



Zoning Board of Appeals
Gratiot County Department of Community Development
214 E Center St., Ithaca, MI 48847
Phone (989) 875-5201

Agenda of the July 10th, 2025 Meeting

The Gratiot County Zoning Board of Appeals Meeting will be **Thursday, July 10th, 2025** beginning at **4:00p.m.** in the Board of Commissioner's Room at Gratiot County Courthouse, 214 E Center St., Ithaca, MI 48847.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of **June 5th, 2025** Minutes
6. Public Comment
7. Variance Application of Chapter 4.4 for Parcel #08-006-007-01
 - a. Open Public Hearing
 - b. Explanation
 - c. Zoning Administrator's Report
 - d. Open Public Comment
 - e. Close Public Comment
 - f. Close Public Hearing
 - g. Vote to Approve/ Approve with Conditions/Deny
8. Old Business
9. New Business
10. Committee and Special Reports
11. General Comments from Public for Items Not on Agenda
12. Adjournment



Zoning Board of Appeals
Gratiot County Department of Community Development
214 E Center St., Ithaca, MI 48847
Phone (989) 875-5201

Proposed Minutes of the June 5th, 2025 Meeting

The Gratiot County Zoning Board of Appeals held a meeting **Thursday, June 5th, 2025** beginning at **4:00 pm** in the **Board of Commissioner's Room at Gratiot County Courthouse, 214 E Center St., Ithaca, MI 48847.**

1. **Call to Order** at 4:00pm
2. **Pledge of Allegiance**
3. **Roll Call:**
 - Present:** Lisa Christense, Mares Vanderploeg, Maureen Murphy
 - Absent:** L. Quinn Lincoln-Keon
4. **Approval of the Agenda:**

Board Action: Motion by **Mares Vanderploeg**, second by **Lisa Christensen** to approve Agenda. Motion Carried 3-0-1.
5. **Approval of May 8th, 2025 Minutes:**

Board Action: Motion by **Lisa Christensen**, second by **Mares Vanderploeg** to approve minutes. Motion Carried 3-0-1.
6. **Election of Officers**
 - a. **Chair**
 - i. Motion by Mares Vanderploeg to nominate Maureen Murphy as Chair of ZBA, second by Lisa Christensen. Motion carried 3-0-1.
 - ii. Motion by Mares Vanderploeg, second by Lisa Christensen to nominate Lisa Christensen as Vice-Chair. Motion Carried 3-0-1.
 - iii. Motion by Lisa Christensen, second by Mares Vanderploeg to nominate Mares Vanderploeg as Secretary. Motion Carried 3-0-1.
7. **Public Comment**
8. **Variance Request of Chapter 4.5C for Parcel #03-028-013-10**
 - a. **Open Public Hearing @ 4:04pm**
 - b. **Explanation of Variance Request**
 - i. *Olen Martin Addition is because we need more room for our family. Building off the west side is the best location in terms of the layout of the house and where the well and septic and driveway are located, would like to avoid the 'motel' look so we're building north/west on the structure. Proposed stairway would not*

block the internals of the house the way it's been designed by the architect. If current plan is not approved, would need to pay the architect again to redraw a new set of plans. Road is low traffic, initial review we went based off of the County Right of Way (33') and did not realize there was a zoning setback as well (50'). We do not currently occupy this house, we bought a home down the road to avoid having the kids around the remodel dust and debris.

- c. **Report from Zoning Administrator (See Attached)**
 - i. **Bill Leonard** *"I have not issue or concern with Mr. Martin's request. As he noted it is a low traffic area."*
- d. **Open Hearing to Public Comment @ 4:24**
- e. **Close Hearing to Public Comment @ 4:25**
- f. **Discussion/Questions**
 - i. **Chapter17.4A3Ai** - The proposed project will not be contrary to the public interest and will not be contrary to the public interest and will not be contrary to the spirit and intent of this ordinance.
- g. **Vote to Approve/Approve with Conditions/Deny Variance Request of Chapter 4.5C for Parcel#03-028-013-10**

9. Old Business:

- a. **Update on Status of BESS Ordinance Amendment**

10. New Business:

11. Committee and Special Reports:

12. Adjournment:

Board Action: Motion by **Lisa Christensen**, second by **Mares Vanderploeg** to adjourn at **4:39p.m.** Motion Carried 3-0-1.

Minutes respectfully submitted by Diandra Messer, recording secretary.

X

Date

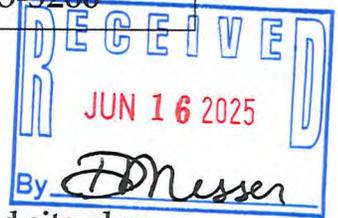
Minutes respectfully Accepted by, Secretary.

