

**VILLAGE OF SPARTA
PLANNING COMMISSION
Regular Meeting
August 4, 2025 @ 7:00 PM
75 N. Union St. (Sparta Civic Center)**

- 1) CALL TO ORDER
- 2) PLEDGE OF ALLEGIANCE
- 3) ROLL CALL
- 4) ADDITIONS OR CORRECTIONS TO THE BUSINESS & CONSENT AGENDA
Consent Agenda:
 - a. Approve Regular Planning Commission Meeting Minutes of May 5, 2025
- 5) APPROVAL OF CONSENT & BUSINESS AGENDA
- 6) PUBLIC COMMENT ON AGENDA ITEMS
- 7) COMMUNICATIONS
- 8) PUBLIC HEARING
 - a. Bedford Falls Rezoning Requests – Ord. 25-02
- 9) NEW BUSINESS
 - a. Bedford Falls Rezoning Requests – Ord. 25-02
 - b. Site Plan Review -172 E Gardner St.
- 10) UNFINISHED BUSINESS
 - a. None.
- 11) PUBLIC COMMENT
- 12) VILLAGE MANAGER REPORT
 - a. September Meeting Date
- 13) COMMISSION COMMENT
- 14) ADJOURNMENT

PLANNING COMMISSION
Regular Meeting
May 5, 2025 @ 7:00 PM
75 N. Union St. (Sparta Civic Center)

Present: Chairperson Emilie Henry, Commissioners Robert Carlstrom, Bob Liscombe, Gary Moody, Christina Owens, and Robert Whalen.

Absent: Vice Chairperson Rose Frederick,

Also present: Village Manager Jim Lower, Village Clerk Kristen Phelps,

1. CALL TO ORDER

- a. The meeting was called to order at 7:00 pm by Chair Henry

2. PLEDGE OF ALLEGIANCE

- a. The Pledge was recited

3. ROLL CALL

- a. Formal roll call was taken. Those in attendance/absent are noted as above.

4. ADDITIONS OR CORRECTIONS TO THE BUSINESS & CONSENT AGENDA

5. APPROVAL OF CONSENT & BUSINESS AGENDA

- a. Consent Agenda: No additions or corrections.
 - i. Motion to approve business and consent agenda as presented by Whalen, supported by Moody. **Motion passed unanimously.**

6. PUBLIC COMMENT ON AGENDA ITEMS

- a. None

7. COMMUNICATIONS

- a. None

8. PUBLIC HEARING

- a. Special Land Use Request- 172 W. Averill St. In Home Daycare
 - i. Opened at 7:01 pm
 - ii. Closed at 7:02 pm

9. NEW BUSINESS

- a. Special Land Use Request- 172 W. Averill St. In Home Daycare
 - i. Motion by Liscombe, supported by Moody to approve special land use request. **Motion Passed 6-0**
- b. Site Plan Review- 43 Applewood Drive Taco Bell
 - i. Motion by Moody, supported by Liscombe to approve site plan as presented contingent on Storm Water Issue. **Motion passed 6-0.**

10. UNFINISHED BUSINESS

- a. None.

11. PUBLIC COMMENT

- a. None

12. VILLAGE MANAGER REPORT

- a. Manager Lower mentioned the Housing Issue might need to be moved to July Planning.

13. COMMISSION COMMENT

- a. Liscombe wants to know more about Daycare Regulations
- b. Moody commented on brush and grass pick up.

14. ADJOURNMENT

- a. There being no further business to come before the planning commissions the meeting was adjourned at 7:27 pm by Chair Henry.



#.7a & 8a
Village of Sparta Planning
Commission
August 4, 2025

ACTION MEMO

Staff Communication

DATE: August 4, 2025
TO: Planning Commission Chair and Planning Commission Members
FROM: James A. Lower Village Manager
RE: Ord. 25-02: An Ordinance to Amend the Zoning Map

SUMMARY OF REQUEST:

The Bedford Falls Planned Unit Development (PUD) has a long history with multiple changes and delays over the years. As it stands today, the western and southern portions of the property remain prime developable land within the Village of Sparta. However, the original PUD agreement for these sections has expired, market conditions have shifted significantly over the last two decades, and the Village has updated zoning ordinances to allow for greater flexibility and density in housing development.

The current rezoning request is the first step toward reactivating this property for new residential development, including single-family homes, condos, and apartments. Four entities are involved: Peterson Financial (current property owner), Allen Edwin Homes (proposed purchaser of the single-family portion), CD Barnes (quad-plex builder), and the Village of Sparta. Peterson Financial intends to sell the single-family section to Allen Edwin Homes, develop the quad-plex units with CD Barnes, and secure entitlements for the proposed apartment complex before selling that portion to a future builder.

For this meeting, only the rezoning requests are under consideration. Staff and our engineering/planning consultant have reviewed the proposals and find them appropriate. The RH rezoning area will align with other RH properties to the west and north, while the RM areas will transition appropriately to existing RM zoning and single-family development within the original Bedford Falls PUD. The proposed mix of uses is consistent with the original vision for the PUD.

Future meetings will address the preliminary plat for Allen Edwin Homes and a detailed site plan for the condos/apartments. The RH portion shown today should be viewed as conceptual at this stage, while the RM plan is more developed but still under revision prior to formal review by the Planning Commission.

STAFF RECOMMENDATION:

Motion to recommend adoption of Ordinance 25-02 to the Sparta Village Council.



VILLAGE OF SPARTA KENT COUNTY, MICHIGAN

ZONING MAP

Date: 7/31/2025

ZONING LEGEND

- B, Business
- CBD, Central Business District
- PUD, Planned Unit Development
- R-H, Residential High Density
- R-M, Residential Medium Density

LEGEND

- Major Buildings
- Municipal Boundary
- Railroad
- Roads & Streets**
 - Highway
 - Primary
 - Secondary
 - Private
 - Alley
- Lakes & Ponds
- Rivers & Streams
- Section Lines

