

MINUTES OF THE SPARTA TOWNSHIP PLANNING COMMISSION
Regular Meeting of Tuesday, March 10, 2026, 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
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 Anderson, second by Doyle, to approve the Agenda. Motion carried unanimously. The date of the Minutes to be approved was corrected, from January 13 to February 10.

IV. Minutes of February 10, 2026, Regular Meeting: Motion by Johnson, second by Driscoll, to approve the Minutes. Motion carried unanimously.

V. Public Comment (for items on the Agenda): No public comment.

VI. Business Items

A. Master Plan Review and Adoption: The Memorandum of March 4, 2026, explained that Zoning Administrator/Planner Yeomans is working to finalize removing the Commercial/Industrial Classification from the Master Plan map and text. These updates and resolution of adoption will be available for review at the next meeting.

B. Data Center Regulations Review: Zoning Administrator/Planner Yeomans provided some updates, much information for review, and concerns. The Commissioners would like more time for review and education. A decommissioning plan is necessary. Hyperscale data centers are new (vs. former data centers). There are about 44 data centers in Michigan. Zoning Administrator/Planner Yeomans will look into how other counties and townships are addressing concerns. Two of the three attendees at the meeting stated they are glad the Planning Commission is working for the people; this is a tough spot.

C. Home Occupation Regulations Review: Zoning Administrator/Planner Yeomans reviewed his March 2, 2026, Memorandum, seeking the Commissioners' feedback. Some discussion points included how this will be monitored, criteria needed for outdoor storage (completely restrict, or screened, or buffered), maximum square footage may

need to be determined (possibly based on a percentage), include the Township's authority to investigate a complaint onsite, private road acknowledgment by neighbors of the business authorization to operate, HOA may need to include a disclosure of the home occupation, what to do if the property changes hands, should "family members only residing on the property" be kept (flexibility is needed) and non-family members need home-base occupation. The consensus was that a sketch site plan, in lieu of a full site plan, be allowed. Zoning Administrator/Planner Yeomans provided samples from other communities for consideration. Another draft will come to the Planning Commission.

VII. Public Comment (for items on or not on the Agenda): A county officer was present, to stay in tune with public safety. Kristi Cain shared that data centers are being addressed at the federal level.

VIII. Staff and Commissioner Comments: Johnson will soon be working again in the cemeteries and is seeking volunteers.

IX. Adjournment: Motion by Johnson, second by Humphreys, to adjourn at 8:08 PM. Motion carried unanimously. The next regular meeting of the Sparta Township Planning Commission will be Tuesday, April 14, 2026, at 7 PM.

Respectfully submitted,
—Toni Potes
Recording Secretary