

**VILLAGE OF SPARTA  
PLANNING COMMISSION  
Regular Meeting  
August 5, 2024 @ 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 July 8, 2024
- 5) APPROVAL OF CONSENT & BUSINESS AGENDA
- 6) PUBLIC COMMENT ON AGENDA ITEMS
- 7) PUBLIC HEARING –
  - a. Special Land Use Application 200 Maple Street Chemical Mixing & Storage
- 8) NEW BUSINESS –
  - a. Special Land Use Application 200 Maple Street Chemical Mixing & Storage
  - b. Site Plan Review- 260 W. Division Street Sparta Village Complex
- 9) UNFINISHED BUSINESS –
  - a. None.
- 10) PUBLIC COMMENT
- 11) VILLAGE MANAGER REPORT
- 12) COMMISSION COMMENT
- 13) ADJOURNMENT

**VILLAGE OF SPARTA  
PLANNING COMMISSION  
Regular Meeting  
July 8, 2024, 6:00pm (special time)  
75 N. Union St. (Sparta Civic Center)**

**Present:** Chairperson Emilie Henry, Commissioners Bob Liscombe, Jon Braybrook, Robert Carlstrom, Rose Frederick, Christina Owens, and Robert Whalen.

**Absent:** Gary Moody

**Also present:** Village Manager Jim Lower and Village Clerk Katy Shelton.

- 1) **CALL TO ORDER:** The meeting was called to order at 6:00pm. The Pledge of Allegiance was recited.
- 2) **ROLL CALL:** Formal roll call was taken. Those in attendance/absent are noted above.
- 3) **MINUTES:**
  - a. Approve Regular Planning Commission Meeting Minutes of June 3, 2024. Motion to approve by Moody with a second by Liscombe. Motion passed unanimously.
- 4) **ADDITIONS OR CORRECTIONS TO THE AGENDA – APPROVAL OF AGENDA:** No additions or corrections. Motion to approve by Carlstrom with a second by Frederick. Motion passed unanimously.
- 5) **PUBLIC COMMENT ON AGENDA ITEMS:**
  - a. None.
- 6) **COMMUNICATIONS:**
  - a. None.
- 7) **PUBLIC HEARING:**
  - a. None.
- 8) **NEW BUSINESS:**
  - a. **Site Plan Review: 390 E Division St.** Village Manager Lower discussed this. Also, the developer, Rex Baker, was present to answer questions. A Village memo was submitted to the Commission outlining proposed renovations. In addition, the Village Engineers, Prein &

Newhof, have reviewed the proposal by Andrew Architecture for those site improvements. A letter was submitted from them outlining the results of their review. It was noted that this is a building from the 1960's which will require extensive structural repairs, especially on the interior. It is also considered a non conforming building. Mr Baker said that the exterior will be architectural steel and will not look like a pole barn. He said that there will be windows on the east side. Commissioner Whalen asked about a possible brick exterior, but Mr Baker said that building costs precluded that. Motion by Whalen with a second by Liscomb to approve. Motion passed unanimously.

**9. Unfinished business:**

a. None.

**10. Public comment:**

a. None.

**11. Village Manager Report:** Village Manager Lower thanked the Commission for being flexible and said that he had been occupied with the usual Village business.

**12. Commissioners Comment:**

a. None.

**13. Adjournment:** Meeting was adjourned by Chairman Henry at 6:11pm.

Submitted by Katy Shelton, Village Clerk.



# MEMO

**To:** Planning Commission Members  
**From:** James Lower, Village Manager  
**Date:** August 5, 2024  
**RE:** Special Land Use Request -200 Maple Street

The Village has received a special land use request for 200 Maple Street-Aal Toll LLC to operate a chemical production, blending, and storage operation at the facility that formerly housed Federal Mogul. As you will see from the proposed site plan, if approved this use would only account for a portion of the building. Cascade Die Casting is leasing the other portion of the facility for light manufacturing.

The Village has specific requirements in our ordinance related to the specific special land use being requested, but also a set of general standards that need to be met before an approval can be recommended to the Village Council from the Planning Commission.

## **Specific Requirements per Zoning Ordinance:**

In accordance with section of 82-6 (d) of our zoning ordinance, as zoning administrator I need to determine what special land use (if any) this use falls under because it is not specifically mentioned in our ordinance. I have determined the closest possible option is found in Section 82-253 (7): Metal Plating, buffing and polishing, subject to appropriate measures to control the types of process to prevent noxious result and/or nuisances.

