrial uses that might process assemble, manufacture or package directly from raw materials will only be considered in locations which are separated from residential uses. The Plan recognizes those lands and buildings zoned Industrial. Property currently owned by Sparta Area Schools on the east side of Union Street is planned for industrial land use in the event that the property becomes available in the future.

PLANNED UNIT DEVELOPMENT
PUD

There are three existing Planned Unit Developments Zoning Districts in the Village; Sparta Hills PUD, Bedford Falls PUD and one on Ostman Drive. The Sparta Hills PUD is on the west side of M-37 and is the result of a Circuit Court decision which calls for a mix of single and multi-family dwellings and some commercial. The Bedford PUD south of 12 Mile Road has both detached single family dwellings and multi-family buildings arranged in a neo-traditional development pattern with sidewalks, front porches, garages in the rear and narrow lot and short building setbacks.

PUBLIC/INSTITUTIONAL
P/I

This future land use category recognizes those lands and facilities that are owned or operated by a government agency or are supported by public funds and include government buildings, libraries, cemeteries and public schools.

PARKS
P

The Park classification includes both existing and proposed public parks which are illustrated on the Future Land Use Map and described in detail in the Sparta Community Recreation Plan 2012-2017.

ENVIRONMENTALLY SENSITIVE AREAS

This category illustrates lands containing wetlands and/or floodplains. Zoning Ordinance regulations provide protection from encroachment by development.



progressive ae
 1813 MAIN PD RD
 SPARTA VT 05786
 802.253.2964 OFFICE
 802.253.2959 FAX
 www.progressiveae.com



UPDATED 2015 MAP
 BY WADE TRIM, INC.

SOURCE: BASE INFORMATION PROVIDED BY REGIS