X

Date



Department of Community Development
Gratiot County Courthouse
214 E Center St., Ithaca, MI 48847
Phone (989) 875-5201 -Fax (989) 875-5260



Application for Variance

Procedure: Submit this completed application and 12 copies of a detailed site plan with the fee of \$445.00 to the Gratiot County Permits Office. The Zoning Board of Appeals will then schedule a Public Hearing to decide upon the request for a Variance. All adjacent property owners of the parcel in question will be notified and encouraged to attend the Public Hearing to state opinions. Notice of the Public Hearing will be published in the Gratiot County Herald.

Date: 5-1-25

Applicant Name: Tom + Shawyn Sparks LLC

Address: 5661 W. Fillmore Rd. Ithaca, MI 48847

Phone: 989-763-3195

Zoning of the Property: AG District

Legal Description of the property:

See attached

Zoning Ordinance Article and Section Number: Ch. 4.4 SLU17

Names and Address' of Adjacent Property Owners:

See attached

Applicant Signature: *Shawyn Sparks*

Date: 5-1-25

Department Use Only:

Case No.: _____

Request: Approved/Denied

Date: _____

Zoning Official Signature: _____

Application For
 Rezoning
 Special Land Use

County of Gratiot
 Planning Commission
 214 E. Center Street Ithaca, MI 48847

Application for Special Land Use / Rezoning **USE VARIANCE REQUEST**

Procedure: Submit this completed application and a detailed site plan to the Gratiot County Permits Office. A public hearing will be scheduled at which time the application and detailed site plan will be reviewed. All property owners within 500 feet of the property lines of the parcel in question will be notified and encouraged to attend the public hearing to state opinions. Notice of the public hearing will be published in a county paper. **There will also be a \$370.00 NON-REFUNDABLE fee at the time the application is submitted.**

Applicant/Owner Information

Name: Tom + Shawn Sparks LLC
 Phone: 989-763-3195 Fax: _____ E-mail: sparkspickle.co2oolsnt@gmail.com
 Address: 5661 W. Fillmore Rd. Ithaca, MI 48847

Property Information

Address or Location: 5661 W. Fillmore Rd Ithaca, MI 48847
 Permanent Parcel #: 08-006-007-01
 Current Zoning: Agriculture
 Property Size: 79.41 ac.
 Description of Proposed Use/Request (attach explanation letter with setback drawings.)

Zoning Ordinance Number: Class 102
 The grounds for this appeal are as follows:

RV Storage using existing barn on site

The names of adjacent and other interested property owners or utilities that may be affected by this appeal and the addresses of the properties concerned are as follows:

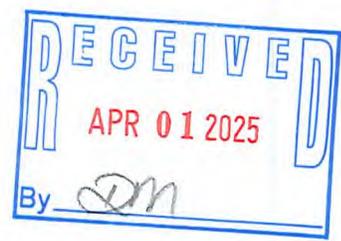
- Shanda + Jason Martina ~ 670 S. Elm Hwy Ithaca, MI
- Scott + Erica Parkerson ~ 5631 W. Fillmore Rd. Ithaca, MI
- Randy + Diane Flegal ~ 5000 W. Fillmore Rd. Ithaca, MI
- Sue Waiber ~ 5938 W. Fillmore Rd. Ithaca, MI
- De Saegher Invest, LLC W. Fillmore Rd. Ithaca, MI
- Dennis Rumps ~ 730 S. Rich Rd. Ithaca, MI

I hereby attest that the information given on this application is to the best of knowledge, true and accurate
 Appellant Signature: [Signature] Date: 3-25-25

I hereby grant permission for members of the Gratiot County Planning Commission and or Board of Appeals to enter the above described property (or as described in the attached) for the purpose of gathering information related to this application. **Note to Applicant: This is optional and will not affect the decision on your application. ONLY IF ACCOMPANIED BY SHAWN or TOM SPARKS.**

DO NOT WRITE BELOW THIS LINE

Date Received: _____ Application Fee Paid: _____
 Submitted Materials Site Plan _____ Application _____ Legal Description _____
 Application Accepted By: DM Approved DM Denied _____
 Approved for _____ Rezoning _____ Variance _____ Site Plan _____ Special Use _____



