

**VILLAGE OF SPARTA
PLANNING COMMISSION
Regular Meeting
December 15, 2025 @ 5:30 PM
276 W. Division St. (Sparta Village Complex)**

- 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 October 6, 2025
- 5) APPROVAL OF CONSENT & BUSINESS AGENDA
- 6) PUBLIC COMMENT ON AGENDA ITEMS
- 7) COMMUNICATIONS
- 8) PUBLIC HEARING
 - a. Ord. 25-04 An Ordinance amending definitions in sections 82-45, 46, 57, & 58 as well as permitted uses in section 82-252, and location of parking areas in section 82-464
- 9) NEW BUSINESS
 - a. Ord. 25-04 An Ordinance amending definitions in sections 82-45, 46, 57, & 58 as well as permitted uses in section 82-252, and location of parking areas in section 82-464
- 10) UNFINISHED BUSINESS
 - a. None.
- 11) PUBLIC COMMENT
- 12) VILLAGE MANAGER REPORT
- 13) COMMISSION COMMENT
- 14) ADJOURNMENT

VILLAGE OF SPARTA
PLANNING COMMISSION
Regular Meeting
October 6, 2025 @ 7:00 PM
75 N. Union St. (Sparta Civic Center)

Present: Chairperson Emilie Henry, Vice Chairperson Rose Frederick, Commissioners Robert Carlstrom, Bob Liscombe, and Robert Whalen.

Absent: Gary Moody and Christina Owens

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 above.
4. ADDITIONS OR CORRECTIONS TO THE BUSINESS & CONSENT AGENDA
 - a. Consent Agenda: Approve Regular Planning Commission Meeting Minutes of August 4, 2025
5. APPROVAL OF CONSENT & BUSINESS AGENDA
 - a. Motion to approve business agenda and consent agenda as presented by Whalen, supported by Frederick. **Motion passed unanimously.**
6. PUBLIC COMMENT ON AGENDA ITEMS
 - a. Jeff Wright 220 Liberty St. Commented
 - b. Dave Passmore 210 Liberty St Commented
 - c. Virginia Waltz-Markstrom 603 Bedford Falls Commented
7. COMMUNICATIONS
 - a. None
8. PUBLIC HEARING
 - a. None
9. NEW BUSINESS
 - a. Preliminary Plat Review- Allen Edwin Homes (Bedford Falls)

- i. Motion to recommend site plan as presented by Frederick, supported by Liscombe. **Motion passes 5-0**

10. UNFINISHED BUSINESS

- a. None.

11. PUBLIC COMMENT

- a. None

12. VILLAGE MANAGER REPORT

- a. Manager Lower spoke.

13. COMMISSION COMMENT

- a. None

14. ADJOURNMENT

- a. Adjournment at 7:57 pm by Chairperson Henry.



ACTION MEMO

Staff Communication

DATE: December 15, 2025
TO: Planning Commission Members & Village Council Members
FROM: James A. Lower Village Manager
RE: Ord. 25-04: An Ordinance to Amend Section Various Sections of our Zoning Ordinance

SUMMARY OF REQUEST:

Included in your packet is a redline version showing the exact language changes being proposed, as well as the clean, final version of the ordinance.

The purpose of Ordinance 25-04 is to correct several minor oversights that occurred when the Village adopted the comprehensive zoning ordinance updates in December 2024. As is typical with large zoning rewrites, we have identified items during implementation that need clarification or technical clean-up.

Ordinance 25-04 addresses the following topics:

- **Car Washes**
- **Rooftop Solar Energy Systems**
- **Research and Development Facilities**
- **Data Warehousing Facilities / Data Centers**
- **Residential Off-Street Parking Regulations**

All of the above uses are already permitted in the **B – Business District**, but definitions for several of them were missing. The absence of definitions does not restrict the use, but it does limit our ability to evaluate site plans against standards tailored to those specific uses.

Regarding **Residential Off-Street Parking**, the Village updated these regulations last year, but a reference in Section 82-464 was inadvertently overlooked. This ordinance corrects that inconsistency so that all sections align with the 2024 changes.

Clarifying the Data Center Definition

The item receiving the most public attention is the addition of a definition for “Data Warehousing Facility / Data Center.” It is important to emphasize that **no formal data center proposal has been submitted**. However:

- The **rodeo grounds property** has been listed for sale for several years.
- It is already zoned for uses that include data warehousing.
- It is adjacent to an industrial district, fronts M-37, and has access to utilities and electrical capacity appropriate for such a use.
- A developer has expressed interest in evaluating the property and a neighboring parcel for a potential future project.

These circumstances make it prudent for the Village to have a clear, specific definition in place. Under current zoning, a data center could already be proposed and approved as a general warehouse. By establishing a definition now—prior to any application—the Village ensures that any future proposal must meet standards tailored to data centers rather than being reviewed under broad warehousing criteria.

