

MINUTES OF THE VILLAGE OF SPARTA PLANNING COMMISSION  
Regular Meeting of Monday, March 7, 2016, 7 PM  
Sparta Township Hall, Sparta, Michigan

**2016 Village of Sparta Planning Commission Members**

Chairman Dwayne Pride (2017), Vice Chair Brenda Braybrook (2017)  
Vacant (2016), Kristi Dougan (2016), Jayne Paasch (2016),  
Rose Frederick (2017), William Hayes (2018), Hudson Miller (2018), Chad Fisk (2018); Secretary Toni Potes  
Capital Improvement Plan Committee (CIP): (vacancy), (vacancy) & Dwayne Pride

Present: Chairman Dwayne Pride; Vice Chair Brenda Braybrook;  
Village President Kristi Dougan; Village Council Member Jayne Paasch;  
Commissioners Rose Frederick, Chad Fisk, William Hayes, and Hudson Miller  
Also Present: Village Manager Julius Suchy

1) / 2) Call to Order / Pledge of Allegiance: The meeting was called to order at 7 PM by 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 February 1, 2016: Motion by Hayes, second by Braybrook, to approve the Minutes. Motion carried unanimously.

6) Additions or Corrections to the Agenda — Approval of Agenda: There were no additions or corrections to the Agenda. Motion by Dougan, second by Paasch, to approve the Agenda. Motion carried unanimously.

7) Public Comment on Agenda Items: None.

8) Communications: None

9) Public Hearing: None.

10) Unfinished Business:

A. Recommended Modifications to Sign Regulations to comply with Reed v. Gilbert Supreme Court Decision

Janis Johnson, Main Street Planning Company provided a memo and a summary of the changes that will be required following the Reed v. Gilbert Supreme Court decision. The Village will need to amend sign ordinance regulations to eliminate language that regulates the “content” of signs and instead make sure all content regulates the size and

form of the sign. Planning Commissioners asked questions regarding the court decision and Janis indicated she will bring back a draft ordinance for the May planning commission meeting.

B. Ordinance #15-02 Accessory Structure Height Clarification

Manager Suchy wanted to clarify if commissioners had intended for the accessory structure height to be increased to 21' or if it was intended to be 18'. The ordinance was passed with the 21' height limit but in reviewing notes Manager Suchy was unable to find any language regarding the change in height other than remembering it was brought up at a meeting regarding snow loads. Commissioners indicated that they were ok with the 21' requirement as long as there is still language in the ordinance that restricts the height by the principal structure, which Manager Suchy indicated that there is. Consensus was that the 21' language was ok and there was no need to consider an amendment to Ordinance #15-02.

11) New Business

A. Site Plan Review—Tesa Tape Bank (324 S. Union St.):

Representatives from Tesa Tape were present and Joe Geelhoed of Dan Vos Construction presented the expansion plans. The facility will add just under 30,000 sq. ft. of new construction and the parking lot will need to be moved to accommodate that expansion. Mr. Geelhoed also explained the storm water plans and how the detention pond would be used and that the property would be secured by a fence around the perimeter of the property. Tesa has submitted plans to the DEQ and the County Drain Commissioner and does not anticipate any issues receiving those approvals.

Commissioner Miller asked how many jobs would be created and Mr. Filbrandt the plant manager indicated that 10 have been added this year to train the new employees for the expansion and more will be added in the future.

Commissioner Dougan asked if the permits are not approved, could that put the project on hold. Mr. Geelhoed responded that yes, but that there are other alternatives, but they don't anticipate the permit approvals being an issue.

Manager Suchy asked what the height of the stack would be and if that could change based on DEQ review. Mr. Geelhoed indicated that they submitted a 76' height for the stack and that was based on engineering and should be a solid number for the DEQ. If the DEQ requests that it be increased than that would need to change on their plan.

Motion by Hayes, second by Dougan, to approve the site plan dated February 29, 2016. Motion carried unanimously.

B. Application for Preliminary Plat Review for Country Meadows #6 located at parcel #41-05-23-276-010 by Sable Developing Inc.

John Bitely of Sable Developing Inc. presented his preliminary plat proposal for Country Meadows #6. This development would be 44 lots and would connect to Tentree St. and Bob's Parkway. The project had previously gone through preliminary plat review but the development never received final plat approval and so the process had to start over. John pointed out changes to lot 76 and 77 to allow for easier access around the drain and other changes to allow for lots to be more desirable.

Manager Suchy read through a portion of his review and indicated the main concern was that lot 84, 85 and 90 did not meet the 50' minimum requirement for lot frontage. John indicated that some communities allow the lot frontage to be calculated from the setback line, not the actual property at the frontage. However he indicated that it was likely an engineer oversight and he can make the necessary changes.

Motion by Dougan, second by Hayes to provide preliminary plat review approval from Planning Commission for Country Meadows #6 dated March 1, 2016 subject to all lots meeting the minimum 50' lot frontage requirement.

Motion carried unanimously.

C. Ordinance #16-01 Maximum Height Amendment to All Districts

Janis Johnson, Main Street Planning Company provided an overview of the proposed amendment. The current ordinance addresses maximum building height and limits it to 35', this amendment would allow the village to avoid variance requests for height in the industrial district.

Commissioners asked how this would impact the residential districts and Janis indicated that you could have different height limits based on the district but you would likely want to include residential as well as commercial and industrial to be fair. There was a discussion on whether we would like to add an Ag section to deal with grain elevators and barns.

Manager Suchy indicated that the amendment that comes before the planning commission in April will align with Tesa Tapes stack requirement to ensure that we don't make them jump through extra hoops. Janis also pointed out that there will be a section that allows for structures above the amendment height limit by receiving special land use approval. A new draft of the amendment will come back to the planning commission for the April meeting.

12. Public Comment: Bill Taylor and Christine Robinson were present as public and both commented that they enjoyed the discussion and were excited about the development occurring in the Village.

13. Commission Comment:

14. Next Meeting — Regular Meeting April 4, 2016

15. Adjournment: Adjourned by executive privilege by Pride at 8:52 PM.

Respectfully submitted,  
—Julius Suchy  
Acting Secretary