Incorrect Application

Map



22 Yrs From end of road
to building (approx.)
(66 Ft)

W
S
N
E

08-006-007-01

SPARKS THOMA
SELY HWY, ITHA

Tom & Shaughn Sparks LLC
5661 W. Fillmore Rd
Ithaca, MI 48849

- b. Use Variances. A use variance may be allowed by the Zoning Board of Appeals only in cases where *there is reasonable evidence of unnecessary hardship* in the official record of the hearing and that all of the following conditions are met:
- i. That the building, structure, or land cannot yield a reasonable return if required to be used for a use allowed in the zone district in which it is located;
 - ii. That there are unnecessary hardships in the way of carrying out the strict letter of these regulations which are caused by exceptional or extraordinary circumstances or conditions applying to the property involved, or to the intended use of the property, that do not generally apply to other property or uses in the vicinity in the same zoning district. Exceptional or extraordinary circumstances or conditions include:
 - (1) exceptional narrowness, shallowness or shape of a specific property on the effective date of this chapter;
 - (2) exceptional topographic conditions;
 - (3) any other physical situation on the land, building or structure deemed by the Board of Appeals to be extraordinary; or
 - (4) by reason of the use or development of the property immediately adjoining the property in question.
 - iii. That the proposed use will not alter the essential character of the neighborhood.
 - iv. That the variance is not necessitated as a result of any action or inaction of the applicant.
 - v. Prior to Board of Appeals hearing a request for a use variance, the Board of Appeals may request that the Planning Commission consider such request and that the Commission forward a report to the Board of Appeals as to whether or not the property may be reasonably used for a use permitted under the existing zoning classification, and, whether or not the request may alter the essential character of the neighborhood. For this report the Planning Commission shall consider the Master Plan, the ability of the property owner to use the property for a use already permitted under the existing zoning classification, and the effect of the request on the essential character of the neighborhood.

- b. Use Variances. A use variance may be allowed by the Zoning Board of Appeals only in cases where there is reasonable evidence of unnecessary hardship in the official record of the hearing and that all of the following conditions are met:
- i. That the building, structure, or land cannot yield a reasonable return if required to be used for a use allowed in the zone district in which it is located;
 - ii. That there are unnecessary hardships in the way of carrying out the strict letter of these regulations which are caused by exceptional or extraordinary circumstances or conditions applying to the property involved, or to the intended use of the property, that do not generally apply to other property or uses in the vicinity in the same zoning district. Exceptional or extraordinary circumstances or conditions include:
 - (1) exceptional narrowness, shallowness or shape of a specific property on the effective date of this chapter;
 - (2) exceptional topographic conditions;
 - (3) any other physical situation on the land, building or structure deemed by the Board of Appeals to be extraordinary; or
 - (4) by reason of the use or development of the property immediately adjoining the property in question.
 - iii. That the proposed use will not alter the essential character of the neighborhood.
 - iv. That the variance is not necessitated as a result of any action or inaction of the applicant.
 - v. Prior to Board of Appeals hearing a request for a use variance, the Board of Appeals may request that the Planning Commission consider such request and that the Commission forward a report to the Board of Appeals as to whether or not the property may be reasonably used for a use permitted under the existing zoning classification, and, whether or not the request may alter the essential character of the neighborhood. For this report the Planning Commission shall consider the Master Plan, the ability of the property owner to use the property for a use already permitted under the existing zoning classification, and the effect of the request on the essential character of the neighborhood.

CERTIFICATE OF OCCUPANCY

A document signed by an authorized County official as a condition precedent to the commencement of a use or the construction of a structure or building which acknowledges that such use, structure or building complies with the provisions of the Zoning Ordinance.

CHILD CARE CENTER

A facility other than a private residence, licensed by the Michigan Family Independence Agency, in which one (1) or more children are given care and supervision for periods of less than twenty-four (24) hours per day, and where a parent or legal guardian is not immediately available to the child. Child care center includes a facility that provides care for not less than two (2) consecutive weeks, regardless of the number of hours of care per day.

Child care center does not include a Sunday school, a vacation Bible school, or a religious class conducted by a religious organization where children are present for not greater than four (4) hours per day for an indefinite period, or not greater than eight (8) hours per day for a period not to exceed four (4) weeks, during a twelve (12) month period, or a facility operated by a religious organization where children are cared for not greater than four (4) hours, while persons responsible for the children are attending religious classes or services.

COMMERCIAL STORAGE WAREHOUSE Allowable as Special Land Use in B-2 and I-1 Districts
A building or buildings used primarily as a commercial business for the storage of goods and materials.

CONVALESCENT OR NURSING HOME

A structure with sleeping rooms, where persons are housed or lodged and are furnished with meals, nursing and medical care. Said home shall conform to, and qualify for license under applicable State law.

COUNTY

For the purposes of this Ordinance, this term shall mean, Gratiot County, Michigan.

COUNTY BOARD, or COUNTY COMMISSIONERS

For the purposes of this Ordinance this term shall mean the Gratiot County Board of Commissioners of Gratiot County, Michigan.

COUNTY ZONED TOWNSHIPS

Shall mean Elba, Hamilton, Lafayette, Newark, North Star & Sumner.

3. The property shall be located such that at least one (1) side of the property abuts and has access to a County primary road.

