MINUTES OF THE VILLAGE OF SPARTA PLANNING COMMISSION

Regular Meeting of Tuesday, January 3, 2017, 7PM

Sparta Township Hall, Sparta, Michigan

**2017 Village of Sparta Planning Commission Members**

Chairman Dwayne Pride (2017), Vice Chair vacant

Commissioners: Village President Kristi Dougan (2016), Village Council Member Jayne Paasch (2016),

Josh Paas (2016), Rose Frederick (2017), William Hayes (2018), Hudson Miller (2018), Chad Fisk (2018);

Recording Secretary Toni Potes; Capital Improvement Plan Committee (CIP): Chad Fisk, Josh Paas & Dwayne Pride

Present: Chairman Dwayne Pride; Vice Chair vacant

Commissioners Chad Fisk, Kristi Dougan, William Hayes, Hudson Miller, Josh Paas, Rose Frederick and

Jayne Paasch

Also Present: Village Manager Julius Suchy

Absent: Recording Secretary Toni Potes and Commissioner Hudson Miller

1) / 2 Call to Order / Pledge of Allegiance: The meeting was called to order at 7:00 PM by Chairman Pride followed by the Pledge of Allegiance.

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

4) Minutes

a) Approve Regular Planning Commission Meeting Minutes of November 10, 2016: Motion by Hayes,

second by Dougan, to approve the Minutes. Motion carried unanimously,

5) Additions or Corrections to the Agenda – Approval of Agenda: There were no additions or corrections to the Agenda.

Motion by Hayes, second by Dougan, to approve the Agenda. Motion carried unanimously.

6) Public Comment on Agenda Items: None.

7) Communications: None.

8) Public Hearing: None.

9) New Business

a. Selection of Chair, Vice Chair & Secretary

a. Nominations: Nominations opened at 7:03 PM.

For Secretary: Toni Potes

For Vice Chair: Josh Paas

For Chair: Hudson Miller

b. Close Nominations: Nominations closed at 7:07 PM.

c. Motion to Appoint Chair & Vice Chair: Motion by Dougan, second by Paasch to select Toni Potes as

Secretary, Josh Paas as Vice Chair, and Hudson Miller as chair. Motion carried unanimously.

b. 2016 Planning Commission Annual Report: The report includes a list of the site plan and special land use permit

reviews, Capital Improvement Plan 2017-2022, new ordinances and amendments, rezoning requests reviews,

and Planning Commission meeting attendance.

c. Introduce 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.

Consensus of the Planning Commission was for the Village Manager to schedule the public hearing for the

February 6, 2017 Planning Commission meeting.

d. Off-Street Parking Construction Requirement Discussion. The Planning Commission members do not want gravel

to be used for parking lots they want the lots to have asphalt. The Planning Commission did indicate they would

be open to amending the language regarding curbs for recreational facilities. Village Manager Suchy indicated

he will draft language and bring it to a future meeting.

e. Discuss Rezoning the Properties located on N. Union St. from General Commercial to Central Business District.

The parcels for rezoning would be Civic Center – 75 N. Street, Historical Commission – 71 N. Union Street,

Masonic Temple Building – 86 N. Union Street and Library – 80 N. Union Street. The parcels would be rezoned to

Central Business District (CBD). Planning Commission agrees to move forward with the rezoning. Village

Manager Suchy will be in touch with property owners to let them know about the rezoning. A Rezoning Public

Hearing will be scheduled for the February 6, 2017 Planning Commission Meeting.

10) Unfinished Business

a. Review Draft #3 on Sign Regulations to comply with Reed v. Gilbert Supreme Court Decision

Planning Commission Members want to eliminate Central Business District from allowing Electronic Message Board

Signage.

11) Public Comment:

John Bitely from Sable Homes and gave an update on Country Meadows still working with the Drain Commission.

Mr. Bitely also indicated the Village doesn’t want to be too restrictive on signage as it can negatively impact

businesses.

12) Commission Comment:

Bill Hayes will not be to the February Planning Commission Meeting.

Dwayne Pride will be moving out of Sparta. Does not have an exact date, February may be his last meeting.

13) Next Meeting – Regular Meeting February 6, 2017

14) Adjournment: Motion by Hayes, second by Dougan, to adjourn at 8:00 P.M.

Motion carried.

Pam Buchanan

Acting Secretary