

MINUTES OF THE VILLAGE OF SPARTA ZONING BOARD OF APPEALS  
Monday, April 28, 2014, 5 PM  
Sparta Township Hall, Sparta, Michigan

Present: Planning Commissioner William Hayes, Village Councilman Bob Whalen,  
Paul Homrich, Robert Liscombe and Gale Taylor  
Also present: Interim Village Manager Sharon DeLange

1) / 2) Call to Order / Pledge of Allegiance: The meeting was called to order at 5 PM by Interim Village Manger Sharon DeLange followed by the Pledge of Allegiance.

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

4) Minutes

None. Last meeting was 2011—Minutes of that meeting have been already approved.

5) Additions or Corrections to the Agenda:

Addition: Election of Zoning Board of Appeals Chairperson. Motion by Taylor, second by Homrich, to elect Robert Liscombe as chairperson. Motion carried unanimously.

Corrections: 313 is Subway's address, 275 is the petitioner's address.

7) A) *ZBA Application for ~~313~~ 275 S. State St.*

10) A) *Board Action on ~~313~~ 275 S. State St. Variance Request*

6) Public Comment for Agenda Items: None.

7) Communications

A. ZBA Application for 275 S. State St.

B. Memo from DDA Director—in support of the variance request.

C. Review of Site Plan from Prein & Newhof

8) Public Hearing

A. SEE ATTACHED PUBLIC HEARING NOTICE

Petitioner is requesting a 10-foot variance from front yard setback in the GC Zone District (a reduction from 35 feet to 25 feet).

Public Hearing opened at 5:05 PM.

Dwayne Pride of 466 Atkinson questioned if the Master Plan shows a setback, and how much of a various is requested. Yes, 35 feet but parking in this situation would be eliminated. Petitioner is requesting a 10-foot variance.

Gary Moody of 155 South Street asked if we go forward, is parking always going to be in the rear? Yes, that's the plan.

DeLange stated that the DDA and Village are also making this request.

John Fynewever lives next to the development and would like it pushed closer to State Street.

Todd Shaw is the developer working with the doctor (petitioner). This request cleans things up.

Public Hearing closed at 5:12 PM.

#### 9. Unfinished Business

A. None

#### 10. New Business

A. Board Action on 275 S. State St. Variance Request—Motion by Whalen, second by Hayes, to grant the variance request. Motion carried unanimously.

11. Announcements—Subway will need the same variance. A hearing is scheduled for May 8, 2014.

12. Public Comment—Gary Moody stated it is a good choice.

13. Adjournment—Chairman Liscombe adjourned the meeting at 5:19 PM. The next meeting of the Village of Sparta Zoning Board of Appeals will be Thursday, May 8, 2014, at 5 PM.

Respectfully submitted,

—Toni Potes  
Recording Secretary