I. **Commercial storage warehouses.**

1. Minimum lot area shall be two (2) acres.
2. A residence may be permitted on the premises for security personnel or on-site operator. The residence shall conform to the minimum requirements for a single-family dwelling in the R-1 District.
3. Parking and circulation:
 - a. One (1) parking space shall be provided for each ten (10) storage units, equally distributed throughout the storage area.
 - b. Two (2) parking spaces shall also be required for the residence of security personnel, or on-site operator employed on the premises.
 - c. One (1) parking space shall also be required for every twenty (20) storage units, up to a maximum of ten (10) spaces, to be located adjacent the rental office, for the use of customers.
 - d. All driveways, parking, loading, storage, and vehicular circulation areas shall be paved.
4. No more than eighty percent (80%) of the site shall be covered with buildings or pavement.
5. A six (6) foot fence shall surround the property. The fence shall be aesthetically pleasing, and be made of a material approved by the Planning Commission, such as but not limited to, redwood, cinder block, or chain link with slats. The fence must be setback at least twenty (20) feet from the road right-of-way, and twenty (20) feet on the side and rear yard.
6. The use shall be fully screened from adjacent residential uses with a proper buffer or greenbelt, in accordance with Section 2.29.
7. The facility shall be lighted to insure optimal security. Any lights shall be shielded to direct light onto the use, and away from the adjacent properties.
8. In addition to any standards in this subsection, outside storage may be permitted, but shall also comply with the following:
 - a. Must be at the rear of the property, at least one hundred (100) feet from the front property line, and not in any required yard.

- b. A decorative and aesthetically pleasing fence shall be required with a minimum height of eight (8) feet, and maximum height of ten (10) feet.
9. No toxic, hazardous, or flammable materials may be stored in such storage unit.
10. The Planning Commission may stipulate additional standards to promote health, safety, and welfare to the public.

J. Commercial greenhouses and nurseries.

1. The lot area used for parking, display, or storage shall be provided with a permanent, durable and dustless surface, and shall be graded and drained so as to dispose of all surface water.
2. Access driveways shall be located no less than one hundred (100) feet from the centerline of the intersection of any street or adjacent driveway.
3. Lighting for parking and outdoor storage areas shall be shielded to prevent light from spilling onto any Residential District or across any property line.
4. Any display materials or equipment stored or displayed outside of an enclosed building shall not extend into any required yard, or occupy any required parking or maneuvering areas for vehicles.
5. The principal and accessory buildings shall comply with the required setbacks for principal buildings for the Zoning District in which such use is located.

K. Community centers and public parks.

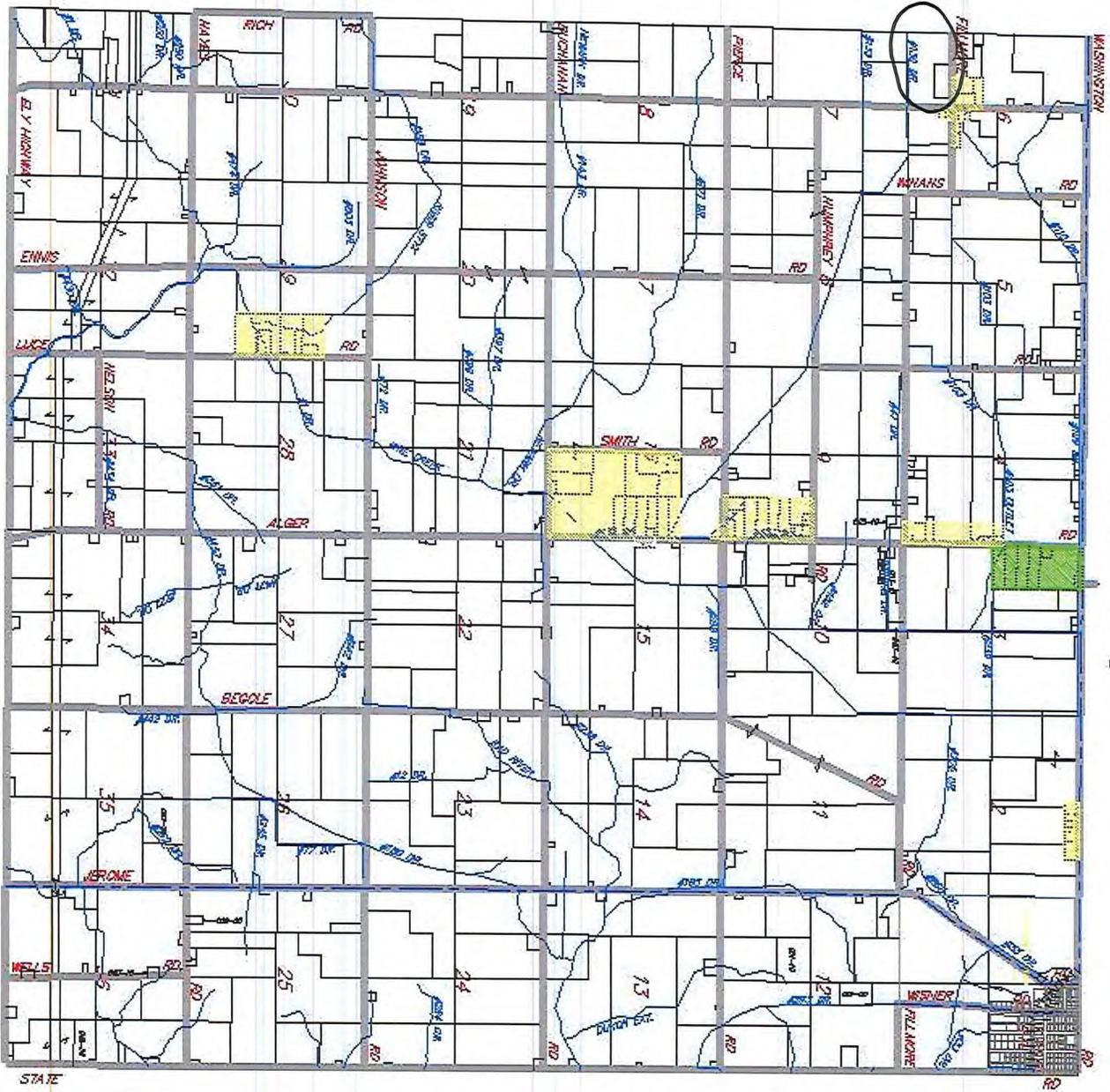
1. Minimum lot size of two (2) acres shall be required.
2. Principal buildings shall be setback at least fifty (50) feet from any property line.
3. Off-street parking for the use shall meet the standards for, "Assembly halls without fixed seats" as outlined in Chapter 15, in this Ordinance. Off-street parking for either passive or active public parks shall meet one (1) parking space for each 4,500 square feet of public park area.
4. Access driveways shall be located no less than one hundred (100) feet from the centerline of the intersection of any street or adjacent driveway.
5. Lighting for off-street parking areas shall be shielded to prevent light from spilling onto any Residential District or across any property line.
6. Parks shall close at dusk, and shall be gated, whenever practicable. Community center buildings that may be rented, shall not be open between the hours of one

