

MINUTES OF THE VILLAGE OF SPARTA PLANNING COMMISSION

Monday, March 24, 2014, 7 PM

Sparta Township Hall, Sparta, Michigan

Present: Chairman William Hayes; Village President Skip Meyer; Village Council Member Gary Moody; Commissioners Dwayne Pride, David Chambliss and Brenda Braybrook
Also present Village Manager Martin Super
Absent: Commissioners Aaron Wiley and Hudson Miller

1) / 2) Call to Order / Pledge of Allegiance: The meeting was called to order at 7 PM by Chairman Hayes, followed by the Pledge of Allegiance.

3) Roll Call: Formal roll call was taken. Members present are noted above.

4) Minutes

A. Accept Planning Commission Meeting Minutes of December 30, 2013: Motion by Pride, second by Moody, to approve the Minutes as written. Motion carried unanimously.

5) Additions or Corrections to the Agenda: None.

6) Public Comment on Agenda Items: Kristi Dougan of 298 Pine is an adjoining residential neighbor and is excited about the plan. It will be a change. Some concerns that a commercial business brings include drive through traffic. Landscaping is desired. She had concerns about fencing; water issues on the property; the garbage location, fencing in the location, the location being maintained as well as being in folks' backyards.

7) Communications: March 24, 2014, letter from Brian G. Vilmont, P.E., of Prein & Newhof, the Village's engineers. March 14, 2014, memo from Martin Super, Village Manager, to the Planning Commission.

8) Public Hearing

A. Site Plan 313 S State St 41-05-282-017

Public Hearing opened at 7:08 PM

Todd Shaw spoke on behalf of the applicant. He discussed other nice projects in which he has been involved and stated the dumpster will be screened. He introduced Mike Baker of Nederveld, Dr. Miller the owner/occupant of the project, Josh Reynolds of Rockford Construction, and Dixon Architects. The parties are willing to work with the neighbors and are appreciative of the people they work with. Biggby's Coffee will have a drive-through on site, and there will be an outside patio area.

Moody wants some fencing; the parties are willing to work with the neighbors and staff regarding fencing. Paul Homrich inquired about the property accommodating the fire truck ladder.

Public Hearing closed at 7:22 PM

9) Unfinished Business

A. None

10) New Business

A. Site Plan 313 S State St: Motion by Meyer, second by Chambliss, to accept the site plan with the changes discussed and the promises made tonight, including the neighbors' input, landscaping and screening. Motion carried unanimously.

B. Next Meeting: Motion by Meyer, second by Moody, to accept Martin Super's memo proposal of March 14, 2014, and to refer the matter to the Council. Motion carried unanimously. Super was complimented and thanked for the job he has done for Sparta and the accomplishments made.

11) Public Comment: Kristi Dougan thanked the Commissioners.

12) Commission Comment: It is nice to see people with interest attend the meeting.

13) Adjournment: Motion by Pride, second by Meyer, to adjourn the meeting at 7:30 PM; motion carried. No future meeting has been set at this time.

Respectfully submitted,
—Toni Potes