The requirements set forth by sections 82-253 (7) must be met in addition to the general standards of section 82-385 before approval may be granted as a result of the classification determination I have made.

Specific Requirements for Metal Plating, buffing and polishing, subject to appropriate measures to control the types of process to prevent noxious result and/or nuisances requirements:

- (1) Minimum lot size shall be two acres.

*Staff Response:* This requirement is met.

- (2) The main and accessory buildings shall be set back at least 100 feet from all property lines and a minimum of 200 feet from adjacent residential uses.

*Staff Response:* The 200 feet from adjacent residential uses is met. However, the main and accessory building are not set back the minimum 100 feet from all property lines. So, this requirement is not met by the proposal.

(3) Any outside storage area shall not exceed 2,000 square feet in area and shall be screened from view on all sides by a six-foot or greater solid, decorative fence or wall, or landscaped equivalent. The fence or wall shall be tall enough to screen the view of the contents of the storage area.

*Staff Response:* The proposal does not appear to be proposing any outside storage. However, we will need to confirm this with the applicant.

(4) Truck parking and staging areas shall be fenced and screened from the view of any abutting residential district or use by a decorative fence or wall, or a landscaped equivalent.

*Staff Response:* The site is not directly abutted by a residential area. Therefore, this requirement is not applicable.

(5) Any portion of a building containing the use shall not have loading doors, windows, or other similar openings facing an abutting residential district or use. If openings are present, they shall remain closed at all times while any part of the business is in operation.

*Staff Response:* The site is not directly abutted by a residential area. Therefore, this requirement is not applicable.

**General standards Per Zoning Ordinance:**

The general standards are basic to all special land uses; and the specific requirements of sections 82-386 and 82-387 are in addition to and shall be required in all applicable situations. The following general standards must be met before approval may be granted:

(1) The proposed use shall comply with the general objectives and land use policies contained in the Village of Sparta Master Plan.

*Staff Response:* The area where this building is located is in a well established business/industrial area. The Master Plan contemplates further business growth in this part of town. Therefore, the proposal seems to meet this requirement.

(2) The proposed use shall be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing character of the general vicinity.

*Staff Response:* The location is in a preexisting industrial building. The proposed modifications are in keeping with this requirement.

- (3) The proposed use is served by necessary public facilities that are adequate or can be made adequate to serve the proposed use. Specifically, existing streets, storm water drainage, water supply, fire protection, police, emergency medical care, sanitary sewer disposal, solid waste disposal, and public recreation shall be adequate to serve the proposed project.

Staff Response: The site will need fire suppression in order to meet this requirement. The building once had fire suppression but the system is inoperable and likely not adequate for this use. Furthermore, a formalized and enforceable agreement will need to be reached with the village in order to ensure no chemicals enter into our water, waste water, or stormwater system. Therefore, in order for this requirement to be met, the applicant would need to work with the village on satisfying the above.

- (4) The proposed use shall not be hazardous or disturbing to neighboring uses or cause any conflict to the existing use and quiet enjoyment of surrounding property.

Staff Response: Given the recent fire and the potentially dangerous nature of the proposed use, the planning commission and ultimately the village council will need to determine whether or not this requirement is met. Staff believes an argument could be made on either side as to whether or not the proposal meets this requirement.

- (5) The proposed use shall not involve activities, processes, materials and equipment and conditions of operation that will be detrimental to any person, property, or the general welfare by reason of excessive traffic, noise, smoke, fumes, glare or odors.

Staff Response: Given the recent fire and the potentially dangerous nature of the proposed use, the planning commission and ultimately the village council will need to determine whether or not this requirement is met. Staff believes an argument could be made on either side as to whether or not the proposal meets this requirement.

- (6) The proposed use shall be consistent with the intent and purpose of this chapter.

Staff Response: the request appears to meet this requirement.

**Items for the planning commission to consider:**

1. Is the proposed use similar enough to: "Metal Plating, buffing and polishing, subject to appropriate measures to control the types of process to prevent noxious result and/or nuisances requirements" to be consider for approval or disapproval under this use? If not, then the planning commission could decide that a new special land use should be created specifically for this use. This application could be placed on hold until specific requirements of that new special land use are created. However, this would only be necessary/a good use of time if the planning commission and/or council determines that all general requirements are met and that the only impediment is the 100 foot set back requirement.