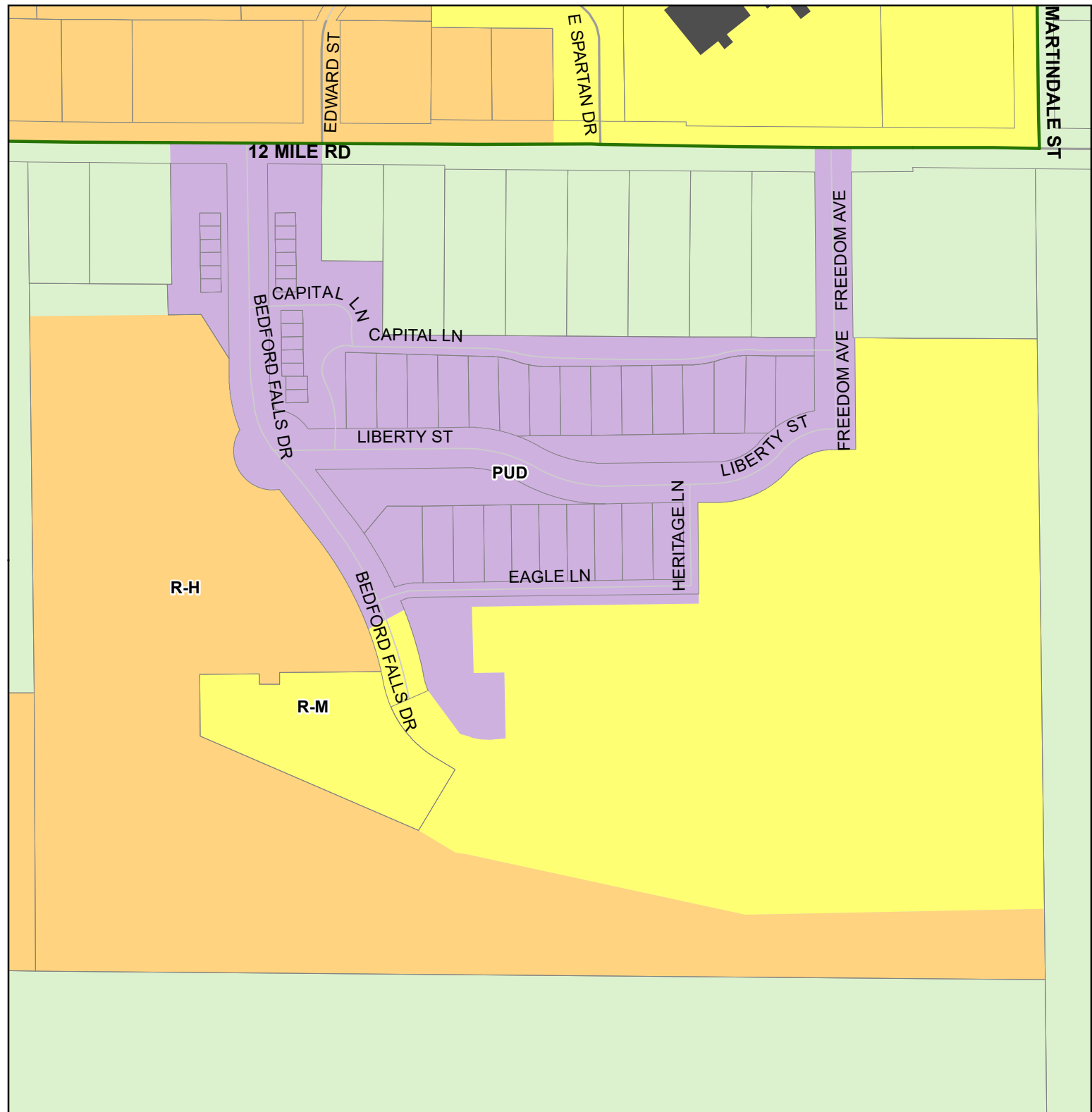


0 40 80 160 240 320 Feet



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Date: 7/31/2025





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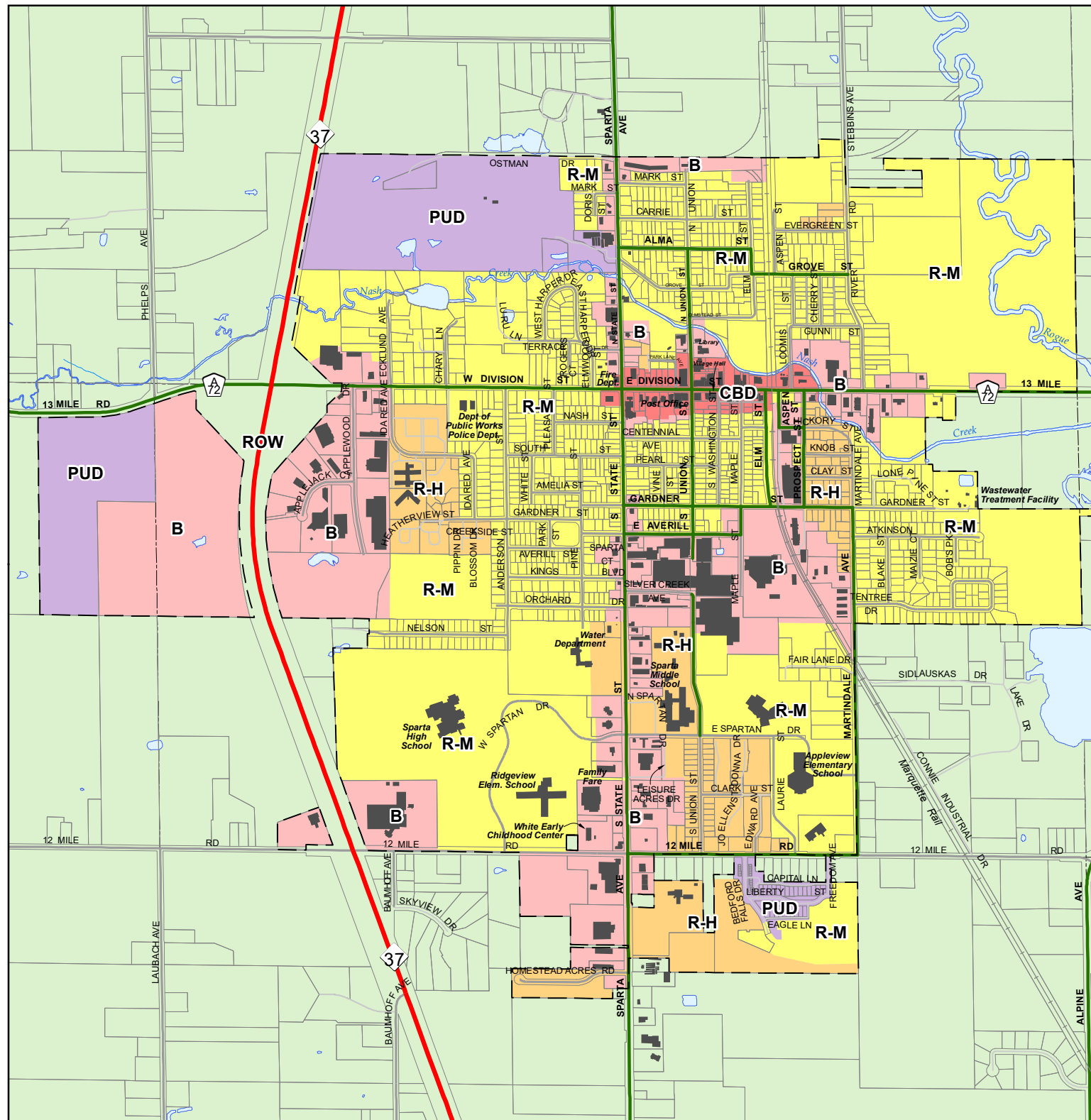


0 300 600 1,200 1,800 2,400 Feet



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Date: 7/31/2025



Document Path: I:\Sparta\Sparta Zoning Map_2023.8.5x11landscape.mxd

Bedford Falls South Single Family Residential Subdivision

621 Bedford Falls Drive NW (eastern 14.53 acres)

Project Summary Narrative

July 17, 2025

Rezoning Request

A rezoning of a portion of 621 Bedford Falls Drive NW (Parcel #41-05-26-128-004) is proposed concurrent with the preliminary plat review of the Bedford Falls South single family residential subdivision. The 14.53 acres situated along the east side of Bedford Falls Drive NW is proposed to be rezoned from PUD, Planned Unit Development to R-M, Medium Density Residential to support the Bedford Falls South platted subdivision. A Pre-Application Conference with the Village was held on May 1, 2025 to review this development concept and entitlement approach.

Single Family Residential Platted Subdivision Overview

The Bedford Falls South subdivision has incorporated the applicable submission and design requirements outlined in Chapter 62, Subdivisions and Other Division of Land, of the Village of Sparta Code of Ordinances. This new single family residential neighborhood will provide much needed housing to the Village of Sparta, while enhancing the local tax base and economy.

The Bedford Falls South subdivision proposes a total of 64 single family lots on this 14.53 acre property in one development phase with an overall development density of 4.4 units/acre. All lots within the Bedford Falls South subdivision will adhere to the following R-M Medium Density Residential minimum/maximum standards:

Minimum Lot Size/Width: 5,500 square feet/50 feet wide

Minimum Setbacks: 20 feet (front)

25 feet (rear)

7 feet, 15 feet total (side)

Maximum Building Height: 35 feet or 2 ½ stories, whichever is less

Single family home offerings within the Bedford Falls South subdivision will include a mixture of 2-story, ranch and raised ranch homes ranging between 1,600-2,300 square feet with 3-5 bedrooms, 2-3 bathrooms and attached 2-car garages. Home values are anticipated to range between the low-high \$300s. A sample portfolio of homes planned for the Bedford Falls South subdivision including color renderings, elevations and floor plans is attached with this application submittal.