Newark Township

- AG Agricultural
- RP Rural Preservation
- RR Rural Residential
- R-1 Low Density Residential
- R-2 Medium Density Residential
- MHP Manufactured Home Park
- LB-1 Local Business
- HB-1 Highway Business
- I-1 Industrial

These data were prepared for Newark Township and are not to be used for any other purpose without the express written consent of the Township.

Gratiot County Zoning Map
Adopted 11/20/01



SCALE: 1" = 2000'





Gratiot GIS Authority



Map Publication:
04/04/2025 11:02 AM



Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Gratiot GIS Authority expresses no warranty for the information displayed on this map document.



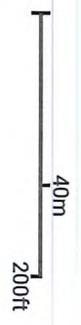
08-006-007-01 X
 SPARKS THOMAS R & SHAWYN L LLC
 S ELY HWY, ITHACA



Gratiot GIS Authority



Map Publication:
 04/04/2025 11:03 AM



Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Gratiot GIS Authority expresses no warranty for the information displayed on this map document.

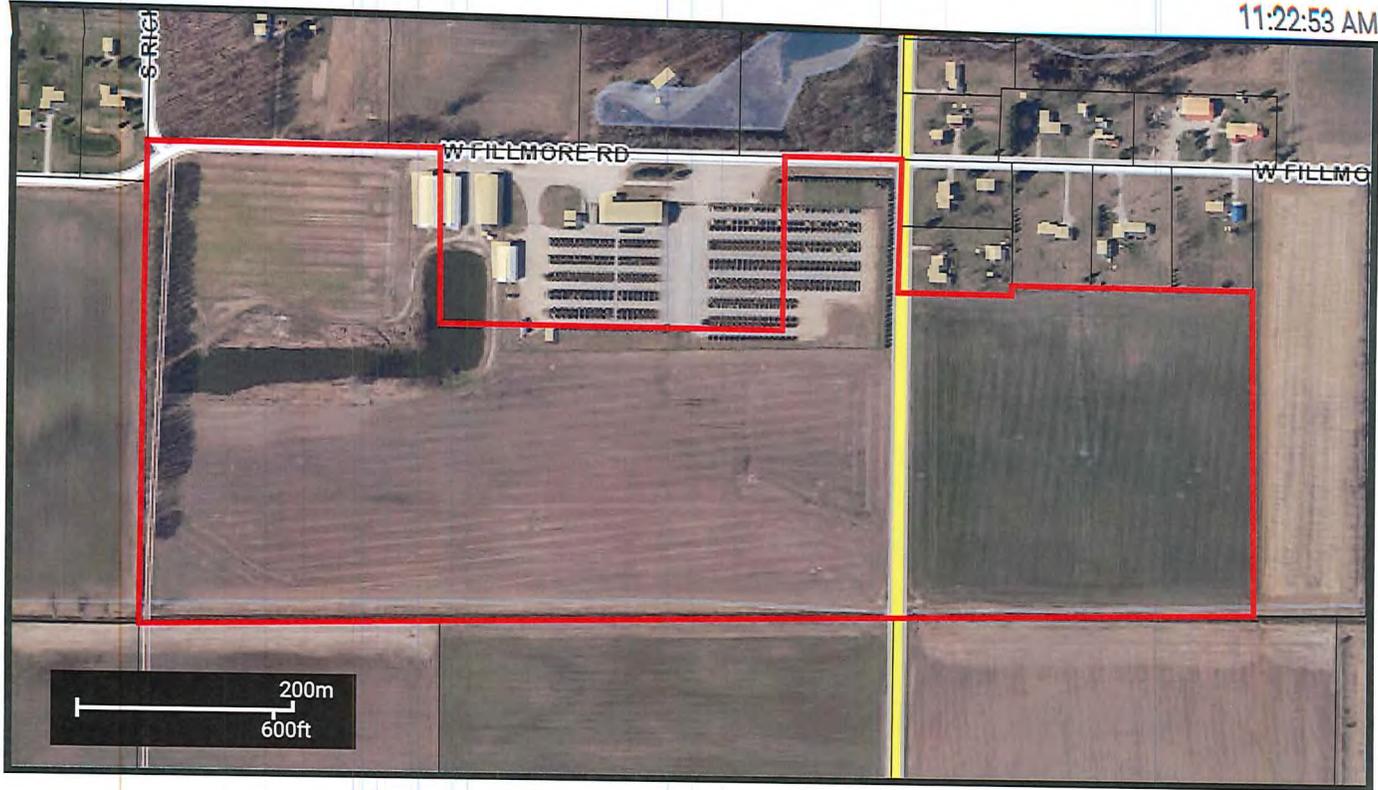


Gratiot GIS Authority

Parcel Report: 08-006-007-01

4/4/2025

11:22:53 AM



Property Address

S ELY HWY
ITHACA, MI, 48847

Owner Address

SPARKS THOMAS R & SHAWYN L LLC
--
5661 W FILLMORE RD
ITHACA, MI 48847

Unit: 08
Unit Name: NEWARK TOWNSHIP

General Information for 2024 Tax Year

Parcel Number: 08-006-007-01

Property Class:	102
Class Name:	102 AGRICULTURAL
School Dist Code:	29060
School Dist Name:	DISTRICT 29060
PRE 2023:	100%
PRE 2024:	100%

Assessed Value:	\$198,500
Taxable Value:	\$86,801
State Equalized Value:	\$198,500

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2023	\$198,500	\$198,500	\$82,668
2022	\$88,600	\$88,600	\$78,732

Land Information

Acreage:	79.41
Zoning:	

Tax Description