2. Possible water cross contamination as well as the potential for run off into our storm sewer or sanitary sewer must be taken seriously. If the special land use is going to move forward, it should be stipulated that an agreement between the village and application be reached on how to mitigate these concerns.
3. The request does not meet the 100 foot set backs that are required, therefore per our ordinance it cannot be approved under the metal plating classification.
4. The planning commission and village council will need to make the judgement call on whether or not the proposed use satisfies general requirements #4 and #5. If it does not meet these requirements in the view of the planning commission and village council, then the special land use permit cannot be granted.



# VILLAGE OF SPARTA PLANNING COMMISSION APPLICATION



Visit our website at [www.spartami.org](http://www.spartami.org)

<input type="checkbox"/> Rezoning: From _____ to _____	<input type="checkbox"/> Zoning Ordinance Amendment
<input checked="" type="checkbox"/> Special Land Use Permit: Specify Use: <u>Chemical manufacturing</u>	<input type="checkbox"/> Site Plan Review

**Applicant Name:** Aal Toll LLC  
**Street Address:** 200 Maple Street  
**City:** Sparta **State:** MI **Zipcode:** 49345  
**Phone Number(s):** (616) 446-9767 **E-mail:** kaz@aalchem.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:** [Signature] **Date:** 6/25/2024  
Digital Signatures Accepted  
**Applicant is the:**  Owner  Lessee  Optionee  Contractor/Architect

**Property Owner's Name** (if different from applicant): KRD LLC  
**Street Address:** 2240 29th Street SE  
**City:** Grand Rapids **State:** MI **Zipcode:** 49508  
**Phone Number(s):** (616) 446-9767 **E-mail:** kaz@aalchem.com

**Signature:** [Signature] **Date:** 6/25/2024  
Digital Signatures Accepted

**Project Location or Address:** 200 Maple Street; Sparta, MI 49345  
**Property is:**  Residential  Commercial  Industrial **Property zoned:** \_\_\_\_\_

**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.

**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: \_\_\_\_\_





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Aaltoll LLC is a contract chemical manufacturing company that produces energy and water-based curable adhesives, coatings, and inks for use in graphic arts and industrial applications. Aaltoll serves as the procurement and production arm for its customers, allowing them to focus on the development, commercialization, and ongoing support of the end products Aaltoll produces.

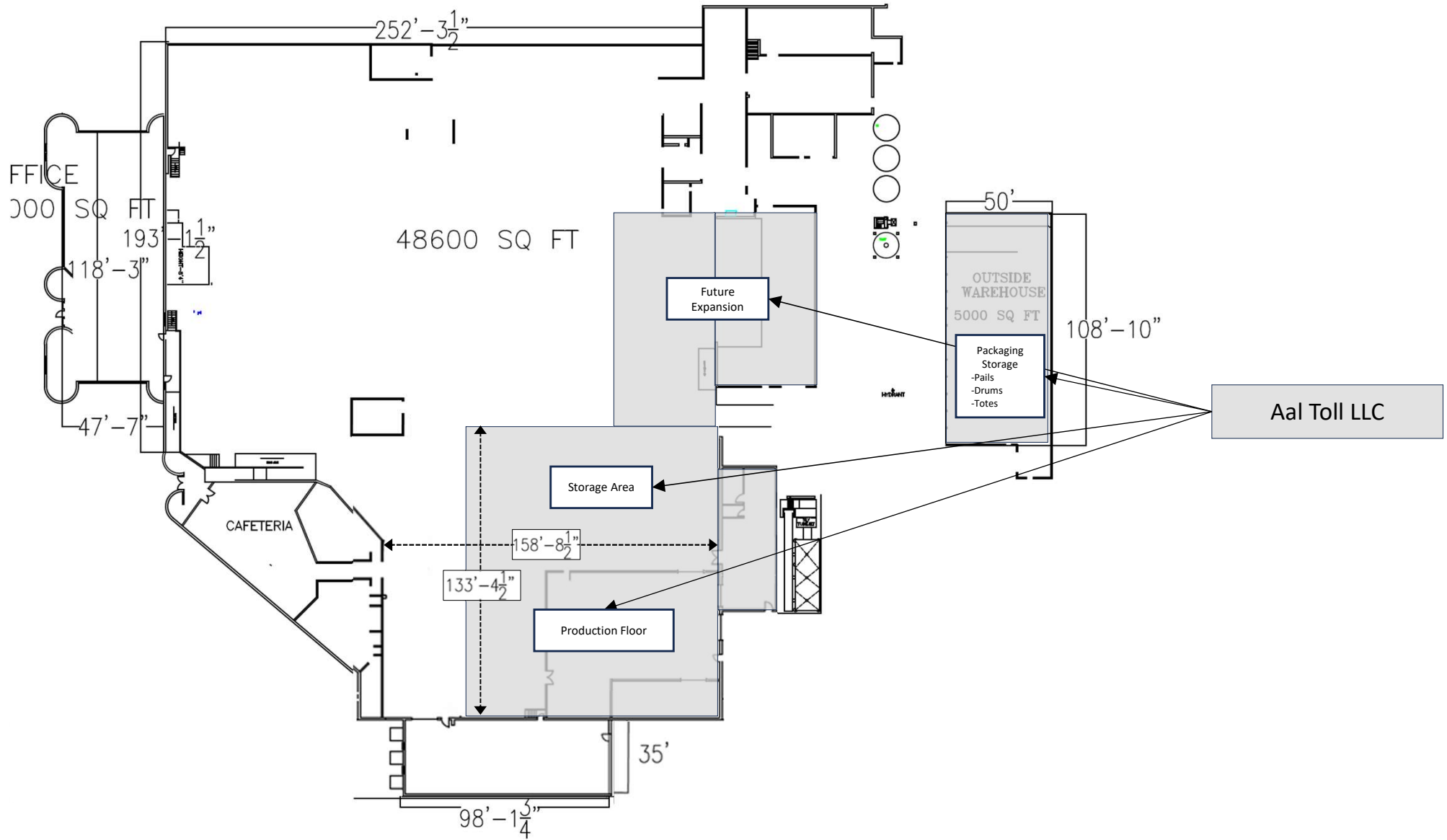
Examples of end-use applications for Aaltoll produced finished goods include, but are not limited to, food packaging, furniture, credit cards, product labels, and paper-board packaging. These products can range from a gloss coating on a magazine cover, an adhesive binding a film window to a food package, a water-proof coating protecting wood furniture, or a pigmented coating on a credit card.

