

MINUTES OF THE SPARTA TOWNSHIP PLANNING COMMISSION
Regular Meeting of Tuesday, November 11, 2025, 7 PM
Sparta Township Hall, 160 E. Division St., Sparta MI

This meeting could be viewed live or recorded at <https://www.youtube.com/channel/UCu9bOagfR6m02k7rdmX3TLA>.

Present: Chairperson Terry Hartman (9/28), Vice Chairperson Tim Driscoll (9/28),
Secretary Linda Anderson (9/28), Township Board Trustee Barb Johnson (12/28),
Commissioners Don Doyle (9/27), Dale Flanery (9/27), and Ken Humphreys (9/27)
Also Present: Zoning Administrator/Planner Kevin Yeomans of Fresh Coast Planning, Sparta
Township Supervisor Dale Bergman, and Recording Secretary Toni Potes

I. / II. Call to Order / Pledge of Allegiance: Chairperson Hartman called the meeting to order
at 7:00 PM, followed by the Pledge of Allegiance.

III. Additions or Corrections to Agenda: Motion by Doyle, second by Humphreys, to approve
the Agenda as written. Motion carried unanimously.

IV. Minutes of October 14, 2025, Regular Meeting: Motion by Johnson, second by
Anderson, to approve the Minutes. Motion carried unanimously.

V. Public Comment (for items on the Agenda): None.

VI. Business Items

A. Peterson Special Land Use Land Division Request—12201 Sparta Ave.—
Amendment to Conditions of Approval: Zoning Administrator/Planner Yeomans
provided an update from the attorney. He reviewed his Memorandum of October 27,
2025. The following motion was read into record and moved by Driscoll:

Motion to amend condition 2 of the motion made at the August 12, 2025,
meeting regarding the Peterson Special Land Use Land Division request,

From: In accordance with Section 154.207(F)(2)(b) of the Sparta Township Zoning
Ordinance, the Applicant shall prepare a permanent deed restriction to be
placed on the properties involved to effectuate the extinguishment of land
split rights with intent to preserve farm buildings.

To: In accordance with Section 154.207(F)(2)(b) of the Sparta Township Zoning
Ordinance, all remaining permitted land divisions for new non-agricultural
dwelling units shall be extinguished.

The motion was seconded by Johnson. Motion carried unanimously.

VII. Public Comment (for items on or not on the Agenda): Loren Peterson, Jr., of 12250 Sparta Avenue, appreciated the Planning Commission working with him and his brother. But the problem is that things are not laid out more simply of the things that need to be done. Better streamlining is suggested. It would be helpful. Commissioners Humphreys and Driscoll and Chairperson Hartman pointed out that every situation is unique, so it may not be possible to accommodate Mr. Peterson's specific request; Zoning Administrator/Planner Yeomans is very helpful and accessible; and the Planning Commission's job is to be thorough in their decision making.

VIII. Staff and Commissioner Comments: Zoning Administrator/Planner Yeomans stated the Master Plan was approved by the Township Board. He discussed the next steps. Driscoll stated that people are getting bills from phishing scams through the newspaper to their publicized address. A pending item (Accessory Dwelling Unit Regulations) was under legal review, and Zoning Administrator/Planner Yeomans received minor revisions. He answered questions from the Commissioners regarding Glenwood Trailer Park (no issues), Pride Landscaping (will be open to the public soon), and Camp Lake updates.

IX. Adjournment: Motion by Johnson, second by Humphreys, to adjourn at 7:20 PM. Motion carried unanimously. The next regular meeting of the Sparta Township Planning Commission will be Tuesday, December 9, 2025, at 7 PM.

Respectfully submitted,
—Toni Potes
Recording Secretary