Access/Sidewalks/Street Trees

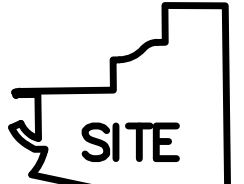
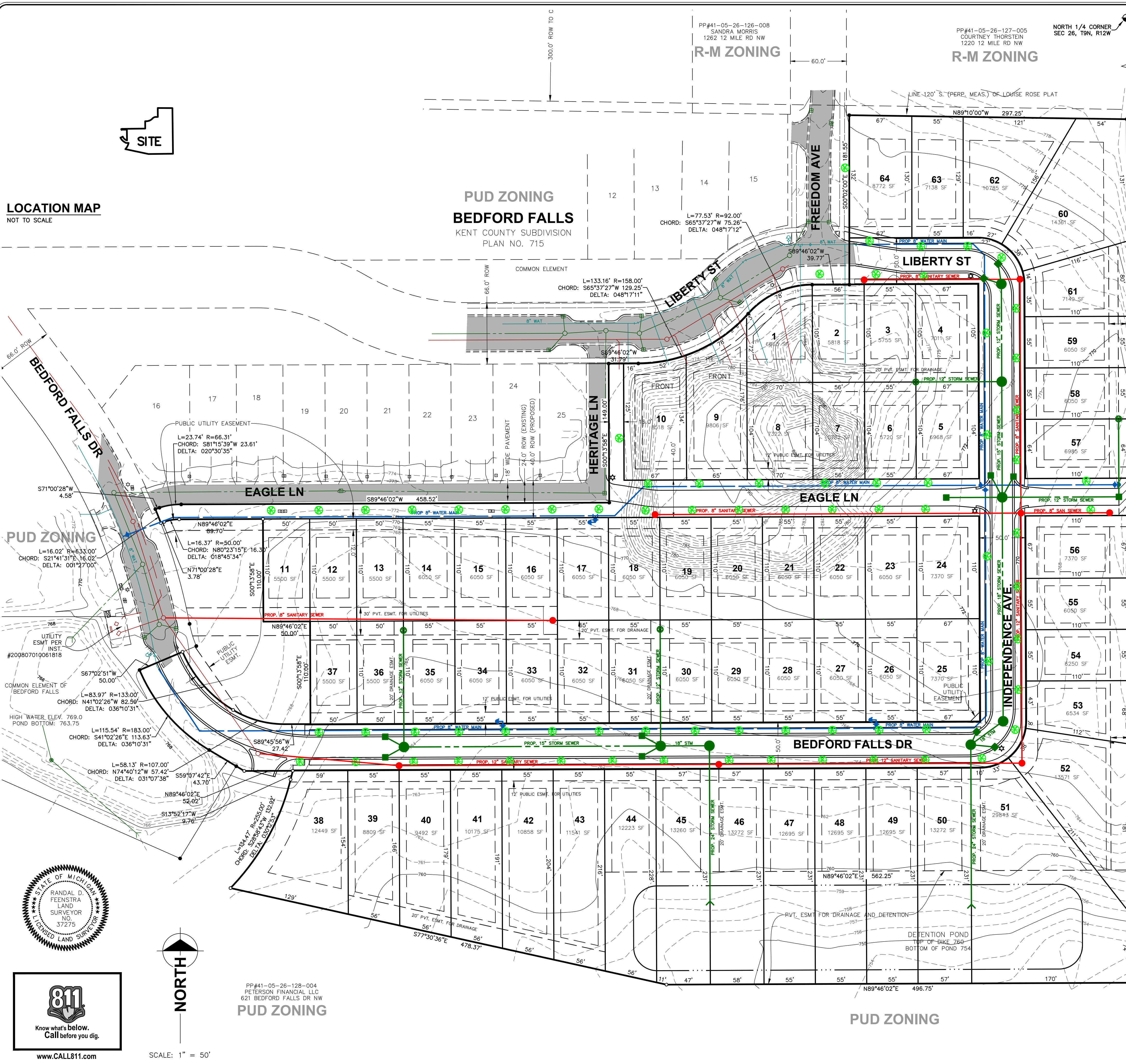
The Bedford Falls South residential neighborhood will be accessed from 12 Mile Road through the existing street network located within the Bedford Falls PUD including Bedford Falls Drive, Freedom Avenue, Liberty Street and Eagle Lane. An interconnected network of new public streets will be constructed to serve the Bedford Falls South subdivision. All new public streets will be constructed to Village of Sparta standards specifications with the exception of the public right-of-way width.

While Section 62-126 (2) Streets requires a 66-foot wide public street right-of-way for local and secondary streets, a public street right-of-way width of 40-50 feet is proposed. This modification is requested pursuant to Section 62-37 Variances based on the size and configuration of the property, the proposed subdivision layout and desire to interconnect with the existing streets, and the existing right-of-way width of Eagle Lane (24 feet wide). In support of the public street right-of-way width variance request, it is important to note that other communities across the state have public and/or private street right-of-way requirements ranging between 40-66 feet in width. A slightly narrower right-of-way width of 40 feet (Eagle Lane) 50 feet (other streets) still allows sufficient area for public street and sidewalk construction and public/private utility easements. Importantly, granting the variance will not be detrimental to the public welfare or injurious to other properties in the surrounding area.

Five (5) foot wide concrete sidewalks will be installed throughout the subdivision and will connect to existing sidewalk located within the Bedford Falls PUD, where practical. Street trees will also be installed through the subdivision at a ratio of one tree/per lot and two trees/per corner lot.

Utilities/Storm Water Management

All homes within the Bedford Falls South subdivision will be connected to sanitary sewer and public water designed and constructed with Village of Sparta standards and specifications. Underground franchise utilities will also be installed within the subdivision. Storm water from the development will be collected and conveyed to a storm water detention basin located along the southern portion of the site, along the south side of Lots 44 through 51, and will be designed, constructed and maintained to Village of Sparta requirements.



LOCATION MAP
NOT TO SCALE

PROPERTY DESCRIPTION:

That part of the North 1/2 of the Northwest 1/4 of Section 26, T9N, R12W, Village of Sparta, Kent County, Michigan, described as: Commencing at the North 1/4 corner of said Section; thence S00°13'58"E 310.52 feet along the North-South 1/4 line of said Section 26 to the intersection of a line that is 120.00 feet (perpendicular measurement) South of and parallel with the South line of the Louise Rose Plat as recorded in Liber 57 of Plats, Page 26, Kent County Records to the Point of Beginning; thence N89°10'00"W 297.25 feet along said South line to the East line of Bedford Falls, Kent County Condominium Subdivision Plan No. 715, as recorded in Instrument No. 200502150019224; thence S00°02'00"E 181.55 feet; thence S89°46'02"W 39.77 feet; thence Southwesterly 77.53 feet along a 92.00 foot radius curve to the left, the chord of which bears S65°37'27"W 75.26 feet; thence Southwesterly 133.16 feet along a 158.00 foot radius curve to the right, the chord of which bears S85°37'27"W 129.25 feet; thence S89°46'02"W 31.79 feet; thence S00°13'58"E 149.00 feet; thence S89°46'02"W 458.52 feet; thence Southwesterly 23.74 feet along a 66.31 foot radius curve to the left, the chord of which bears S81°15'39"W 23.61 feet; thence S71°00'28"W 4.58 feet; thence Southeasterly 16.02 feet along a 633.00 foot radius curve to the right, the chord of which bears S21°41'31"E 16.02 feet (the previous 10 courses being along said East line of Bedford Falls); thence N71°00'28"E 3.78 feet; thence Easterly 16.37 feet along a 50.00 foot radius curve to the right, the chord of which bears N80°23'15"E 16.30 feet; thence N89°46'02"E 89.70 feet; thence S00°13'58"E 110.00 feet; thence N89°46'02"E 50.00 feet; thence S00°13'58"E 110.00 feet; thence S89°45'56"W 27.42 feet; thence Northwesterly 58.13 feet along a 107.00 foot radius curve to the right, the chord of which bears N74°40'16"W 57.42 feet; thence Northwesterly 83.97 feet along a 133.00 foot radius curve to the right, the chord of which bears N41°02'26"W 82.59 feet to the East line of Bedford Falls; thence S67°02'51"W 50.00 feet; thence Southeasterly 115.54 feet along a 183.00 foot radius curve to the left, the chord of which bears S41°02'26"E 113.63 feet; thence S59°07'42"E 43.70 feet (the previous 3 courses in part being along said East line of Bedford Falls); thence N89°46'02"E 52.02 feet; thence S13°52'17"W 9.76 feet; thence Southwesterly 134.47 feet along a 255.00 foot radius curve to the right, the chord of which bears S28°58'43"W 132.92 feet; thence S77°30'36"E 478.37 feet; thence N89°46'02"E 496.75 feet to said North-South 1/4 line; thence N00°13'58"W 925.50 feet along said North-South 1/4 line to the Point of Beginning. Contains 14.53 acres.