This is a **proactive legal and regulatory clean-up**, not a project approval. It strengthens the Village’s position to require higher performance standards, site design considerations, and review criteria in the event a proposal is submitted.

Community Process and Transparency

If a data center or any other qualifying project is proposed in the future:

- It would undergo full **Planning Commission site plan review**.
- Public notices and public meetings would be conducted **as required by law**.
- As always, the Village will exceed minimum notice requirements to ensure residents have clear, timely information.

It should also be noted that the existing rodeo grounds would **not support a hyperscale facility**, meaning any significantly larger project would require additional land and the cooperation of Sparta Township. A smaller-scale data center would fit within the current zoning as is—meaning this definition change only strengthens the Village’s oversight, not its permissiveness.

In short, Ordinance 25-04 does **not** expand what is allowed on the property. Instead, it ensures that if a proposal comes forward, the Village can apply **more stringent, use-specific standards**, which aligns with the community’s desire for transparency, diligence, and appropriate review.

STAFF RECOMMENDATION:

- **Planning Commission:**

Motion to recommend adoption of Ordinance 25-04 to the Village Council.

- **Village Council:**

Motion to adopt Ordinance 25-04.

**VILLAGE COUNCIL
VILLAGE OF SPARTA
KENT COUNTY, MICHIGAN**

(Ordinance No. 2025- ____)

At a regular meeting of the Village Council for the Village of Sparta held at the Village Hall on _____, 2025, and commencing at ____:____ p.m., the following Ordinance was offered for adoption by Council Member _____ and was seconded by Council Member _____:

**AN ORDINANCE TO AMEND THE FOLLOWING PROVISIONS OF THE
SPARTA VILLAGE CODE: CHAPTER 82, ARTICLE II, SECTION 82-45
ENTITLED "DEFINITIONS C"; SECTION 82-46 ENTITLED
"DEFINITIONS D"; SECTION 82-57 ENTITLED "DEFINITIONS R";
SECTION 82-58 ENTITLED "DEFINITIONS S"; CHAPTER 82, ARTICLE
III, DIVISION 7, SECTION 82-252 ENTITLED "PERMITTED USES"; AND
CHAPTER 82, ARTICLE VI, SECTION 82-464 ENTITLED "LOCATION
OF PARKING AREAS."**

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

Section 1 **Amendment.** That Chapter 82, Article II, Section 82-45 of the Sparta Village Code is hereby amended to add the following definition:

Section 82-45. Definitions "C."

Caliper: The measurement of the diameter of a tree trunk.

Campground: Shall be as defined in Public Act 368 of 1978, as amended, MCLA 333-12501 et seq.

Car wash: Any commercial place or premises open to the public and used for cleaning or washing of the interior or exterior of an automobile, for a charge or fee, using either a mechanized or manual process, including self-serve. A "car wash" does not include a facility used for washing or cleaning vehicles larger than a regularly manufactured pickup or panel truck of one and one-half ton capacity.

Change of use: A use of a building, structure or parcel of land, or portion thereof which is different from the previous use in the way it is classified in this chapter.

Collector street: As defined by the master plan.

Commercial recreation facility: An outdoor recreational facility located near a major travel corridor or a natural feature including, but not limited to, swimming beaches, boat rentals and athletic fields.

Commercial use: An activity carried out as a use of property for financial gain including, but not limited to, retail sales, repair service or salvage operators, business offices, food service,

entertainment, and brokerages, related to purchase, sale, barter, display, or exchange of goods, wares, merchandise or personal services, or the maintenance of service offices, or recreation, or amusement enterprise, or garage/basement sales, operating more than 12 days during any one 12-month period.

Commercial wireless telecommunication services: Licensed telecommunication services including cellular, personal communication services (PCS), specialized mobilized radio (SMR), enhanced specialized mobilized radio (ESMR), paging, and similar services that are marketed to the general public.

Condominium: The ownership of a dwelling unit and the space enclosed by the description thereof as contained in the master deed for the complex or project, which has been recorded with the Kent County Register of Deeds in accordance with the provisions of the Condominium Act 59 of 1978, as amended, MCLA 559.101 et seq. This definition includes a condominium unit, or a portion of a condominium project located within a site condominium development.

Construction: The erection, alteration, repair, renovation, demolition or removal of any building or structure; and the excavation, filling, and grading of a lot.

Construction contractors establishment: A parcel of land, building or structure, or a portion thereof used to store trucks, excavation equipment, supplies, tools or materials utilized by construction contractor, subcontractors, and builders.

Section 2: Amendment. That Chapter 82, Article II, Section 82-46 of the Sparta Village Code is hereby amended to add the following definition:

Section 82-46. Definitions “D.”

