

Minutes of the Sparta Township Zoning Board of Appeals

Regular meeting – Wednesday, September 10, 2025, 7:00 pm

Sparta Township Hall – 160 E Division St, Sparta, MI, 49345

This meeting can be viewed live or recorded at

<https://www.youtube.com/channel/UCu9bOagfR6m02k7rdmX3TLA>

Present: Chairperson Terry Jost, Planning Commission Liaison Ken Humphreys, Board members Andrew Barnum, John Kozal, and Mike Lockard.

Also present: Zoning Administrator-Planner Kevin Yeomans of Fresh Coast Planning, Township Supervisor Dale Bergman, and temporary recording secretary Katy Shelton.

1. **Call to Order:** Chairman Jost called the meeting to order at 7pm.
2. **Pledge of Allegiance:** The Pledge of Allegiance was recited.
3. **Approval of the Agenda:** Motion by Humphreys with a second by Lockard to approve the agenda. Motion passed unanimously.
4. **Minutes of July 9, 2025 (Regular meeting):** Motion by Lockard with a second by Humphreys to approve. Motion passed unanimously.
5. **1239 Treeway Dr. variance request: Accessory building in the front yard:** The owner of the property and the person who made the variance request, Bryan Momber, was present. The board discussed this issue in detail with Mr. Momber. Chairperson Jost stated that he had reviewed previous similar requests, Mr. Momber gave further details of the project at the board members' request. Board member Kozal asked what the neighbors' reactions were.

Public Hearing opened at 7:08 pm

Doug Noyes of 1227 Treeway Drive stated that he thought that the variance should be approved.

No other comments received.

Public Hearing closed at 7:09

The Board reviewed and discussed a memorandum from Fresh Coast Planning regarding the matter as well as the materials prepared by the applicant.

Chairman Jost went through Section 154.449—Variances; Standards — Non-Use Variances:

A. Nonuse variances. The Zoning Board of Appeals shall have the authority to grant nonuse variances relating to the construction, structural changes, or alteration of buildings or structures related to dimensional requirements of the zoning ordinance or to any other nonuse-related standard in the Ordinance, only when all of the following conditions exist:

1. That the need for the requested variance is due to practical difficulties in carrying out the strict letter of the zoning ordinance arising from unique circumstances or physical conditions of the property involved, such as narrowness, shallowness, shape, water, or topography.

That due to the location of the house, septic, and well it appears that in order to meet the strict letter of the zoning ordinance the Applicant would have to relocate their house, septic, or well in order to enjoy a property right commonly enjoyed by other property owners in the R2 Zoning District.

2. That the asserted difficulty is not due to the applicant's personal or economic difficulty. Increased financial return alone shall not be deemed sufficient to warrant a variance.

The asserted difficulty is not due to the applicant's personal, economic difficulty or increased financial return alone.

3. That the need for the requested variance is not the result of actions of the property owner or previous property owners.

That the need for the requested variance is not due to actions by the property owner or previous property owners.

4. That strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for permitted purposes, or will render conformity with those regulations unnecessarily burdensome.

In order to strictly comply with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements would require the applicant to relocate their house, septic, and/or well, which would be unnecessarily burdensome.

5. That the requested variance is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

That the requested variance meets the minimum setbacks for a principal building within the R-2 Zoning District and is the minimum variance necessary.

6. That the requested variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

That the proposed location of the Accessory building is located outside of the Ridgefield Drain and will not impact the drain or stormwater flow onto neighboring properties. Further, no public comment opposing the variance was received. As such, it does not reasonably appear that the request will have an adverse impact on surrounding properties.

7. That the need for the requested variance is not based primarily on nonconforming use(s) of nearby lands, structures or buildings.

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Motion by Lockard, second by Barnum, based upon the findings and discussions of the board, approve the request to allow a 1,200 square foot accessory building to be constructed within the front yard of 1239 Treeway Drive with the following conditions:

1. The Applicant shall comply with all materials as presented in the application.
2. Setback from the road is no less than 40 feet.

Motion passed unanimously.

6. **Public Comment:** none
7. **Adjournment:** Motion by Lockard with a second by Jost to adjourn. Meeting adjourned at 7:28.

Submitted by Katy Shelton, temporary recording secretary. With revisions proposed by Planner Yeomans.