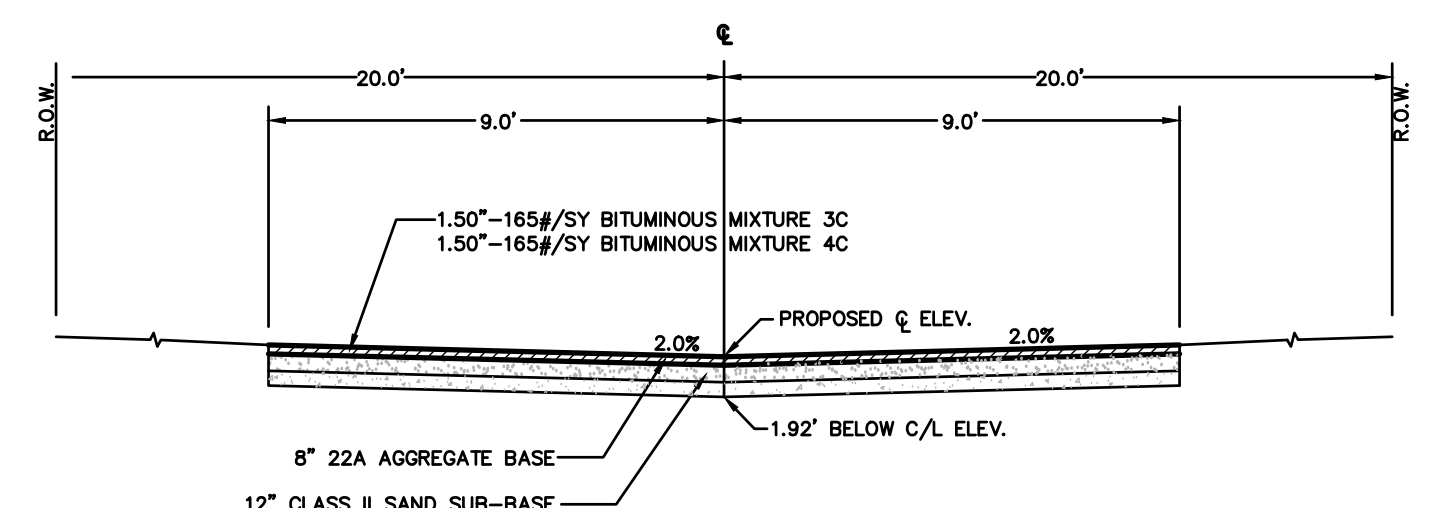
PROPOSED ZONING REQUIREMENTS:

PUD, R-M ZONING

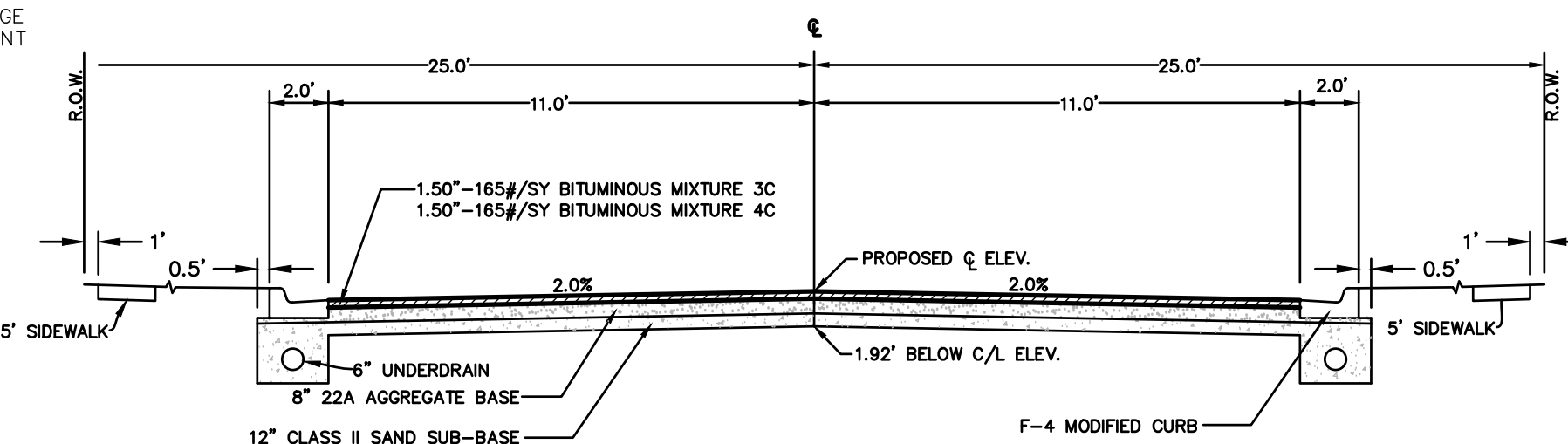
MINIMUM LOT AREA:	5,500 SQFT
MINIMUM LOT WIDTH:	50 FEET
SETBACK REQUIREMENTS:	
FRONT YARD:	20 FEET
SIDE YARDS:	7 FEET MINIMUM, 15 FEET TOTAL
REAR SETBACK:	25 FEET

GENERAL NOTES:

1. ALL LOTS ARE INTENDED FOR SINGLE FAMILY USE ONLY
2. ALL ROADS SHALL BE PUBLIC AND BE CONSTRUCTED TO THE VILLAGE OF SPARTA STANDARDS AND SPECIFICATIONS.
3. THIS PLAT WILL BE SERVICED BY PUBLIC UTILITIES = SANITARY SEWER, STORM SEWER, WATER, BURIED ELECTRICAL, CABLE TV, AND GAS.
4. A 12" PRIVATE EASEMENT FOR PUBLIC UTILITIES SHALL BE ACROSS THE FRONT OF ALL LOTS.
5. THE PRIVATE ROADS WITHIN BEDFORD FALLS WERE TAKEN OVER BY THE VILLAGE OF SPARTA.
6. RELIEF FROM THE 1:4 LOT WIDTH TO DEPTH RATIO REQUIREMENT IS REQUESTED FOR UNITS 55-61 TO PROVIDE STORMWATER DETENTION EASEMENT IN LIEU OF COMMON SPACE.
7. ALL LOTS SHALL HAVE ONE STREET TREE. CORNER LOTS SHALL HAVE TWO STREET TREES.