Day care:

- (1) *Commercial:* A facility, other than a private residence, receiving minor children for care for periods of less than 24 hours in a day, for more than two weeks in any calendar year. Child care and supervision provided as an accessory use, while parents are engaged or involved in the principal use of the property, such as a nursery operated during church services or public meetings, or by a fitness center or similar operation, shall not be considered commercial day care.
- (2) *Family:* An occupied single-family residence in which care is provided for more than one but fewer than seven minor children or adults for periods of less than 24 hours per day, unattended by a parent or legal guardian. Care for persons related by blood, marriage or adoption to a member of the family occupying the dwelling is excluded from this definition.
- (3) *Group:* An occupied single-family residence in which care is provided for at least seven but not more than 12 minor children or adults for periods of less than 24 hours per day, unattended by a parent or legal guardian. Care for persons related by blood, marriage, or adoption to a member of the family occupying the dwelling is excluded from this definition.

Data Warehousing Facility/Data Center: An industrial or commercial facility that processes, transfers, stores, and/or communicates digital information. A data center may comprise a corporate or enterprise facility, colocation, retail, wholesale, telecommunication, hyperscale facility, or a combination thereof. A data center facility may include but is not limited to, data halls, offices, security centers, soundwalls, screening, security fencing, signage, water and waste water utility systems, transmission lines, switchgears, transformers, inverters, generators and other redundancy equipment, mechanical yards, air-cooled, liquid-cooled, or evaporative-cooling chiller systems, electrical distribution equipment, batteries, uninterruptible power supply (UPS) systems, power distributions systems (PDS), and other similar equipment or accessory structures.”

Demolition: The purposeful razing or destruction, or disassembly of a building or structure.

Density: The number of dwelling units per unit of lot area (see *lot area*).

- (1) ***Gross:*** A figure equaling the total number of dwelling units on a lot divided by the total number of acres included in the lot.
- (2) ***Net:*** A figure which equaling the total number of dwelling units on a lot divided by the total number of acres included in the lot, excluding any lot area owned by a governmental entity, used as a private street or occupied by a nonresidential use.

Development: The construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; and mining, excavation, landfilling or land disturbance, and any extension of an existing use of land.

Development permit: A permit issued to a person proposing a development that is regulated by this chapter, which indicates compliance with the chapter.

Disturbed land: A parcel of land that is graded, filled, excavated or mined or stripped of its natural vegetative cover or grass for a purpose other than agriculture land use.

Drive-through service: A business establishment with driveways and approaches developed and designed to serve patrons while in the motor vehicle, or to permit patron self-service within motor vehicles, even though the establishment may have some indoor services. Establishments where food or beverages are consumed on the premises but not within a building are construed as having drive-through service. An automated teller machine (ATM) shall also be considered as a drive-through facility whether as a principal or accessory use.

Driveway: A private path of travel over which a vehicle may be driven which provides access from one or two parcels of land to a public or private road.

District:

- (1) ***Nonresidential:*** The B-D business district and the CBD central business district.
- (2) ***Residential:*** The R-M medium-density residential district and the R-H high-density residential district.
- (3) ***Zoning:*** An area of land for which there are uniform regulations governing the use of buildings and premises, density of development, yard requirements and height regulations, and other appropriate regulations. Also referred to as "district."

Dwelling: A detached building or portion thereof designed or used exclusively as the primary residence or sleeping place of one or more persons, not including accessory buildings or structures,

either attached or detached. In the case of a mixed occupancy where a building is occupied in part as a dwelling, the part so occupied shall be deemed a dwelling for purposes of this chapter and shall comply with the provisions herein relative to dwellings.

- (1) *Multiple family*. A single building with abutting walls containing more than three residential dwelling units.
- (2) *Single-family*. A detached building designed for or occupied exclusively by one family.
- (3) *Two-family*. A detached building designed for or occupied by two families living independently of each other.
- (4) *Three-family*. A detached building designed for or occupied by three families living independently of each other.

Dwelling unit: A building, or portion thereof, designed exclusively for human occupancy providing complete independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation. This includes an existing dwelling unit, or a unit for which a building permit has been issued by the village as of the effective date of this section.

Section 3: **Amendment.** That Chapter 82, Article II, Section 82-57, of the Sparta Village Code is hereby amended to add the following definitions:

Section 82-57. Definitions “R.”

Recreational marihuana establishment: A marihuana establishment as defined in the Michigan Regulation and Taxation of Marihuana Act, IL 1 of 2018 (MCL 333.27951 et seq.), as amended. This also term includes designated consumption establishments, temporary marihuana events, and any other specialty license type authorized by the state cannabis regulatory agency or its successor agency.

Recreational marihuana retailer: A marihuana retailer as defined in the Michigan Regulation and Taxation of Marihuana Act, IL 1 of 2018 (MCL 333.27951 et seq.), as amended.