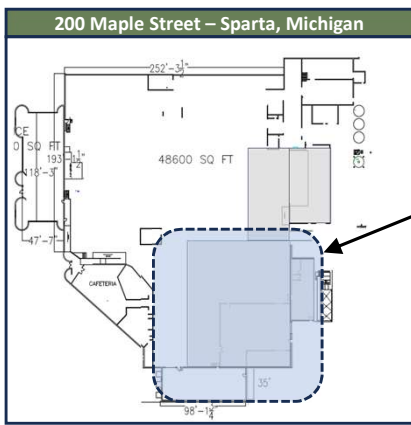
The manufacturing process for the end products mentioned above involves the blending of raw materials in a closed or open stainless-steel vessel at room temperatures or heated up to no more than 180 degrees Fahrenheit. Typical formulations include an epoxy or oligomer base (~50-60%), monomers to control viscosity (~20-30%), photo-initiators to enable curing under UV light (~5-10%), and additives for flow and appearance (~5%). None of the raw materials used in production have an HMIS rating above 2/2/1, and safety Data Sheets have been supplied for all materials that could potentially be used in production. That said, Aaltoll uses relatively small quantities of solvents, which are stored safely in dedicated solvent cabinets, for cleaning purposes.

End products made by Aaltoll are packaged in 5-gallon pails, 55-gallon drums, and 275-gallon totes and shipped to end-users throughout the United States and Canada. These end-users are commercial printers who produce packaging for consumer goods and food products or converters who produce coated films used in industrial applications.

