

MINUTES OF THE VILLAGE OF SPARTA ZONING BOARD OF APPEALS
Thursday, May 8, 2014, 5 PM
Sparta Township Hall, Sparta, Michigan

Present: Chairman Robert Liscombe, Planning Commissioner William Hayes,
Village Councilman Robert Whalen, Board Members Paul Homrich 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
Chairman Liscombe followed by the Pledge of Allegiance.

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

4) Minutes

A. Accept the ZBA Minutes of April 28, 2014: Motion by Whalen, second by Taylor,
to accept the Minutes. Motion carried unanimously.

5) Additions or Corrections to the Agenda: Motion by Whalen, second by Hayes, to approve
the Agenda. Motion carried unanimously.

6) Public Comment for Agenda Items: Manager DeLange clarified that the variance request is
coming from the Downtown Development Authority and that it would move the business
closer to State Street, allowing more parking behind the business.

Mary Chase of 57 Kings Blvd confirmed the variance setback amount and asked if the entire
project is considered 313. It is not; 275 is the other business. New addresses were issued
recently. She confirmed the property is zoned Commercial. Parking and landscape will be
addressed at the 7 PM Planning Commission meeting.

Mike Baker, the applicant's engineer, stated the whole setback is 35 feet (25 foot applies to
residential portions).

7) Communications

A. ZBA Application for 313 S. State St.

B. Review of Site Plan from MainStreet Planning Co.

C. Response to Site Plan Review from Mike Baker, P.E., Project Manager

Additions:

D. Letter from John and Pat Fyneweaver

E. Communication dated May 8, 2014, from the Village's attorney

F. Letter from Dwayne Pride

8) Public Hearing

A. SEE ATTACHED PUBLIC HEARING NOTICE

Public Hearing opened at 5:08 PM.

Dwayne Pride of 466 Atkinson voiced concerns about increased traffic.

Mary Chase confirmed that hours of operation would be addressed at the Planning Commission meeting.

It was clarified that Main Street Planning is the official planner for the Village.

The DDA is asking for this variance. The Planning Commission will hear the matter after the ZBA. The process of involving the Village planner needs to be made clear to the new Village manager.

Public Hearing closed at 5:13 PM.

9. Unfinished Business

A. None

10. New Business

A. Board Action on 313 S. State St. Variance Request: Motion by Whalen, second by Hayes, to grant the variance request. Motion carried.

11. Announcements: None.

12. Public Comment: None.

13. Adjournment: Chairman Liscombe adjourned the meeting at 5:15 PM. The next meeting of the Village of Sparta Zoning Board of Appeals will be scheduled at a later time and date.

Respectfully submitted,

—Toni Potes
Recording Secretary