ALLEY CROSS SECTION
NOT TO SCALE



ROAD CROSS SECTION
NOT TO SCALE

LEGEND

TOWN	SECTION CORNER
RANGE	SET CAPPED IRON
NORTH	FOUND IRON OR NAIL
SOUTH	STORM SEWER MANHOLE
EAST	SANITARY SEWER MANHOLE
WEST	CATCH BASIN
POINT OF BEGINNING	HYDRANT
PROPOSED BLACKTOP	VALVE
PROPOSED CONCRETE	UTILITY POLE
EXISTING BLACKTOP	GUY WIRE
EXISTING CONCRETE	LIGHT POLE
BUILDING	WALL MOUNTED LIGHT
	PEDESTAL
	TRANSFORMER
	SIGN

PRELIMINARY PLAT
BEDFORD FALLS SOUTH

FOR: Green Development Ventures, LLC
2186 E Centre Ave
Portage, MI 49002

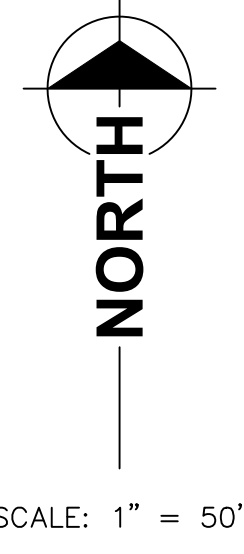
PART OF THE NW 1/4, SECTION 26, T9N, R12W,
Village of Sparta, Kent COUNTY, MICHIGAN

Feenstra & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
3145 Prairie St SW
Grandville, MI 49418
Phone: 616.457.7050
www.feenstra-inc.com

P1
DATE: 7/17/25
PROJ: 1382



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SCALE: 1" = 50'

PP#41-05-26-128-004
PETERSON FINANCIAL, LLC
621 BEDFORD FALLS DR NW
PUD ZONING

PP#41-05-26-126-008
SANDRA MORRIS
1262 12 MILE RD NW
R-M ZONING

PP#41-05-26-127-005
COURTNEY THORSTEIN
1220 12 MILE RD NW
R-M ZONING

NORTH 1/4 CORNER
SEC 26, T9N, R12W

PETERSEN FINANCIAL, LLC

2480 - 44TH STREET, S.E. — SUITE 150
KENTWOOD, MICHIGAN 49512
Telephone: (616) 633-2266

July 15, 2025

*Via Email w/ USPS to follow
villagemanager@spartami.org*

Mr. James Lower, Village Manager
Village of Sparta
156 E. Division Street
Sparta, Michigan 49345

Re: Rezoning Application
Part of 621 Bedford Falls Drive NW (Parcel #41-05-26-128-004)

Dear Mr. Lower:

Petersen Financial, LLC owns the property commonly known as 621 Bedford Falls Drive NW (Parcel #41-05-26-128-004) in the Village of Sparta, Kent County, Michigan.

Petersen Financial, LLC hereby requests that the easterly and southerly (approximate) portions of parcel number 41-05-26-128-004 (legal description attached) be rezoned from the existing Bedford Falls PUD to R-H zoning for anticipated multi-family development.

Attached please find a completed planning commission application, legal description of parcel to be re-zoned, preliminary site plan and check for fee in the amount of \$125.

Feel free to contact me with questions or concerns. My contact information is provided in the letterhead above.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Donovan J. Visser', with a large, sweeping flourish extending to the right.

Donovan J. Visser
for Petersen Financial, LLC

Enclosures (4)



VILLAGE OF SPARTA PLANNING COMMISSION APPLICATION



Visit our website at www.spartami.org

<input checked="" type="checkbox"/> Rezoning: From <u>Bedford Falls PUD</u> to <u>R-H</u>	<input type="checkbox"/> Zoning Ordinance Amendment
<input type="checkbox"/> Special Land Use Permit: Specify Use: _____	<input checked="" type="checkbox"/> Site Plan Review
	<input type="checkbox"/> Preliminary Plat Approval

Applicant Name: Petersen Financial LLC
Street Address: 2480 44th St. SE, Suite 150
City: Kentwood **State:** MI **Zipcode:** 49512
Phone Number(s): 616-633-2266 **E-mail:** donovan@visserlegal.com

- I hereby attest that all information on this application is, to the best of my knowledge, true and accurate.
- Additionally, I hereby grant permission for the Village of Sparta Zoning Administrator to enter upon the above mentioned property (or as described in the attachment) for the purposes of gathering information related to this application.
- Furthermore, I hereby acknowledge that in review of this application, the Village of Sparta may require the services of the Village Planner, Village Engineer, and/or the Village Attorney to insure that the requested item(s) for review in this application is compliant to the current zoning laws and policies of the Village of Sparta. I, as the applicant, acknowledge that any costs incurred by the Village of Sparta as they relate to the review of this application by any of the Village's consultants listed above are my responsibility to reimburse and agree to repay the Village of Sparta for any and all costs incurred to it in the review of this application.

Signature: Donovan J. Visser **Date:** July 15, 2025
Digital Signatures Accepted
Applicant is the: ☒ Owner ☐ Lessee ☐ Optionee ☐ Contractor/Architect

Property Owner's Name (if different from applicant): _____
Street Address: _____
City: _____ **State:** _____ **Zipcode:** _____
Phone Number(s): _____ **E-mail:** _____
Signature: _____ **Date:** _____
Digital Signatures Accepted

Project Location or Address: part of 621 Bedford Falls Drive (PPN 41-05-26-128-004)
Property is: ☒ Residential ☐ Commercial ☐ Industrial **Property zoned:** Bedford Falls PUD (current)

THIS APPLICATION WILL NOT BE CONSIDERED COMPLETED, AND THEREBY NOT PRESENTABLE TO THE PLANNING COMMISSION, UNLESS ALL ITEMS LISTED BELOW HAVE BEEN PROVIDED:

- If application is for a Special Use Permit, a description of the property or properties in question on this application and a site plan as required by the Village's Zoning Ordinance must be attached to this form. Evidence must be provided to show that the proposed use meets all general and specific special land use standards required by the Ordinance.
- If application is for a rezoning, a description of the property or properties in question on this application must be attached to this form. Please explain in detail the request and the reason(s) why you are seeking the rezoning.
- If application is for a Zoning Ordinance (text) amendment, please explain in detail the request and the reason(s) why you are seeking the amendment.
- If application is for preliminary plat approval, please provide all documents requested in Section 62-82 of the Zoning Ordinance

TO BE COMPLETED BY VILLAGE

Date application and fee received: _____ **Staff Initials:** _____ **Receipt #:** _____
Application is: ☐ APPROVED ☐ DENIED
Explanation: _____

PC Meeting Date: _____ **City Council Meeting Date (if app.):** _____
Zoning Administrator: _____ **Date:** _____

"The Village of Sparta is an Equal Opportunity Provider & Employer"

Legal Description of Parcel to be Rezoned from Bedford Falls PUD to R-H
Part of PPN 41-05-26-128-004