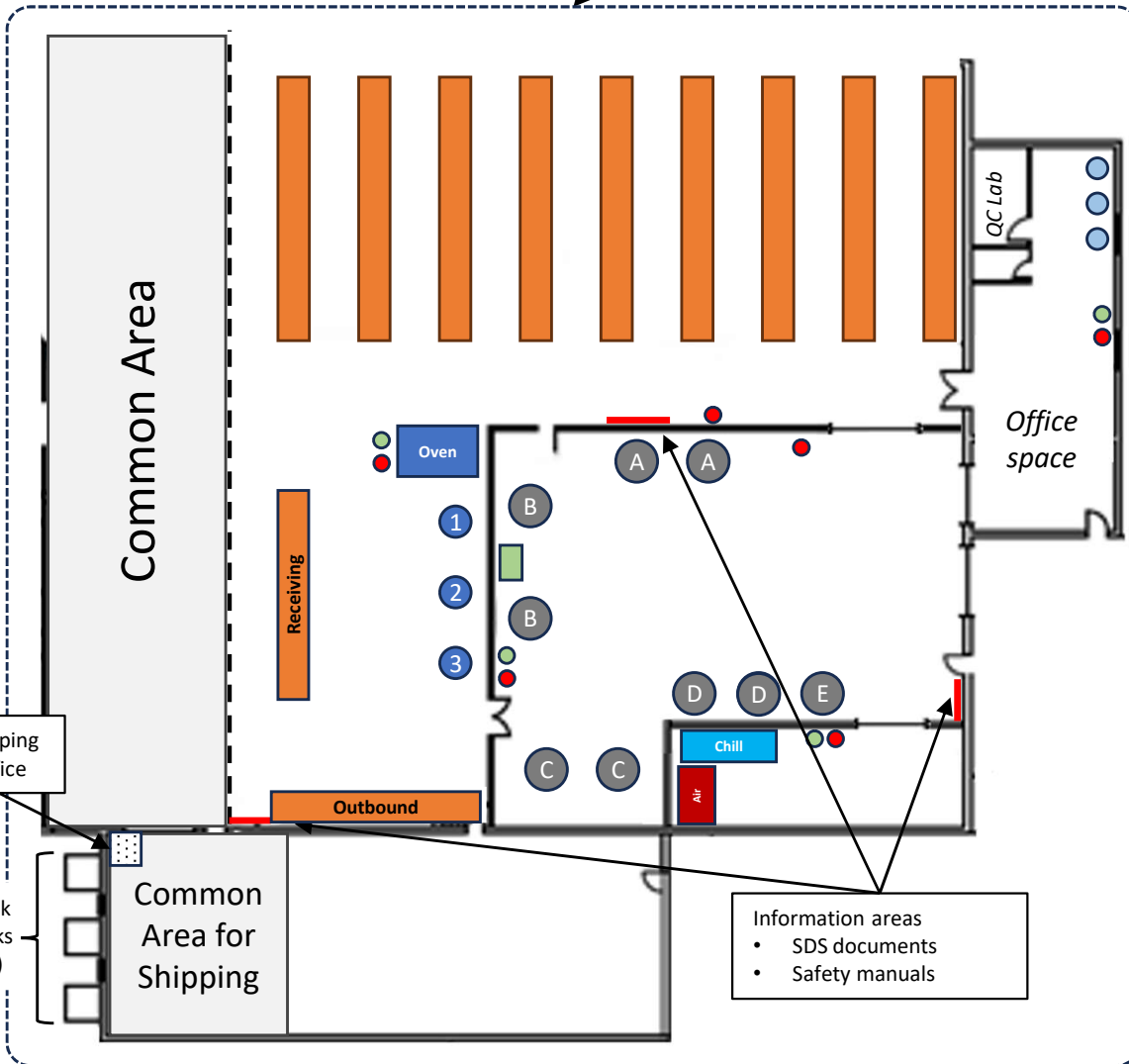
Aaltoll sees a large opportunity for its services based on the relationships its owner, Kassra Darehshori, has grown over the last 20 years as the CEO, founder, and owner of Aalchem. Aalchem is a Grand Rapids based company employing over 75 individuals which has grown to become one of the largest chemical distribution companies in North America. Mr. Darehshori is also the owner of the building located at 200 Maple Street, where he has made significant investments to revitalize the building for use as a manufacturing facility and office space.

# 200 Maple Street – Sparta, Michigan





Area shown in detail below



### Pole Mixers

- 1 = 480V / 3 phase / 60 Hz – 25 amp
- 2 = 480V / 3 phase / 60 Hz – 60 amp
- 3 = 480V / 3 phase / 60 Hz – 60 amp



### Blend Tanks

- A = 4,000 L tank (480V / 3 phase / 60 Hz – 130 amp)
- B = 5,400 L tank (480V / 3 phase / 60 Hz – 100 amp)
- C = 6,600 L tank (480V / 3 phase / 60 Hz – 100 amp)
- D = 2,500 L tank (480V / 3 phase / 60 Hz – 50 amp)
- E = 1,500 L tank (480V / 3 phase / 60 Hz – 50 amp)



### Boiler

- 480V / 3 phase / 60 Hz, 400 amp



### Drum Oven

- Oven used for warming raw materials to ensure consistent batch temperatures year-round
- 480V / 3 phase / 60 Hz, 60 amp



### Air Compressor

- 480/3/60, 20 amp



### Chiller

- 480/3/60, 60 amp



### Pallet Racking

- Storage of materials (chemicals, packaging) & finished goods
- Height = three levels, racks not to exceed ~ 14'
- Aisle width = ~ 10'
- Materials bar coded & mapped to specific location



