

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

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

Absent: None

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. Approve Regular Planning Commission Meeting Minutes of May 5, 2025
6. APPROVAL OF CONSENT & BUSINESS AGENDA
 - a. Consent Agenda: No additions or corrections.
 - i. Motion to approve business and consent agenda as presented by Moody, supported by Liscombe. **Motion passed unanimously.**
7. PUBLIC COMMENT ON AGENDA ITEMS
 - a. None
8. COMMUNICATIONS
 - a. None
9. PUBLIC HEARING
 - a. Bedford Falls Rezoning Requests – Ord. 25-02
 - i. Opened at 7:02 pm by Chairperson Henry
 1. Katie Frie 606 Bedford Falls Commented
 2. Marilyn Pasmore 210 Liberty Commented
 3. Jeff Wright 220 Liberty Commented
 4. Virginia Waltz-Markstrom 603 Bedford Falls Commented
 5. Riley Florida 30 W. Gardner Commented

6. Ken Hammerlind 1144 12 Mile commented
 7. Gabrielle Maggio 624 Bedford Falls Commented
 8. Will Cole 1444 12 Mile Rd. Commented
 9. Jen Anderson 602 Bedford Falls Commented
 10. Ricky Johnson 29 Centennial Commented
 11. Barb Johnson 9210 Alpine Ave Commented
- ii. Closed at 8:42 by Chairperson Henry

10. NEW BUSINESS

- a. Bedford Falls Rezoning Requests – Ord. 25-02
 - i. Motion by Moody, supported by Frederick to approve Zoning Request as presented. **Motion passes 6-1.**
- b. Site Plan Review -172 E Gardner St.
 - i. Motion by Frederick, supported by Liscombe to approve site plan as presented. **Motion passed 7-0.**

11. UNFINISHED BUSINESS

- a. None.

12. PUBLIC COMMENT

- a. None

13. VILLAGE MANAGER REPORT

- a. September Meeting Date
 - i. Meeting Changed to September 15, 2025 at 5 pm.

14. COMMISSION COMMENT

- a. Liscombe asked about Burger King and Taco Bell.

15. ADJOURNMENT

- a. Adjournment at 9:02 pm by Chairperson Henry.