Recreational marihuana safety compliance facility: A marihuana safety compliance facility as defined in the Michigan Regulation and Taxation of Marihuana Act, IL 1 of 2018 (MCL 333.27951 et seq.), as amended.

Recreational marihuana secure transporter: A marihuana secure transporter as defined in the Michigan Regulation and Taxation of Marihuana Act, IL 1 of 2018 (MCL 333.27951 et seq.), as amended.

Recreational vehicle: A vehicle or equipment intended for temporary or periodic use for recreational or leisure pursuits. These vehicles shall include boats, airplanes, special purpose automobiles, floats, rafts, trailers, snowmobiles, camping or travel trailers, motorized homes, detachable travel equipment of the type adaptable to light trucks, and other equipment or vehicles of a similar nature.

Rehabilitation: The upgrading of an existing building or part thereof that is in a dilapidated or substandard condition.

Repair: The reconstruction or renewal of any part of an existing building for the purpose of maintenance.

Research and development facility: Any facility that is involved in the inquiry, examination, investigation or experimentation aimed at the discovery and/or interpretation of facts, revision of accepted theories or laws in the light of new facts, or practical application of such new or revised theories of laws and the development thereof. Development may include a limited number of test units of a given product resulting from such research and shall include limited production while a product is being test-marketed, which is the interim step between full research and development and ultimate full-scale production.

Restoration: The reconstruction or replication of an existing building's original architectural features.

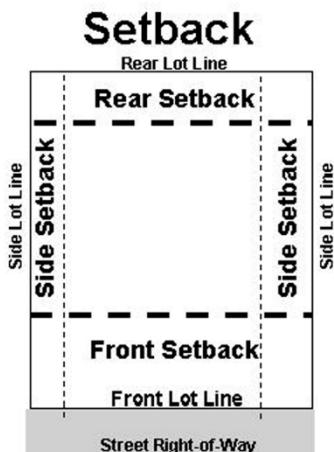
Right-of-way: A public or private strip of land acquired or utilized by reservation, dedication, easement, prescription, purchase or condemnation and permanently established for the passage of persons, vehicles, railroads, water, utility lines, and similar uses.

Rooftop solar system: A device or devices connected in a system that is structurally mounted to the roof of a building or structure containing one or more solar panels with receptive cells the purpose of which is to convert solar energy into usable electrical energy.

Section 4: Amendment. That Chapter 82, Article II, Section 82-58, of the Sparta Village Code is hereby amended to add the following definition.

Satellite dish antenna, or dish antenna: An apparatus capable of receiving communications from a transmitter or a transmitter relay located in planetary orbit.

Setback:



LSL Planning

Setback

- (1) *Setback, front:* The minimum required horizontal distance measured from the front lot line which describes an area termed the front building setback on a lot or parcel required by this chapter for the district in which it is located.
- (2) *Setback, rear:* The minimum required horizontal distance measured from the rear lot line which describes an area termed the rear building setback on a lot or parcel required by this chapter for the district in which it is located.
- (3) *Setback, side:* The minimum required horizontal distance measured from the side lot lines which describes an area termed the side building setback on a lot or parcel required by this chapter for the district in which it is located.

Sign: Any device designed to inform or attract the attention of persons not on the premises on which the sign is located, and conforming to the Village of Sparta's sign chapter.

***Solar Panel—Rooftop:* A solar energy collection device attached to or supported by the roof of a building or structure. See also—"Rooftop solar system."**

State licensed residential facility: A residential care family or group facility licensed by the State of Michigan under Act 287 of 1972 of the Public Acts of Michigan, as amended, or Act 116 of 1973 of the Public Acts of Michigan, as amended, which provides resident care services under 24-hour supervision or care for persons in need of that supervision or care. This term does not include facilities licensed by the State of Michigan for care and treatment of persons released from or assigned to adult correctional institutions.

- (1) *Family:* A state licensed residential facility providing resident services to six or fewer persons.
- (2) *Group:* A state licensed residential facility providing resident services to more than six persons.

Stop work order: An administrative order which is either posted on the property or mailed to the property owner which directs a person not to continue, or not to allow the continuation of an activity which is in violation of this chapter.

Street:

- (1) *Private:* A privately owned thoroughfare including any rights-of-way and traveled surfaces which afford traffic circulation and principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road, path, trail and other thoroughfare. A private road shall include a way open to provide the primary means of ingress and egress established as a separate tract for the benefit of two or more parcels or two or more principal buildings, dwelling units, or other structures. An existing private road is a private road of a private road system which is used to provide access to existing lots, building or dwelling units as of the effective date of this section. This definition shall not apply to driveways.
- (2) *Public:* A public thoroughfare including any rights-of-way and traveled surfaces that afford traffic circulation and principal means of access to an abutting property, including avenue, place, way, drive, lane, boulevard, highway, road, and other thoroughfare, except an alley.