### Small batch production

- Small batch production for scaling and sample production
- Mixers = drill presses using standard electric



### Fire extinguishers w/ 3ft clear pathway



### Fire extinguishers w/ 3ft clear pathway

<b>Sparta Inventory Materials</b>	<b>Pounds - Max</b>
621B-60	80,000
4629H	40,000
Dap A	40,000
DPHA	40,000
EOTMPTA	40,000
HDODA	40,000
LuX 220 (Alberdingk)	40,000
Lux 722 (Alberdingk)	40,000
AS 2010 (Miwon)- Same as Acamine 710 and Eternal 6417	20,000
DPGDA	20,000
PI-184 (CPK)	20,000
Q-PR-1751 (Quaker)	20,000
TMPTA	20,000
TPGDA	20,000
HU210V (rep of all silicas... HU700, TSA 550L, K80N)	15,000
PI-BP	10,000
PI- 1173	10,000
PI-TPO	10,000
AL-1137 (Quaker)	8,800
BT-199 (Covestro)	8,800
EOHDODA	8,800
GPTA	8,800
PEG 400	8,800
PI-1173	8,800
PPT4A	8,800
Barsol EB	5,000
MB6AX	5,000
OMBB	5,000
PI-BDK	5,000
AM-71 (Quaker)	4,400
POLY 110 (Elkem)	4,400
RCA 170 (Elkem)	4,400
Kip 150	4,000
Ammonia Water- 28%	3,000
AW-858 (Quaker)	2,200
Acrysol RM-825	2,000
Airex 900	2,000
BYK-024	2,000
BYK-168	2,000
BYK-349	2,000
BYK-3570	2,000
Siltec C-42	2,000
FB550	2,000

Irgastab UV22	2,000
Miwon M124	2,000
Micromide 520	2,000
N801E/ N801S	2,000
PI-1109 (BAPO)	2,000
PI-907	2,000
Ricon 156	2,000
Silver 1 UP (Meadowbrook Glitter)	2,000
Surf 440 (Surfynol)	2,000
Tego 685	2,000
UV-636 (Shamrock)	2,000
V-Pyrol RC	2,000

**MEMO**  
**Staff Communication**

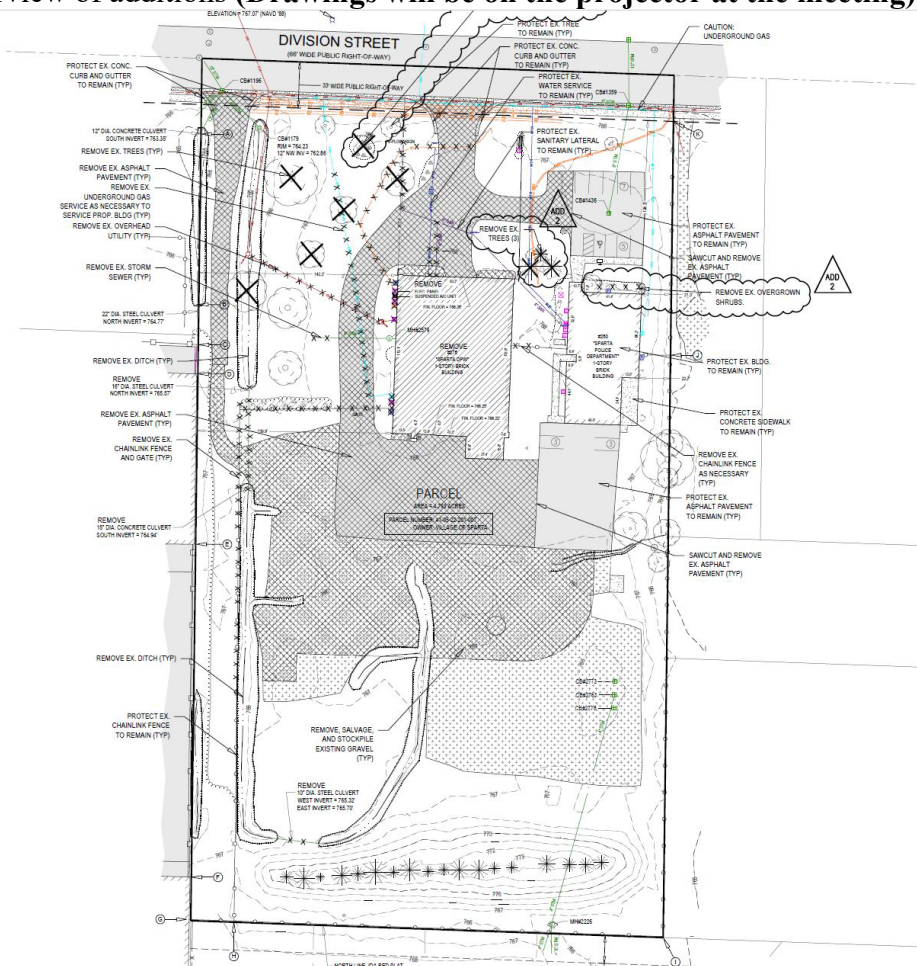
**DATE:** July 8, 2024  
**TO:** Planning Commission Chair and Planning Commission Members  
**FROM:** James A. Lower, Village Manager  
**RE:** Site Plan Review Report – 260 W. Division St, Sparta, MI 49345