The East 5/8 of the North 1/2 of the Northwest 1/4, Section 26, T9N, R12W, Sparta Township, Kent County, Michigan.
Except: The North 230.0 feet of the West 234.0 feet thereof.
Also Except: Commencing at the Northeast corner of said Northwest 1/4, thence N89°10'W 1158.0 feet along the North line of said Section 26, thence S0°50'E 190 feet (parallel to and 200 feet West of the West line of Lot 7, Louise Rose Plat), thence S89°10'E 100.0 feet, thence S0°50'E 120 feet, thence S89°10'E 704.61 feet, thence N0°02'W 270.02 feet to the Northeast corner of Lot 2, Louise Rose Plat, thence S89°10'E 60.0 feet, thence S0°02'E 270.02 feet, thence S89°10'E 298.0 feet to the East line of said Northwest 1/4, thence N0°02'W 310.02 feet to the Place of Beginning.
Also Except: All that part of the Northwest 1/4 of Section 26, T9N, R12W, described as: Commencing at the North 1/4 corner of said Section 26; thence S00°13'58"E 310.52 feet along the North-South 1/4 line of said Section 26 to the intersection of a line that is 120.00 feet (perpendicular measurement) South of and parallel with the South line of the Louise Rose Plat as recorded in Liber 57 of Plats, Page 26, Kent County Records; thence N89°10'00"W 297.25 feet along said line to the Place of Beginning of this description; thence S00°02'00"E 181.55 feet; thence S89°46'02"W 39.77 feet; thence Southwesterly 77.53 feet along a 92.00 foot radius curve to the left, having a central angle of 48°17'10" and a chord that bears S65°37'27"W 75.26 feet; thence Southwesterly 133.15 feet along a 158.00 foot radius reverse curve to the right, having a central angle of 48°17'10" and a chord that bears S65°37'27"W 129.25 feet; thence S89°46'02"W 31.79 feet; thence S00°13'58"E 149.00 feet; thence S89°46'02"W 458.52 feet; thence Southwesterly 23.73 feet along a 66.31 foot radius curve to the left, having a central angle of 20°30'21" and a chord that bears S81°15'39"W 23.61 feet; thence S71°00'28"W 4.58 feet; thence Southeasterly 128.61 feet along a 633.00 foot radius, non-tangent curve to the right, having a central angle of 11°38'27" and a chord that bears S16°35'48"E 128.38 feet; thence Southeasterly 24.86 feet along a 117.00 foot radius reverse curve to the left, having a central angle of 12°10'35" and a chord that bears S16°51'52"E 24.82 feet; thence S67°02'51"W 66.00 feet; thence Southeasterly 115.54 feet along a 183.00 foot non-tangent curve to the left, having a central angle of 36°10'33" and a chord that bears S41°02'26"E 113.63 feet; thence S59°07'42"E 33.72 feet; thence S31°18'56"W 115.73 feet; thence N66°09'23"W 387.65 feet; thence N00°00'00"E 100.50 feet; thence S90°00'00"E 97.24 feet; thence S00°00'00"W 17.19 feet; thence S90°00'00"E 33.07 feet; thence N00°00'00"E 19.17 feet; thence S90°00'00"E 165.36 feet; thence Northwesterly 242.28 feet along a 567.00 foot radius non-tangent curve to the left, having a central angle of 24°28'59" and a chord that bears N25°05'55"W 240.45 feet; thence N37°20'25"W 101.12 feet; thence Northwesterly 144.56 feet along a 65.00 foot radius non-tangent curve to the right, having a central angle of 127°25'24" and a chord that bears N33°06'08"W 116.56 feet; thence Northwesterly 87.76 feet along a 233.00 foot radius non-tangent curve to the right, having a central angle of 21°34'49" and a chord that bears N10°55'20"W 87.24 feet; thence N00°07'55"W 30.17 feet; thence N31°31'46"W 85.03 feet; thence S89°52'05"W 53.70 feet; thence N00°07'55"W 49.94 feet to a line 230.00 S00°07'55"E of and parallel with the North line of said Section 26; thence S89°10'39"E 7.65 feet along said line; thence N00°07'55"W 197.00 feet to the Southerly right-of-way line of 12 Mile Road (66.0 feet wide); thence S89°10'39"E 246.83 feet along said Southerly right-of-way line; thence S00°50'00"W 157.28 feet; thence S89°10'00"E 100.00 feet; thence S00°50'00"W 120.00 feet to a line that is 120.00 feet (perpendicular measurement) South of and parallel with the South line of the Louise Rose Plat as recorded in Liber 57 of Plats, Page 26, Kent County Records; thence S89°10'00"E 704.68 feet along said line to the Southerly extension of Easterly line of Lot 2 of said Louise Rose Plat; thence N00°02'00"W 270.03 feet along said Easterly line and the Southerly extension thereof to the Southerly right-of-way line of 12 Mile Road, per Louise Rose Plat; thence S89°10'00"E 60.00 feet along said Southerly right-of-way line to the Westerly line of Lot 1 of said Louise Rose Plat; thence S00°02'00"E 270.00 feet along the Westerly line of said Lot 1 and the Southerly extension thereof to a line that is 120.00 feet (perpendicular measurement) South of and parallel with the South line of the Louise Rose Plat; thence S89°10'00"E 3.00 feet along said line to the Place of Beginning.

Also Except: Commencing at the North 1/4 corner of said Section; thence S00°13'58"E 310.52 feet along the North-South 1/4 line of said Section 26 to the intersection of a line

that is 120.00 feet (perpendicular measurement) South of and parallel with the South line of the Louise Rose Plat as recorded in Liber 57 of Plats, Page 26, Kent County Records to the Point of Beginning; thence N89°10'00"W 297.25 feet along said South line to the East line of Bedford Falls, Kent County Condominium Subdivision Plan No. 715, as recorded in Instrument No. 200502150019224; thence S00°02'00"E 181.55 feet; thence S89°46'02"W 39.77 feet; thence Southwesterly 77.53 feet along a 92.00 foot radius curve to the left, the chord of which bears S65°37'27"W 75.26 feet; thence Southwesterly 133.16 feet along a 158.00 foot radius curve to the right, the chord of which bears S65°37'27"W 129.25 feet; thence S89°46'02"W 31.79 feet; thence S00°13'58"E 149.00 feet; thence S89°46'02"W 458.52 feet; thence Southwesterly 23.74 feet along a 66.31 foot radius curve to the left, the chord of which bears S81°15'39"W 23.61 feet; thence S71°00'28"W 4.58 feet; thence Southeasterly 16.02 feet along a 633.00 foot radius curve to the right, the chord of which bears S21°41'31"E 16.02 feet (the previous 10 courses being along said East line of Bedford Falls); thence N71°00'28"E 3.78 feet; thence Easterly 16.37 feet along a 50.00 foot radius curve to the right, the chord of which bears N80°23'15"E 16.30 feet; thence N89°46'02"E 88.70 feet; thence S00°13'58"E 110.00 feet; thence N89°46'02"E 51.00 feet; thence S00°13'58"E 110.00 feet; thence S89°45'56"W 27.42 feet; thence Northwesterly 58.13 feet along a 107.00 foot radius curve to the right, the chord of which bears N74°40'16"W 57.42 feet; thence Northwesterly 83.97 feet along a 133.00 foot radius curve to the right, the chord of which bears N41°02'26"W 82.59 feet to the East line of Bedford Falls; thence S67°02'51"W 50.00 feet; thence Southeasterly 115.54 feet along a 183.00 foot radius curve to the left, the chord of which bears S41°02'26"E 113.63 feet; thence S59°07'42"E 43.70 feet (the previous 3 courses in part being along said East line of Bedford Falls); thence N89°46'02"E 52.02 feet; thence S13°52'17"W 9.76 feet; thence Southwesterly 134.47 feet along a 255.00 foot radius curve to the right, the chord of which bears S28°58'43"W 132.92 feet; thence S77°30'36"E 478.37 feet; thence N89°46'02"E 496.75 feet to said North-South 1/4 line; thence N00°13'58"W 925.50 feet along said North-South 1/4 line to the Point of Beginning.

Also except: Commencing at the North 1/4 corner of said Section; thence S00°13'58"E 310.52 feet along the North-South 1/4 line of said Section 26 to the intersection of a line that is 120.00 feet (perpendicular measurement) South of and parallel with the South line of the Louise Rose Plat as recorded in Liber 57 of Plats, Page 26, Kent County Records; thence N89°10'00"W 297.25 feet along said South line to the East line of Bedford Falls, Kent County Condominium Subdivision Plan No. 715, as recorded in Instrument No. 200502150019224; thence S00°02'00"E 181.55 feet; thence S89°46'02"W 39.77 feet; thence Southwesterly 77.53 feet along a 92.00 foot radius curve to the left, the chord of which bears S65°37'27"W 75.26 feet; thence Southwesterly 133.16 feet along a 158.00 foot

radius curve to the right, the chord of which bears S65°37'27"W 129.25 feet; thence S89°46'02"W 31.79 feet; thence S00°13'58"E 149.00 feet; thence S89°46'02"W 458.52 feet; thence Southwesterly 23.74 feet along a 66.31 foot radius curve to the left, the chord of which bears S81°15'39"W 23.61 feet; thence S71°00'28"W 4.58 feet; thence Southeasterly 16.02 feet along a 633.00 foot radius curve to the right, the chord of which bears S21°41'31"E 16.02 feet (the previous 10 courses being along said East line of Bedford Falls) to the Point of Beginning; thence N71°00'28"E 3.78 feet; thence Easterly 16.37 feet along a 50.00 foot radius curve to the right, the chord of which bears N80°23'15"E 16.30 feet; thence N89°46'02"E 88.70 feet; thence S00°13'58"E 110.00 feet; thence N89°46'02"E 51.00 feet; thence S00°13'58"E 110.00 feet; thence S89°45'56"W 27.42 feet; thence Northwesterly 58.13 feet along a 107.00 foot radius curve to the right, the chord of which bears N74°40'16"W 57.42 feet; thence Northwesterly 83.97 feet along a 133.00 foot radius curve to the right, the chord of which bears N41°02'26"W 82.59 feet to the East line of Bedford Falls; thence N67°02'51"E 16.00 feet; thence Northwesterly 24.86 feet along a 117.00 foot radius curve to the right, the chord of which bears S16°51'52"E 24.82 feet; thence Northwesterly 128.61 feet along a 633.00 foot radius curve to the left, the chord of which bears N16°35'48"W 128.38 feet to the Point of Beginning.