Structural alterations: Any change in the supporting members of a building such as bearing walls, columns, beams or girders, or in the dimensions or configurations, or of the roof and exterior walls or means of egress.

Structure: A combination of materials whether fixed or portable, anything constructed, erected, or artificially built-up which requires a location on or below the surface of land or water, including a part or parts thereof and all equipment within the structure.

Subdivision: Subdivision means the partitioning or splitting of a parcel or tract of land by the proprietor thereof or by his or her heirs, executors, administrators, legal representatives, successors, or assigns for the purpose of sale, or lease of more than one year, or of building development that results in one or more parcels of less than 40 acres or the equivalent, and that is not exempted from the platting requirements of the Land Division Act, Act 288 of 1967 of the Public Acts of Michigan, as amended. "Subdivide" or "subdivision" does not include a property transfer between two or more adjacent parcels, if the property taken from one parcel is added to an adjacent parcel; and any resulting parcel shall not be considered a building site unless the parcel conforms to the requirements of this act or the requirements of the Village of Sparta Land Division chapter.

Subdivision plat: A map or chart depicting the subdivision of land as regulated by the Land Division Act of 1967, Act 288 of the Public Acts of 1967, as amended.

Substantial improvement: Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either before the improvement or repair is started, or if the structure has been damaged and is being restored, before the damage occurred.

- (1) For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.
- (2) The term does not, however, include either any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions or any compatible alteration of a structure listed on the National Register of Historic Places or a state inventory of historic places.

Swimming or bathing pool: A nonporous container containing water having a depth of greater than 24 inches or having a surface area of greater than 250 square feet, or a pool permanently equipped with a water recirculating system or constructed of structural materials, excepting retention or detention ponds.

Section 5: Amendment. That Chapter 82, Article III, Division 7, Section 82-252 is hereby amended to read in its entirety as follows:

Section 82-252. Permitted uses.

In the B district no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this division:

- (1) Office buildings for any of the following occupations:
 - a. Executive, governmental, administrative, legal, professional, designers, real estate, accounting, financial, drafting, service organizations, travel agencies, and other similar professional activities.
 - b. Medical, optical, dental, and veterinary offices and clinics.
- (2) Banks, credit unions, savings and loan associations, and other similar uses, with or without drive-through service.
- (3) Radio and television stations.
- (4) Research, development and testing laboratories and offices without manufacturing.
- (5) Religious institutions.
- (6) Utility and public service buildings, without storage yards, but not including essential public service structures such as poles, wires, and underground utility systems.
- (7) Buildings, structures, and uses accessory to the permitted uses pursuant to section 82-103, accessory buildings and structures.
- (8) Bars or taverns. Outdoor seating areas may be permitted, pursuant to section 82-128, outdoor dining/seating.
- (9) Funeral homes and mortuaries.
- (10) Personal service establishments.
- (11) Private educational institutions.
- (12) Public service establishments and governmental buildings.
- (13) Restaurants, not including drive through service. Outdoor seating areas may be permitted where patrons are served, pursuant to section 82-128, outdoor dining/seating.
- (14) Enclosed theaters, assembly halls or concert hall.
- (15) Offices and showrooms of contractors, decorators or similar trades in connection with whom not more than 25 percent of the usable floor area of the building or part of the building occupied by the establishment is used for making, assembling, repairing, remodeling, altering, finishing or refinishing the products or merchandise of the trade. All storage of materials shall be within the confines of the building or part thereof occupied by the establishment.
- (16) Private clubs, lodges, fraternal organizations, and other similar uses.
- (17) Retail stores selling commodities within an entirely enclosed building.
- (18) Wholesale establishments.
- (19) Outdoor display of merchandise as a use accessory to the principal use of the parcel subject to the following requirements:
 - a. The merchandise displayed outdoors is the same as or is related to that which is offered inside the building which is the principal use of the parcel.

- b. The area where merchandise is displayed outdoors shall not create unsafe conditions for vehicles, pedestrians or those on a bicycle.
- c. The area devoted to the outdoor display of merchandise shall at all times be kept neat and orderly.
- d. The outdoor display of merchandise shall not be located within on-street or off-street parking spaces.

(20) Commercial day care facilities.

(21) Commercial recreation facilities.

(22) Residential uses meeting the lot area requirements of the R-H district.

(23) Nonresidential uses as permitted in this section that are located in converted residential buildings.

(24) Nurseries and greenhouses.

(25) Hotels and motels.

(26) New and used vehicle, boat or farm implement sales including incidental servicing and minor repair.

(27) Massage (licensed).

(28) Open air businesses.