S 1/2 OF SW 1/4 FRL, & W 32 A OF S 1/2 OF SE 1/4 EX COM AT NW COR THEREOF, TH E 20 RDS, S 24 RDS, W 20 RDS, N 24 RDS TO POB, & EX BEG 347 FT W OF NE COR OF S 1/2 OF SW 1/4 FRL, TH S 518 FT, W 1025 FT, N 518 FT, E 1025 FT TO POB, & ALSO EX COM 1342.90 FT N & 330 FT E OF S 1/4 COR OF SEC, THE E 711.15 FT, S 367.52 FT W 711.15 FT, N 367.52 FT TO POB, SEC 6-10-3. 79.41 A. NEWARK TWP., GRATIOT COUNTY. DESCRIPTION CORRECTED 12-20-01 . SPLIT FOR 2001 FROM 2908-006-007-00 Split on 06/27/2010 into 08-006-007-05, 08-006-007-50;

Sales Information

Sale Date: 11-20-2001

Sale Price: 350000

Instrument: WD

Grantor:

Grantee:

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 00662:1413

Tax History *Total Due as of settlement date

Tax Details 2023 Winter

School Dist. Code:	29060
School Dist. Name:	DISTRICT 29060
Property Class:	102
Class Name:	102 AGRICULTURAL
Last Payment Date:	February 28, 2024
Base Tax:	\$2,556.09
Admin Fees:	\$22.91
Interest Fees:	\$0.00
Total Tax & Fees:	\$2,579.00
Assessed Value:	\$198,500
Taxable Value:	\$82,668
State Equalized Value:	\$198,500
Exemption Percent:	100%

Base Paid:	\$2,556.09
Admin Fees Paid:	\$22.91
Interest Fees Paid:	\$0
Total Paid:	\$2,579.00

Tax Items 2023 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
CO SENIOR OP	0.6492	53.66	\$53.66



Gratiot County
Department of Community Development
214 E Center St., Ithaca, MI 48847
Phone (989) 875-5201

April 28th, 2025

Tom & Shawyn Sparks LLC
5661 W Fillmore Rd.
Ithaca, MI 48847

To Whom It May Concern,

I am following up on my office's previous letter requesting a completed correct application for the variance request at 5661 W Fillmore Rd. Ithaca, MI 48847. The initially submitted application was for a "Special Land Use/Rezoning Request" that is for the Gratiot County Planning Commission. Variance Applications are separate and go to the Gratiot County Zoning Board of Appeals.

We have not received a correct application as of yet and wanted to follow up on the status of your project. I've included a copy of the Variance Application as well as the guidelines that pertain to your request. This can be returned to our office at permits@gratiotmi.com or 214 E. Center St. Ithaca, MI 48847.