**General Information**

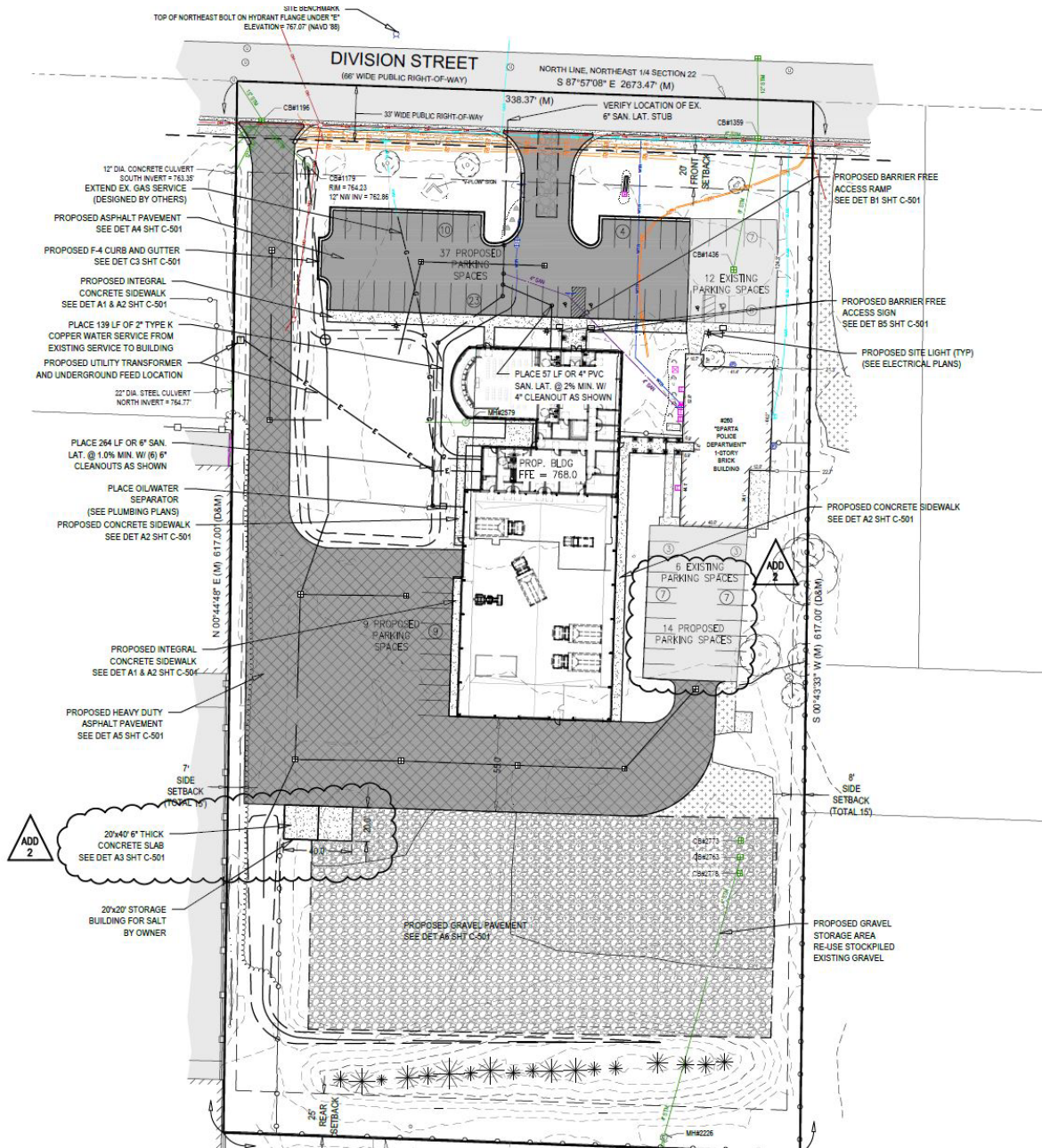
The proposed site plan outlines renovations to the existing site at 260 W. Division Street. The site plan will involve demolishing the current DPW building and constructing a new village complex that will house DPW and Village Office staff. It will also connect to the police department and contain village council meeting chambers.

