



To: Planning Commission Members
From: Julius Suchy, Village Manager
Date: December 29, 2017
RE: 2017 Planning Commission Annual Report

The Village of Sparta Planning Commission is required to provide an annual report of its activities for each calendar year. This report is to fulfill Article II, Section 19 of Public Act 33 of 2008 (Michigan Planning Enabling Act).

The Michigan Planning Enabling Act states that “planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body relating to planning and development.”

Site Plan and Special Land Use Permit Review:

During 2017 the Commission reviewed 3 site plans, down from 4 site plans in 2016. A summary of the reviewed site plans:

- Natural Choice Foods (2380 13 Mile Rd.) – Site Plan Review
The Planning Commission reviewed and approved the proposed 90,000 sq. ft. building with potential to expand to 150,000 sq. ft.

- Consumers Energy (679 S. State St.) – Site Plan Review
The Planning Commission reviewed and approved the changes to the site plan allowing Consumers more storage area for poles.

- Country Meadows #6 – Preliminary Plat Review
The Planning Commission reviewed and approved a preliminary plat of 43 houses that would connect to Tentree St, Sable Developing is the developer.

2018-2023 Capital Improvement Plan:

The Planning Commission created a CIP committee who met with Village staff and ultimately the Planning Commission reviewed and recommended approval to the Village Council.

Sign Ordinance Review & Update:

Planning Commission has spent a significant amount of time reviewing potential language for an ordinance update with the assistance of our planning consultant Jan Johnson. Staff attended a training in October and it is anticipated that the sign ordinance will be amended in 2017 to reflect the Reed v. Gilbert case law changes.

New Ordinances & Amendments:

- Ordinance #17-01 – An ordinance to amend the Sparta Code of Ordinances to increase the number of lots allowed to be built off one access road from 40 lots to 50. Ordinance Amendment was approved by Village Council.
- Ordinance #17-02 – A new ordinance to amend code of Ordinances Section 82-112 Fences and Walls. Amendment was approved by Village Council.
- Ordinance #17-03 – An ordinance to amend code of Ordinances Section 82-63 Definitions. This ordinance was approved by Village Council.
- Ordinance #17-04 – An ordinance to amend code of Ordinances Section 82-113 Intersection Visibility. This ordinance was approved by Village Council.
- Ordinance #17-05 – An Ordinance to Amend Code of Ordinances Article VII “Signs”, Section 82-466 “Off-Street Parking & Loading” & Section 82-386 “Special Land Use” for Language Related to Signs. This ordinance was tabled until additional language could be reviewed to deal with temporary signage.
- A number of other ordinances were introduced but those won’t be reviewed and approved until 2018.

Rezoning Requests:

During 2017 the Commission reviewed the following rezoning requests:

- 71, 75, 80 & 86 N. Union St from General Commercial GC to Central Business District (CBD)
Planning Commission reviewed a request from Village staff to rezone the property to more closely fit the characteristics of the surrounding zoning and neighborhood. Planning Commission recommended approval and Village Council approved the rezoning at the March 2017 Village Council meeting.
- 49 Loomis and 300 Gunn Street from R-1 Residential to R-2 Residential Zoning
In 2009 the Village rezoned a number of properties on Loomis to more closely fit with the neighboring parcels. 49 Loomis and 300 Gunn Street were R-1 spot zoning and fit more closely with the R-2 zoning designation. Staff proposed the request to help clean up the zoning map. Planning Commission recommended approval and Village Council approved the rezoning at the October 2017 Village Council meeting.

2017 Planning Commission Members Attendance:

The Planning Commission held 10 meetings in 2017, up from 9 meetings in 2016.

<u>Commissioner</u>	<u>Attended</u>	<u>Notes:</u>
Dwayne Pride	4/4	Resigned from board after April meeting
Jon Braybrook	5/5	Appointed to board in July
Kristi Dougan	9/10	
Chad Fisk	10/10	
Rose Frederick	8/10	
William Hayes	9/10	
Hudson Miller	4/6	Resigned from board after June meeting
Josh Paas	3/5	Resigned from board after June meeting
Jayne Paasch	6/9	Resigned from board after November meeting
Robert Liscombe	4/4	Appointed to board in August
Jamie Christie	4/4	Appointed to board in August
Paul Homrich	1/1	Appointed to Board in November