If you have any questions, please let us know!

Thank you,

William Leonard
Zoning Administrator
Gratiot County – Department of Community Development
(989) 875-5301



Planning Commission
Gratiot County Department of Community Development
214 E Center St., Ithaca, MI 48847
Phone (989) 875-5201

July 7th, 2025

Zoning Board of Appeals

Re: Planning Commission Decision

To Whom It May Concern,

This letter is to inform you that a request for a **Review of Use-Variance Application** for Parcel #08-009-007-01 was submitted to the Gratiot County Planning Commission. The request was reviewed by the **Planning Commission** and the following recommendation was made:

Recommendation of Approval contingent upon all requirements for Use Variance approval is met.

Attached is a copy of the minutes from the Planning Commission meeting on **July 2nd, 2025** If you have any questions, please contact Diandra Messer at dmesser@gratiotmi.com or (989) 875-5201.

Thank you,

William Leonard

Zoning Administrator

Gratiot County Department of Community Development



Planning Commission
Gratiot County Department of Community Development
214 E Center St., Ithaca, MI 48847
Phone (989) 875-5201

Proposed Minutes of the July 2nd, 2025 Meeting

The Gratiot County Planning Commission held a meeting Wednesday, July 2nd, 2025 beginning at 5:00 pm in the Board of Commissioner's Room at Gratiot County Courthouse, 214 E Center St., Ithaca, MI 48847.

1. Call to Order at 5:00pm
2. Pledge of Allegiance
3. Roll Call:
Present: Rob Endter, David Justin, Karla Childers, Dave Ringle
Absent : L. Quinn Lincoln-Keon
4. Approval of the Agenda:
Board Action: Motion by Dave Justin second by Robert Endter to approve Agenda with addition during Public Comment of a "Moment of Silence for Dan Manley". Motion Carried.
5. Approval of June 12th, 2025 Minutes:
Board Action: Motion by Dave Ringle second by Dave Justin to approve minutes. Motion Carried
6. Public Comment
 - a. Moment of Silence for Dan Manley.
 - b. Philip Patrick (Here for Rezoning Request) "Washington Township has amazing opposition to development. Our property is along the highway. Board is dated, families have been on the board for 50-60 years. Previous Zoning Ordinance, township spent a lot of money on attorneys, we took it to the people who petitioned and had it crushed – since then enormous animosity has occurred. Getting stonewalled by the Township Board."
 - c. Howard Whaley (Washington Township) "Petition Requesting August 15th, 2024. Questions regarding right of way, drainage, MDOT questions. June 11th, 2025 was when the meeting was held. Board had not initially provided fee schedule for the application.
Parcel 1 – House is grandfathered in with current setbacks, should be moved back to meet proposed zoning setback requirements. Parcel 2 – Roll call vote showed 2 yes, 2 no, and chair abstained for no listed reason. Parcel 3 – no questions regarding compliance. Motion recommending approval carried 3-1."
7. Washington Township Review of Parcel Rezoning
 - a. 10845 S Bagley Rd. Ashley, MI 48806 Request for Change in Zoning Classification from Agricultural to Commercial
 - i. Explanation/Discussion
Mr. Patrick states he is willing to bring the property into compliance. Property is required for building for service.

- ii. Motion to recommend approval of the application contingent upon the property and all existing and future structures and uses meeting the proposed districts current regulations, by David Justin and supported by Dave Ringle. Motion Carried 4-0-1.
 - b. US27 "Split Parcel" Request for Change in Zoning Classification from Agricultural to Commercial
 - i. Explanation/Discussion
 - Mr. Patrick states that he needs all three properties based off the layout of his commercial plans.
 - iii. Motion to recommend approval of the application contingent upon the property and all existing and future structures and uses meeting the proposed districts current regulations by David Justin and supported by Dave Ringle. Motion Carried 4-0-1.
 - c. Parcel #15-033-014-00 Request for Change in Zoning Classification from Agricultural to Commercial
 - i. Explanation/Discussion
 - Was already approved by Washington Township.
 - ii. Motion to recommend concurrence with Washington Township. Motion Carried 4-0-1.

8. Request to Review Use-Variance Request

- a. Explanation/Discussion
 - Dave Ringle add Commercial Storage as a SLUP for AG District.
- b. Recommendation Report
 - i. May the property be reasonably used for a permitted use under the existing zoning classification? Yes
 - ii. May the request alter the essential character of the neighborhood? No
 - Motion to recommend approval contingent upon all requirements for Use Variance Approval are met, by Dave Ringle, supported by Rob Endter. Motion Carried 4-0-1.

9. Review Gratiot County Master Plan

- a. Explanation/Discussion
- b. Motion to recommend submittal to the Gratiot County Board of Commissioners for review and comment. Motion by Dave Justin, second by Dave Ringle. Motion Carried 4-0-1.