6 THREE STORY BUILDINGS @ 48 UNITS EACH = 288 UNITS
72 STUDIOS (433 GROSS SF)
144 ONE BEDROOM (627 GROSS SF)
72 TWO BEDROOM (1025 GROSS SF)

288 + 16 = 304 TOTAL UNITS

PARKING PROVIDED:
613 PARKING SPACES (GENERAL SURFACE SPACES)
28 GARAGE SPACES (DEDICATED TO TOWNHOMES)
28 SPACES IN FRONT OF GARAGES (DEDICATED TO TOWNHOMES)
669 SPACES/ 304 UNITS = 2.20 SPACES PER UNIT (ENTIRE PROJECT)

2 TWO STORY TOWNHOME BUILDINGS @ 4 UNITS EACH = 8 UNITS
4 THREE BEDROOM 2 1/2 BATH W/ TWO STALL GARAGE
4 TWO BEDROOM 2 1/2 BATH W/ ONE STALL GARAGE



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GRAND RAPIDS, MI 49503 USA
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www.ghafari.com

REGISTRATION SEAL

REGISTRATION SEAL

NOT FOR
CONSTRUCTION

PROJECT #	250002
PROJECT MANAGER	
DESIGNED BY	
DRAWN BY	
QUAL CHECK	
SHEET TITLE	

SHEET NUMBER

VILLAGE COUNCIL
VILLAGE OF SPARTA
KENT COUNTY, MICHIGAN

At a regular meeting of the Village Council of the Village of Sparta, held at the Sparta Civic Center, located at 75 N. Union Street, Sparta, Michigan 49345 on Monday August 18, 2025, at 7 PM the following Ordinance was offered by Council Member _____ and seconded by Council Member _____

ORDINANCE NO. 25-02

AN ORDINANCE TO AMEND THE VILLAGE OF SPARTA
ZONING ORDINANCE AND ZONING MAP, CHAPTER 82,
ARTICLE III, DIVISION 2, SECTION 82-152 OF THE VILLAGE
OF SPARTA CODE OF ORDINANCES

THE VILLAGE OF SPARTA (the "Village") ORDAINS:

Section 1. Amendment. That Chapter 82, Article III, Division 2, Section 82-152 of the Village of Sparta Code of Ordinances is amended as follows:

The Zoning Ordinance and Zoning Map of the Village of Sparta, Kent County, Michigan, the map being incorporated by reference in the Zoning Ordinance for the Village of Sparta pursuant to Section 82-152, are hereby amended so that the parcels of lands shall be rezoned as follows:

From PUD to RM:

That part of the North 1/2 of the Northwest 1/4 of Section 26, T9N, R12W, Village of Sparta, Kent County, Michigan, described as: Commencing at the North 1/4 corner of said Section; thence S00°13'58"E 310.52 feet along the North-South 1/4 line of said Section 26 to the intersection of a line that is 120.00 feet (perpendicular measurement) South of and parallel with the South line of the Louise Rose Plat as recorded in Liber 57 of Plats, Page 26, Kent County Records to the Point of Beginning; thence N89°10'00"W 297.25 feet along said South line to the East line of Bedford Falls, Kent County Condominium Subdivision Plan No. 715, as recorded in Instrument No. 200502150019224; thence S00°02'00"E 181.55 feet; thence S89°46'02"W 39.77 feet; thence Southwesterly 77.53 feet along a 92.00 foot radius curve to the left, the chord of which bears S65°37'27"W 75.26 feet; thence Southwesterly 133.16 feet along a 158.00 foot radius curve to the right, the chord of which bears S65°37'27"W 129.25 feet; thence S89°46'02"W 31.79 feet; thence S00°13'58"E 149.00 feet; thence S89°46'02"W 458.52 feet; thence Southwesterly 23.74 feet along a 66.31 foot radius curve to the left, the chord of which bears

S81°15'39"W 23.61 feet; thence S71°00'28"W 4.58 feet; thence Southeasterly 16.02 feet along a 633.00 foot radius curve to the right, the chord of which bears S21°41'31"E 16.02 feet (the previous 10 courses being along said East line of Bedford Falls); thence N71°00'28"E 3.78 feet; thence Easterly 16.37 feet along a 50.00 foot radius curve to the right, the chord of which bears N80°23'15"E 16.30 feet; thence N89°46'02"E 89.70 feet; thence S00°13'58"E 110.00 feet; thence N89°46'02"E 50.00 feet; thence S00°13'58"E 110.00 feet; thence S89°45'56"W 27.42 feet; thence Northwesterly 58.13 feet along a 107.00 foot radius curve to the right, the chord of which bears N74°40'16"W 57.42 feet; thence Northwesterly 83.97 feet along a 133.00 foot radius curve to the right, the chord of which bears N41°02'26"W 82.59 feet to the East line of Bedford Falls; thence S67°02'51"W 50.00 feet; thence Southeasterly 115.54 feet along a 183.00 foot radius curve to the left, the chord of which bears S41°02'26"E 113.63 feet; thence S59°07'42"E 43.70 feet (the previous 3 courses in part being along said East line of Bedford Falls); thence N89°46'02"E 52.02 feet; thence S13°52'17"W 9.76 feet; thence Southwesterly 134.47 feet along a 255.00 foot radius curve to the right, the chord of which bears S28°58'43"W 132.92 feet; thence S77°30'36"E 478.37 feet; thence N89°46'02"E 496.75 feet to said North-South 1/4 line; thence N00°13'58"W 925.50 feet along said North-South 1/4 line to the Point of Beginning. Contains 14.53 acres.

From PUD to RH: Place Holder for Legal Description

Section 2. Effective Date. This amendment to the Village of Sparta Zoning Ordinance and Zoning Map shall become effective upon the expiration of seven (7) days after the ordinance/ordinance amendment or Notice of Adoption appears in the newspaper as provided by law.

The vote to approve this rezoning ordinance/ordinance amendment was as follows:

YEAS:

NAYS:

ABSTAIN/ABSENT:

ORDINANCE DECLAIRED ADOPED

I, Kristen Phelps, the Clerk of the Village of Sparta, attests that the foregoing is a true and accurate copy of an ordinance adopted by the Village Council of the Village of Sparta at a regularly

scheduled meeting held on August 18, 2025, which meeting was held in accordance with State Law.