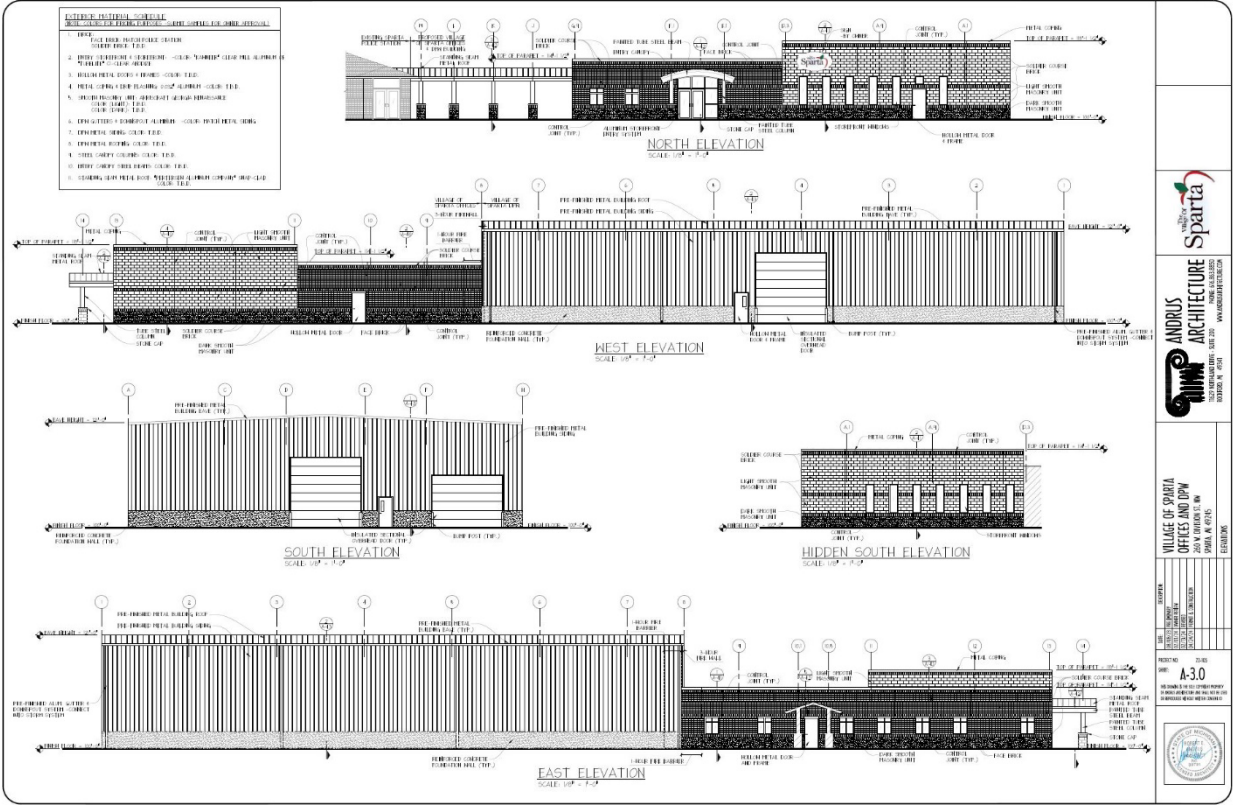
**Notes:**

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













**Site Location:**

260 W. Division Street, Sparta, MI 49345.

**Current Zoning:**

RM- Residential Medium Density

**Surrounding Land Uses and Zoning:**

North: RM- Residential Medium Density  
East: RM- Residential Medium Density  
West: RM- Residential Medium Density  
South: RH- Residential High Density

**Applicable Regulations:**

The building and property technically do not require site plan review because they are village owned. However, we would like to seek site plan approval like other applicants.

**Master Plan:**

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

**Staff Comments and Proposed Conditions:**

The site plan meets all set backs and zoning requirements of the zoning district. The new building is being designed to match the character of the existing police department and surrounding neighborhood.

**Staff Recommendation**

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

The Planning Commission will meet **August 5, 2024 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](mailto:villagemanager@spartami.org).