

MINUTES OF THE VILLAGE OF SPARTA ZONING BOARD OF APPEALS  
Monday, August 31, 2015, 7:00 PM  
Village Hall West, Sparta, Michigan

Present: Chairman Robert Liscombe, Planning Commissioner William Hayes, Village Councilman Robert Whalen, Board Members Paul Homrich and Gary Moody  
Also present: Village Manager Julius Suchy, Packaging Personified Representatives James Wood and Carl Allen.  
Absent: None

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

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

4) Minutes

A. Accept the ZBA Minutes of June 2, 2014: Motion by Whalen, second by Hayes, to accept the Minutes. Motion carried unanimously.

5) Additions or Corrections to the Agenda: None

6) Public Comment for Agenda Items:

- Dwayne Pride (466 Atkinson, Sparta MI) – Asked if Planning Commission had provided a recommendation on this issue. Manager Suchy responded and indicated that this item is an appeal to the ZBA and does not go to the Planning Commission for a recommendation.
- Stan Kubakowski (105 Prospect, Sparta MI) – Indicated that he was worried about the noise at the plant currently and asked if this was going to make it worse. Mr. Woods from Packaging Personified indicated that adding the silos would not increase noise, the company can only empty one rail car of raw material at a time. The process that is noisy is the actual transfer from the rail car to the silo. He indicated that they could look into reducing the noise created from this process.
- Jeff Rogers (100 Prospect, Sparta MI) – Just wanted to be informed about what was going on with this proposal.

7) Communications – None

8) Public Hearing

1. *Dimensional variance of 25 feet from Section 82-314 Light Industrial District Site Development Requirement – Building Height maximum of 35 feet to build two 60 foot tall resin storage silos adjacent to building for raw material storage.*

Chairman Liscombe opened the Public Hearing at 7:03 p.m.

- James Woods, Packaging Personified (122 S. Aspen St) – Indicated that they needed taller silos to allow storage of raw materials due to their unique extrusion process. They currently have silos at this height on the property and they will be located next to those silos.
- Mr. Kubakowski asked if there will be more rail cars due to these new silos.
- Mr. Allen, Packaging Personified indicated that the cars are unloaded one at a time, so it was will necessarily increase the volume and that most deliveries are during day shift.
- Board member Homrich asked how long it takes to empty a silo, Mr. Woods indicated it takes one week to empty a silo of its raw materials.
- Mr. Kubakowski wondered if they could look at a larger pipe to reduce how long it takes to unload. Mr. Woods indicated that they could look into that, but have not had this discussion previously.

Chairman Liscombe closed the Public Hearing at 7:10 p.m.

2. *Dimensional variance of 9.05% from Section 82-314 Light Industrial District Site Development Requirement – Maximum lot coverage of 50% to allow for lot coverage total of 59.05%.*

Chairman Liscombe opened the Public Hearing at 7:11 p.m.

- There was no public comment

Chairman Liscombe closed the Public Hearing at 7:12 p.m.

## 9. Unfinished Business – None

## 10. New Business

A. Variance Request - Dimensional variance of 25 feet from Section 82-314 Light Industrial District Site Development Requirement – Building Height maximum of 35 feet to build two 60 foot tall resin storage silos adjacent to building for raw material storage.

Motion by Hayes, second by Whalen to grant the dimensional variance of 25 feet to allow two 60 foot tall resin storage silos due to the unique raw material storage process. Motion carried 5-0. *Motion Passed*

B. Variance Request - Dimensional variance of 9.05% from Section 82-314 Light Industrial District Site Development Requirement – Maximum lot coverage of 50% to allow for lot coverage total of 59.05%.

Motion by Moody, second by Hayes to grant the dimensional variance of 9.05% to allow to allow for a maximum lot coverage of 59.05% due to the unique situation of the property. Motion carried 5-0. *Motion Passed*

11. Announcements: None.

12. Public Comment: None

13. Adjournment: Chairman Liscombe adjourned by executive privilege.

Next Meeting: The next meeting of the Village of Sparta Zoning Board of Appeals will be scheduled at a later date.

Respectfully submitted,

Julius Suchy  
Acting Secretary