

MINUTES OF THE VILLAGE OF SPARTA PLANNING COMMISSION
Thursday, May 8, 2014, 7 PM
Village Hall West, Sparta, Michigan

Present: Chairman William Hayes; Village President Leonard Meyer; Village Council Member Gary Moody; Commissioners Dwayne Pride, Brenda Braybrook, Hudson Miller, Becky Rogers, and David Chambliss (7 PM arrival)
Also present Interim Village Manager Sharon DeLange
Absent: Commissioner Aaron Wiley

1) / 2) Call to Order / Pledge of Allegiance: The meeting was called to order at 6:55 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

Accept Planning Commission Meeting Minutes of April 28, 2014: Motion by Moody, second by Pride, to approve the Minutes. Motion carried 7 to 0.

5) Additions or Corrections to the Agenda: Addition of John and Pat Fyneweever's letter as 7)D. of Communications.

6) Public Comment on Agenda Items: None.

Executive Session: Motion by Meyer, second by Moody, to go into closed session at 7:05 to review written legal opinion. "Yes" vote by Moody, Meyer, Miller, Pride, Braybrook, Rogers and Hayes. No opposition. Motion carried 7 to 0.

Executive Session ended at 7:10 p.m.

7) Communications

- A. Review of 313 S. State St. Site Plan from MainStreet Planning Co (Subway)
- B. Review of 313 S. State St. Site Plan from Prein & Newhof (Subway)
- C. Response to Site Plan Review from Mike Baker, P.E., Project Manager
- D. Letter from John and Pat Fyneweever

8) Public Hearing

- A. Special Land Use for Class I Properties, LLC
- B. Special Land Use for Subway

Public Hearing opened at 7:10 PM

A. Mary Chase of 57 Kings Blvd questioned the location and hours. There are three businesses: the doctor's office, the second is questionable, and Biggby Coffee which closes at 10 PM.

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Discussion on hours and what the ordinance allows. Biggby will have inside service, too. The drive through goes straight out to State, and Kings. Developer Todd Schall is working with the neighbors on the landscaping; proposals will go before the Village staff.

B. Michael Fitz of 38 Kings Blvd had concerns about traffic flow and lights shining in his home. The Schuitemas of Subway and Mike Baker are suggesting hedges, tall grass, shrubs, and screening.

Mary Chase stated that traffic will significantly increase. Will a light be necessary? The County would have control of that, not the Village.

Public Hearing closed at 7:22 PM

9) Unfinished Business

A. Approval of Special Land Use Application for Class I Properties, LLC: Motion by Meyer, second by Miller, to approve the special land use request. Motion carried 8 to 0.

10) New Business

A. Approval of Special Land Use Application for Subway: Motion by Meyer, second by Pride, to approve the special land use request. Motion carried 8 to 0.

11) Public Comment: Mike Baker asked if this includes the site plan review. Yes.

Motion by Moody, second by Pride, to recommend to the Village Council approval of the special land use request, providing the site plan meets the conditions of our site outline. Motion carried 8 to 0. Note: all conditions have been met.

Mary Chase clarified that the special land use permit goes with the land, not the business.

12) Commission Comment: Meyer stated the Village will work with the citizens. Pride thanked petitioners for continuing to invest in our community. Thank you to the engineers and developers, and they reciprocated to the Village.

13) Adjournment: Motion by Pride, second by Moody, to adjourn the meeting at 7:30 PM; motion carried 8 to 0.

Respectfully submitted,

—Toni Potes
Recording Secretary