(29) Restaurants, including drive through service. Outdoor seating may be permitted where patrons are served pursuant to section 82-128, outdoor dining/seating.

(30) Shopping center or shopping mall.

(31) Vehicle-wash establishments, either self-service or automatic.

(32) Veterinary hospital, clinic or indoor kennel.

(33) Vehicle service stations and repair facilities, major and minor.

(34) Building material suppliers.

(35) Contractor or builder's office, including an accessory storage equipment yard.

(36) Dry cleaning plants.

(37) Laboratories: experimental, film, or testing.

(38) Manufacture and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.

(39) Manufacture of musical instruments, toys, novelties, and metal or rubber stamps or other small molded rubber products.

(40) Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.

(41) Offices and showrooms of contractors, decorators or similar trades in connection with whom not more than 25 percent of the UFA of the building or part of the building occupied by the establishment is used.

- (42) Offices when accessory to any permitted use or special land use, provided that they do not exceed 50 percent of the GFA of the principal use.
- (43) Public and private utility uses, including electric and gas service buildings and yards; water supply and sewage disposal plants; water and gas tank holders; heating and electric power generating plants, and all accessory uses.
- (44) Storage yards for construction and contractor's equipment, provided all property lines abut the B district.
- (45) The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.
- (46) The manufacture, compounding, assembling, or treatment of articles or merchandise from previously prepared materials such as but not limited to bone; canvas; cellophane; cloth; cork; feathers; felt; fiber; fur; glass; hair; horn; leather; paper; plastics; precious or semiprecious metals or stones; sheet metal, excluding large stampings such as automobile fenders or bodies; shell; textiles; yarns; tobacco; wax; wire; or wood.
- (47) The manufacture, compounding, processing, packaging or treatment of such products as but not limited to bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware, and cutlery; tool, die, gauge and machine shops.
- (48) Warehouse, storage, including commercial storage warehouses; and transfer facilities, including truck and railroad related facilities accessory to warehousing.
- (49) Rental space for storage of vehicles such as travel trailers, motor homes, recreational vehicles, campers, snowmobiles, boats, etc.
- (50) Utility trailer rental facilities.
- (51) Lumber and planing mills.
- (52) Wireless telecommunication facilities.
- (53) Rooftop solar panels with an accessory use permit in accord with section 82-103.
- (54) **Data Warehousing Facility/Data Center.**

Section 6: Amendment. That Chapter 82, Article VI, Section 82-464 is hereby amended to read in its entirety as follows:

Section 82-464. – Location of parking areas.

- (a) For residential uses all off-street parking and loading areas shall be located on the same lot as the buildings they are intended to serve.
- (b) For nonresidential uses all off-street parking and zoning district, the nearest part which is located a maximum 300 linear feet from the main entrance to the buildings intended to be served.
- (c) In the central business district, on-street public parking may be considered available to meet all or any portion of the needs of a nonresidential use, provided that the zoning

administrator finds parking spaces are reasonably available at the time of day needed and provided that off-street parking meeting the requirements of this section is not feasible.

(d) Residential off-street parking spaces for single-family and two-family dwellings shall consist of a parking strip, driveway, garage or combination thereof and be located on the premises they are intended to serve. ~~No parking shall be permitted on lawn areas nor shall the parking area cover more than 35 percent of the front yard.~~

Section 7: Severability.

Should any section, portion or part of this Ordinance be declared to be invalid by a court of competent jurisdiction, such declaration does not void or render inoperable any other part of this Ordinance.

Section 8. Repealer.

All ordinances and parts of ordinances in conflict herewith are repealed to the extent of any such conflict.

Section 9. Effective Date.

The Ordinance shall be effective upon the expiration of 7 days after this Ordinance (or a summary thereof) is published as provided by law.

YEAS: _____

NAYS: _____

ABSTAIN/ABSENT: _____

ORDINANCE DECLARED ADOPTED

I, Katy Shelton, the Clerk of the Village of Sparta, attest 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 _____, 2025, which meeting was held in accordance with State Law.

Katy Shelton, Village Clerk

Introduced: _____

Public Hearing: _____

Adopted: _____

Published: _____

Effective: _____

**VILLAGE COUNCIL
VILLAGE OF SPARTA
KENT COUNTY, MICHIGAN**

(Ordinance No. 2025-04)

At a regular meeting of the Village Council for the Village of Sparta held at the Village Complex on _____, 2025, and commencing at ___:___ p.m., the following Ordinance was offered for adoption by Council Member _____ and was seconded by Council Member _____:

**AN ORDINANCE TO AMEND THE FOLLOWING PROVISIONS OF THE
SPARTA VILLAGE CODE: CHAPTER 82, ARTICLE II, SECTION 82-45
ENTITLED "DEFINITIONS C"; SECTION 82-46 ENTITLED
"DEFINITIONS D"; SECTION 82-57 ENTITLED "DEFINITIONS R";
SECTION 82-58 ENTITLED "DEFINITIONS S"; CHAPTER 82, ARTICLE
III, DIVISION 7, SECTION 82-252 ENTITLED "PERMITTED USES"; AND
CHAPTER 82, ARTICLE VI, SECTION 82-464 ENTITLED "LOCATION
OF PARKING AREAS."**

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

Section 1 **Amendment.** That Chapter 82, Article II, Section 82-45 of the Sparta Village Code is hereby amended to add the following definition:

Car wash: Any commercial place or premises open to the public and used for cleaning or washing of the interior or exterior of an automobile, for a charge or fee, using either a mechanized or manual process, including self-serve. A "car wash" does not include a facility used for washing or cleaning vehicles larger than a regularly manufactured pickup or panel truck of one and one-half ton capacity.

Section 2: **Amendment.** That Chapter 82, Article II, Section 82-46 of the Sparta Village Code is hereby amended to add the following definition:

Data Warehousing Facility/Data Center: "Data Centers: An industrial facility that processes, transfers, stores, and/or communicates digital information. A data center may comprise a corporate or enterprise facility, colocation, retail, wholesale, telecommunication, hyperscale facility, or a combination thereof. A data center facility may include but is not limited to, data halls, offices, security centers, soundwalls, screening, security fencing, signage, water and waste water utility systems, transmission lines, switchgears, transformers, inverters, generators and other redundancy equipment, mechanical yards, air-cooled, liquid-cooled, or evaporative-cooling chiller systems, electrical distribution equipment, batteries, uninterruptible power supply (UPS) systems, power distributions systems (PDS), and other similar equipment or accessory structures."

Section 3: **Amendment.** That Chapter 82, Article II, Section 82-57, of the Sparta Village Code is hereby amended to add the following definitions:

Rooftop solar system: A device or devices connected in a system that is structurally mounted to the roof of a building or structure containing one or more solar panels with receptive cells the purpose of which is to convert solar energy into usable electrical energy.

Research and development facility: Any facility that is involved in the inquiry, examination, investigation or experimentation aimed at the discovery and/or interpretation of facts, revision of accepted theories or laws in the light of new facts, or practical application of such new or revised theories of laws and the development thereof. Development may include a limited number of test units of a given product resulting from such research and shall include limited production while a product is being test-marketed, which is the interim step between full research and development and ultimate full-scale production.

Section 4: Amendment. That Chapter 82, Article II, Section 82-58, of the Sparta Village Code is hereby amended to add the following definition.

Solar Panel—Rooftop: A solar energy collection device attached to or supported by the roof of a building or structure. See also—"Rooftop solar system."

Section 5: Amendment. That Chapter 82, Article III, Division 7, Section 82-252 is hereby amended to read in its entirety as follows:

Section 82-252. Permitted uses.

In the B district no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this division:

- (1) Office buildings for any of the following occupations:
 - a. Executive, governmental, administrative, legal, professional, designers, real estate, accounting, financial, drafting, service organizations, travel agencies, and other similar professional activities.
 - b. Medical, optical, dental, and veterinary offices and clinics.
- (2) Banks, credit unions, savings and loan associations, and other similar uses, with or without drive-through service.
- (3) Radio and television stations.
- (4) Research, development and testing laboratories and offices without manufacturing.
- (5) Religious institutions.
- (6) Utility and public service buildings, without storage yards, but not including essential public service structures such as poles, wires, and underground utility systems.
- (7) Buildings, structures, and uses accessory to the permitted uses pursuant to section 82-103, accessory buildings and structures.
- (8) Bars or taverns. Outdoor seating areas may be permitted, pursuant to section 82-128, outdoor dining/seating.
- (9) Funeral homes and mortuaries.

- (10) Personal service establishments.
- (11) Private educational institutions.
- (12) Public service establishments and governmental buildings.
- (13) Restaurants, not including drive through service. Outdoor seating areas may be permitted where patrons are served, pursuant to section 82-128, outdoor dining/seating.
- (14) Enclosed theaters, assembly halls or concert hall.
- (15) Offices and showrooms of contractors, decorators or similar trades in connection with whom not more than 25 percent of the usable floor area of the building or part of the building occupied by the establishment is used for making, assembling, repairing, remodeling, altering, finishing or refinishing the products or merchandise of the trade. All storage of materials shall be within the confines of the building or part thereof occupied by the establishment.
- (16) Private clubs, lodges, fraternal organizations, and other similar uses.
- (17) Retail stores selling commodities within an entirely enclosed building.
- (18) Wholesale establishments.
- (19) Outdoor display of merchandise as a use accessory to the principal use of the parcel subject to the following requirements:
 - a. The merchandise displayed outdoors is the same as or is related to that which is offered inside the building which is the principal use of the parcel.
 - b. The area where merchandise is displayed outdoors shall not create unsafe conditions for vehicles, pedestrians or those on a bicycle.
 - c. The area devoted to the outdoor display of merchandise shall at all times be kept neat and orderly.
 - d. The outdoor display of merchandise shall not be located within on-street or off-street parking spaces.
- (20) Commercial day care facilities.
- (21) Commercial recreation facilities.
- (22) Residential uses meeting the lot area requirements of the R-H district.
- (23) Nonresidential uses as permitted in this section that are located in converted residential buildings.
- (24) Nurseries and greenhouses.
- (25) Hotels and motels.
- (26) New and used vehicle, boat or farm implement sales including incidental servicing and minor repair.
- (27) Massage (licensed).
- (28) Open air businesses.