Kristen Phelps, Village Clerk

Introduced: August 4, 2025

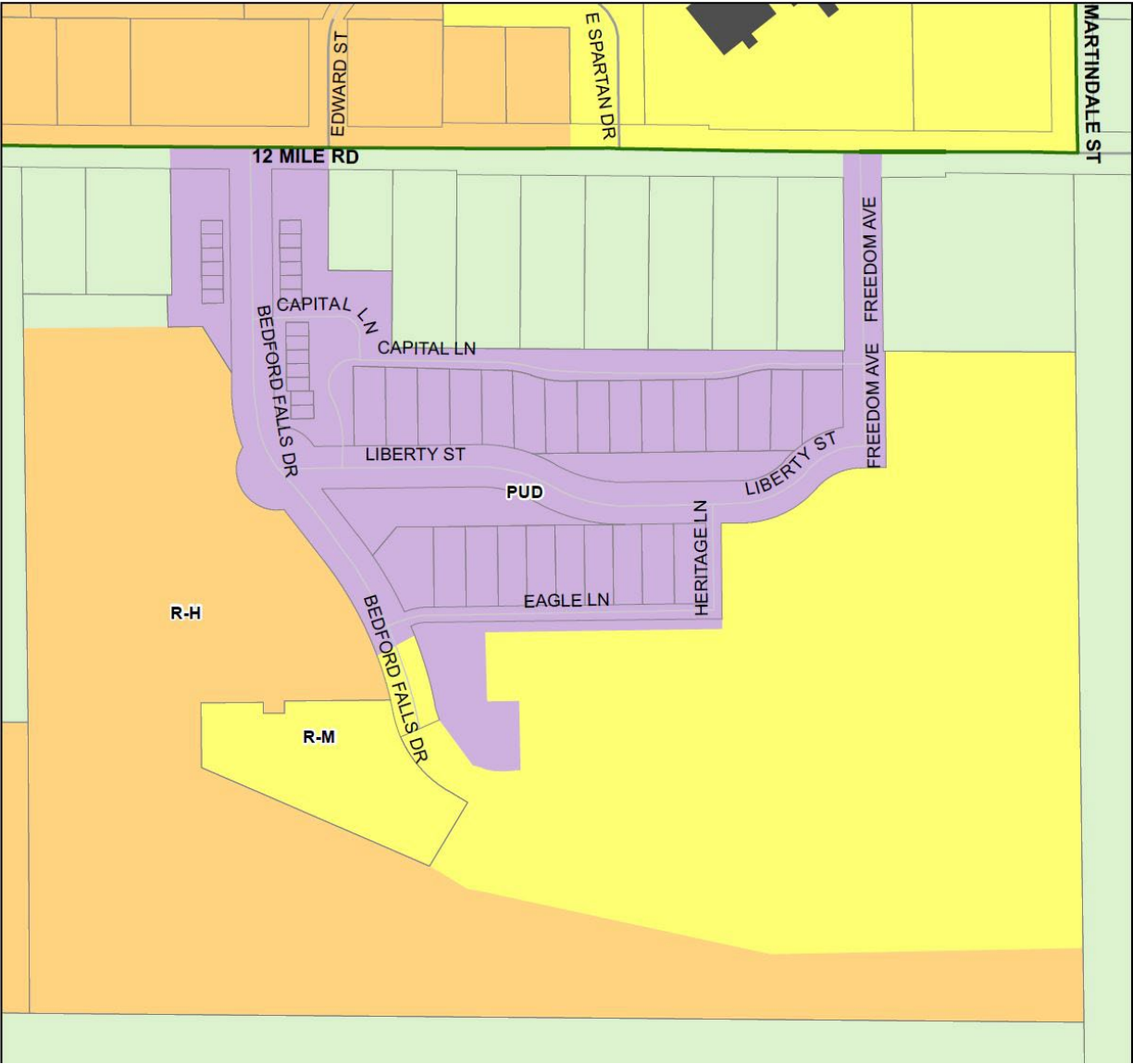
Public Hearing: August 4, 2025

Adopted: _____

Published: _____

Effective: _____

Attachment 1 Map



MEMO Staff Communication

DATE: August 4th, 2025
TO: Planning Commission Chair and Planning Commission Members
FROM: James A. Lower, Village Manager
RE: Site Plan Review Report – 172 E Gardner Street

General Information

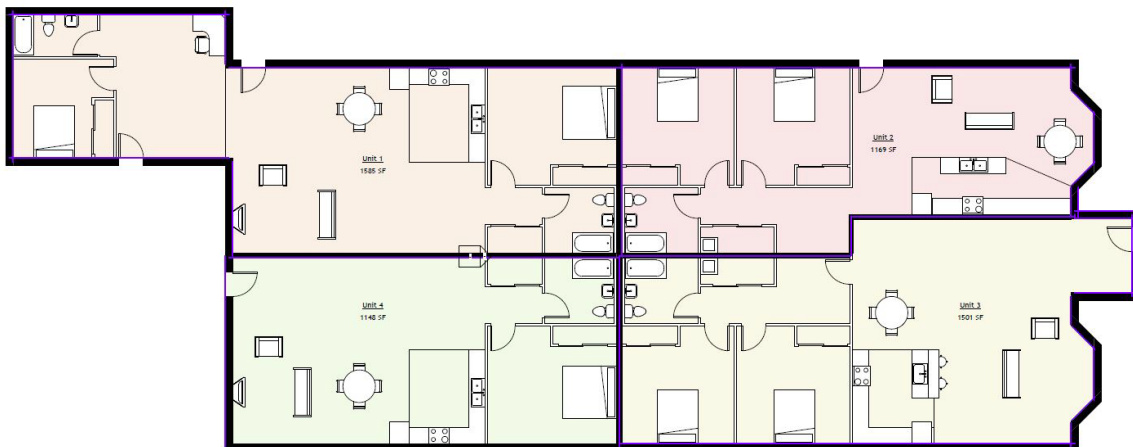
Attached is the proposed interior conversion at 172 E Gardner Street. This change of use converts the former bank space into four distinct residential units. Since all modifications are interior only, there are no exterior or site-related changes being proposed at this time.

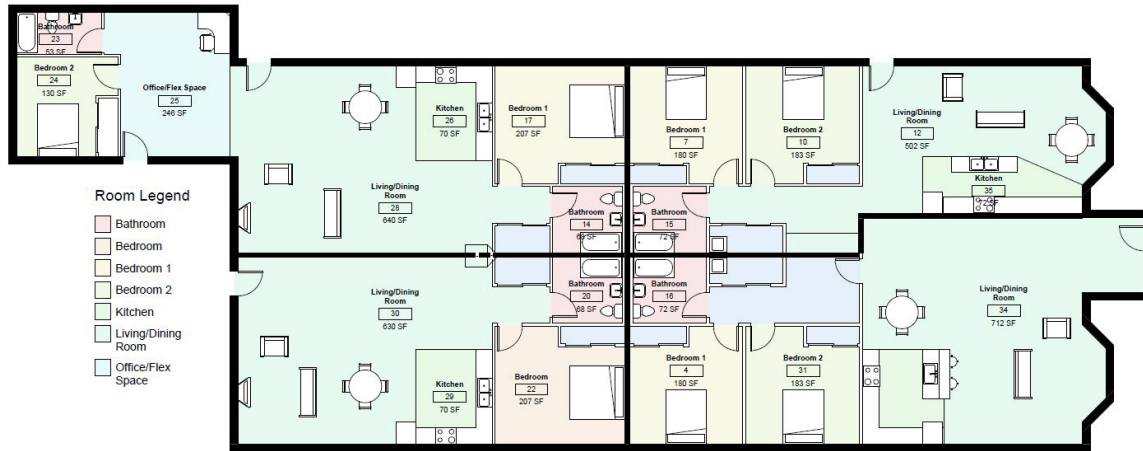
Each unit has been designed to comply with the requirements outlined in Section 82-194 of the Sparta Zoning Ordinance regarding residential dwelling units. Specifically:

- Each unit includes a complete kitchen, full bathroom, and living area, in line with the minimum requirements for a dwelling unit.
- The sizes of the units range from approximately 1,148 to 1,585 square feet, all of which exceed the ordinance's requirement for habitable space.
- No shared facilities exist between the units; each functions as an independent, self-contained living space.

Notes:

Overview of additions (**Drawings will be on the projector at the meeting**)





Site Location:

172 E. Gardner Street Sparta, MI 49345.

Current Zoning:

B- Business

Surrounding Land Uses and Zoning:

North: RM – Residential Medium Density

East: B- Business

West: RM – Residential Medium Density

South: B- Business

Applicable Regulations:

The change of use requires site plan approval. Residential uses are allowed in the B District and are subject to the RH zoning requirements

Master Plan:

The site plan and zoning of the area match the goals of our master plan.

Staff Comments and Proposed Conditions:

We are pleased with this site plan and the proposed interior layout. Staff believes this is an appropriate use for this property.

Staff Recommendation

Staff recommends a motion to approve the site plan as presented.

The Planning Commission will meet **August 4th, 2025 at 7:00 PM**. If you have any questions or concerns about this report or you are unable to attend the meeting, please contact me villagemanager@spartami.org.