MINUTES OF THE SPARTA TOWNSHIP PLANNING COMMISSION
Regular Meeting of Tuesday, November 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); Township Board Trustee Barb Johnson (12/28); Commissioners Don Doyle (9/27), Dale Flanery (9/27), and Ken Humphreys (9/27)
Absent:	Secretary Linda Anderson (9/28)
Also Present:	Zoning Administrator/Planner Kevin Yeomans of Fresh Coast Planning, 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 Johnson, second by Driscoll, to approve the Agenda as presented. Motion carried unanimously.

IV. Minutes of August 11, 2026, Regular Meeting: Motion by Doyle, second by Driscoll, to approve the Minutes. Motion carried unanimously.

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

VI. Business Items

A. Data Center Regulations Review: Zoning Administrator/Planner Yeomans provided three samples of regulations for the Commissioners' review. Items that were discussed included:

- Who will keep track of the operational record reporting and the bonding requirements? Who will set up the procedures?
- Reclamation/Decommission/Refurbishing—may want to consider a future use for the building. How is a lack of use for 12 months monitored? A copy of an electric bill periodically may be proof of continued use. Village water/sewer service might be required, but it has to be reasonable where industrial property is.
- There are acreage requirements. Two of the samples require annual reports; maybe bi-annual or more regular reporting is needed.
- Page 18 of 24, C. Small-Scale Data Centers needs attention.
- There is a concern about applicants having power to rezone ag land.
- "Sensitive Land Use" should be defined.

- Page 12 of 24, Item 16, 7 ft. fencing vs. 25 to 50 ft. tall towers—screening language needs attention. The ordinance relating to this needs to be pointed out.

The Commissioners' consensus was to use Fresh Coast Planning's sample. Zoning Administrator/Planner Yeomans will incorporate the changes discussed and will bring the document back to the Planning Commission for review.

VII. Public Comment (for items on or not on the Agenda): Brook Burg of 10870 Phelps Ave., Sparta, had concerns about electromagnetic frequencies affecting pollinators. Zoning Administrator/Planner Yeomans will include some language regarding sound/EMF reading.

VIII. Staff and Commissioner Comments: Township Supervisor Bergman found the ag documentary held at Bill Goodfellow's to be fascinating and well attended. The Veteran's Museum will be open November 11 (Veteran's Day).

IX. Adjournment: Motion by Humphreys, second by Flanery, to adjourn at 8:04 PM. Motion carried unanimously. The next regular meeting of the Sparta Township Planning Commission will be Tuesday, December 8, 2026, at 7 PM.

Respectfully submitted,
—Toni Potes
Recording Secretary