- (29) Restaurants, including drive through service. Outdoor seating may be permitted where patrons are served pursuant to section 82-128, outdoor dining/seating.
- (30) Shopping center or shopping mall.
- (31) Vehicle-wash establishments, either self-service or automatic.
- (32) Veterinary hospital, clinic or indoor kennel.
- (33) Vehicle service stations and repair facilities, major and minor.
- (34) Building material suppliers.
- (35) Contractor or builder's office, including an accessory storage equipment yard.
- (36) Dry cleaning plants.
- (37) Laboratories: experimental, film, or testing.
- (38) Manufacture and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
- (39) Manufacture of musical instruments, toys, novelties, and metal or rubber stamps or other small molded rubber products.
- (40) Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.
- (41) Offices and showrooms of contractors, decorators or similar trades in connection with whom not more than 25 percent of the UFA of the building or part of the building occupied by the establishment is used.
- (42) Offices when accessory to any permitted use or special land use, provided that they do not exceed 50 percent of the GFA of the principal use.
- (43) Public and private utility uses, including electric and gas service buildings and yards; water supply and sewage disposal plants; water and gas tank holders; heating and electric power generating plants, and all accessory uses.
- (44) Storage yards for construction and contractor's equipment, provided all property lines abut the B district.
- (45) The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.
- (46) The manufacture, compounding, assembling, or treatment of articles or merchandise from previously prepared materials such as but not limited to bone; canvas; cellophane; cloth; cork; feathers; felt; fiber; fur; glass; hair; horn; leather; paper; plastics; precious or semiprecious metals or stones; sheet metal, excluding large stampings such as automobile fenders or bodies; shell; textiles; yarns; tobacco; wax; wire; or wood.
- (47) The manufacture, compounding, processing, packaging or treatment of such products as but not limited to bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware, and cutlery; tool, die, gauge and machine shops.
- (48) Warehouse, storage, including commercial storage warehouses; and transfer facilities, including truck and railroad related facilities accessory to warehousing.

- (49) Rental space for storage of vehicles such as travel trailers, motor homes, recreational vehicles, campers, snowmobiles, boats, etc.
- (50) Utility trailer rental facilities.
- (51) Lumber and planing mills.
- (52) Wireless telecommunication facilities.
- (53) Rooftop solar panels with an accessory use permit in accord with section 82-103.
- (54) Data Warehousing Facility/Data Center.

Section 6: Amendment. That Chapter 82, Article VI, Section 82-464 is hereby amended to read in its entirety as follows:

Section 82-464. – Location of parking areas.

- (a) For residential uses all off-street parking and loading areas shall be located on the same lot as the buildings they are intended to serve.
- (b) For nonresidential uses all off-street parking and zoning district, the nearest part which is located a maximum 300 linear feet from the main entrance to the buildings intended to be served.
- (c) In the central business district, on-street public parking may be considered available to meet all or any portion of the needs of a nonresidential use, provided that the zoning administrator finds parking spaces are reasonably available at the time of day needed and provided that off-street parking meeting the requirements of this section is not feasible.
- (d) Residential off-street parking spaces for single-family and two-family dwellings shall consist of a parking strip, driveway, garage or combination thereof and be located on the premises they are intended to serve.

Section 7: Severability.

Should any section, portion or part of this Ordinance be declared to be invalid by a court of competent jurisdiction, such declaration does not void or render inoperable any other part of this Ordinance.

Section 8. Repealer.

All ordinances and parts of ordinances in conflict herewith are repealed to the extent of any such conflict.

Section 9. Effective Date.

The Ordinance shall be effective upon the expiration of 7 days after this Ordinance (or a summary thereof) is published as provided by law.

YEAS: _____

NAYS: _____

ABSTAIN/ABSENT: _____

ORDINANCE DECLARED ADOPTED

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 _____, 2025, which meeting was held in accordance with State Law.

Kristen Phelps, Village Clerk

Introduced: _____

Public Hearing: _____

Adopted: _____

Published: _____

Effective: _____