10. Old Business

- a. Zoning Complaints June: 0
- b. Zoning Permits Issued: Elba (0), Hamilton (0), Lafayette (1), Newark (0), North Star (2), Sumner (1)

11. New Business

Karla Childers was contacted by a reporter at WPR who was contacted by a concerned resident because DTE has been attending meetings regarding BESS units.

12. Committee and Special Reports

13. General Comments from Public for Items Not on Agenda

14. Adjournment

BOARD ACTION: Motion by Dave Ringle, second by Rob Endter to adjourn at 6:07 p.m. Motion
Carried 4-0-1.

Minutes respectfully submitted by Diandra Messer, recording secretary.

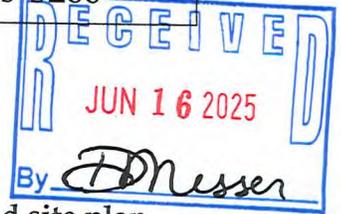
X Date

Minutes respectfully Accepted by David Justin, Secretary.

X Date



Department of Community Development
 Gratiot County Courthouse
 214 E Center St., Ithaca, MI 48847
 Phone (989) 875-5201 -Fax (989) 875-5260



Application for Variance

Procedure: Submit this completed application and 12 copies of a detailed site plan with the fee of \$445.00 to the Gratiot County Permits Office. The Zoning Board of Appeals will then schedule a Public Hearing to decide upon the request for a Variance. All adjacent property owners of the parcel in question will be notified and encouraged to attend the Public Hearing to state opinions. Notice of the Public Hearing will be published in the Gratiot County Herald.

Date: 5-1-25

Applicant Name: Tom + Shawyn Sparks LLC

Address: 5661 W. Fillmore Rd. Ithaca, MI 48847

Phone: 989-763-3195

Zoning of the Property: AG District

Legal Description of the property: See attached

Zoning Ordinance Article and Section Number: Ch. 4.4 SLUD

Names and Address' of Adjacent Property Owners: See attached

Applicant Signature: [Signature] Date: 5-1-25

Department Use Only: _____

Case No.: _____ Request: Approved/Denied Date: _____

Zoning Official Signature: _____

Application For
 Rezoning
 Special Land Use

County of Gratiot
 Planning Commission
 214 E. Center Street Ithaca, MI 48847

Application for Special Land Use / Rezoning **USE VARIANCE REQUEST**

Procedure: Submit this completed application and a detailed site plan to the Gratiot County Permits Office. A public hearing will be scheduled at which time the application and detailed site plan will be reviewed. All property owners within 500 feet of the property lines of the parcel in question will be notified and encouraged to attend the public hearing to state opinions. Notice of the public hearing will be published in a county paper. **There will also be a \$370.00 NON-REFUNDABLE fee at the time the application is submitted.**

Applicant/Owner Information

Name: Tom & Shawn Sparks LLC
 Phone: 989-763-3195 Fax: _____ E-mail: sparkspickle.co2001snt@gmail.com
 Address: 5661 W. Fillmore Rd. Ithaca, MI 48847

Property Information

Address or Location: 5661 W. Fillmore Rd Ithaca, MI 48847
 Permanent Parcel #: 08-006-007-01
 Current Zoning: Agriculture
 Property Size: 79.41 ac.
 Description of Proposed Use/Request (attach explanation letter with setback drawings.)

Zoning Ordinance Number: Class 102
 The grounds for this appeal are as follows:

RV Storage using existing barn on site

The names of adjacent and other interested property owners or utilities that may be affected by this appeal and the addresses of the properties concerned are as follows:

Shanda & Jason Martina ~ 670 S. Ely Hwy Ithaca, MI
Scott & Erica Parker ~ 5636 W. Fillmore Rd. Ithaca, MI
Randy & Diane Flegal ~ 5000 W. Fillmore Rd. Ithaca, MI
Sue Weber ~ 5938 W. Fillmore Rd. Ithaca, MI
De Saegher Invest, LLC, W. Fillmore Rd. Ithaca, MI
Dennis Rumps ~ 730 S. Rich Rd. Ithaca, MI

I hereby attest that the information given on this application is to the best of knowledge, true and accurate
 Appellant Signature: [Signature] Date: 3-25-25

I hereby grant permission for members of the Gratiot County Planning Commission and or Board of Appeals to enter the above described property (or as described in the attached) for the purpose of gathering information related to this application. **Note to Applicant: This is optional and will not affect the decision on your application. ONLY IF ACCOMPANIED BY SHAWN or TOM SPARKS.**

DO NOT WRITE BELOW THIS LINE

Date Received: _____ Application Fee Paid: _____
 Submitted Materials Site Plan _____ Application _____ Legal Description _____
 Application Accepted By: DM Approved DM Denied _____
 Approved for _____ Rezoning _____ Variance _____ Site Plan _____ Special Use _____



Incorrect Application

Map



22 yds From center of road to building. (approx.) (66 Ft)

W
N
E

Tos LLC

Tos LLC

Pond

Tos LLC

60x150

SPR

Tanks

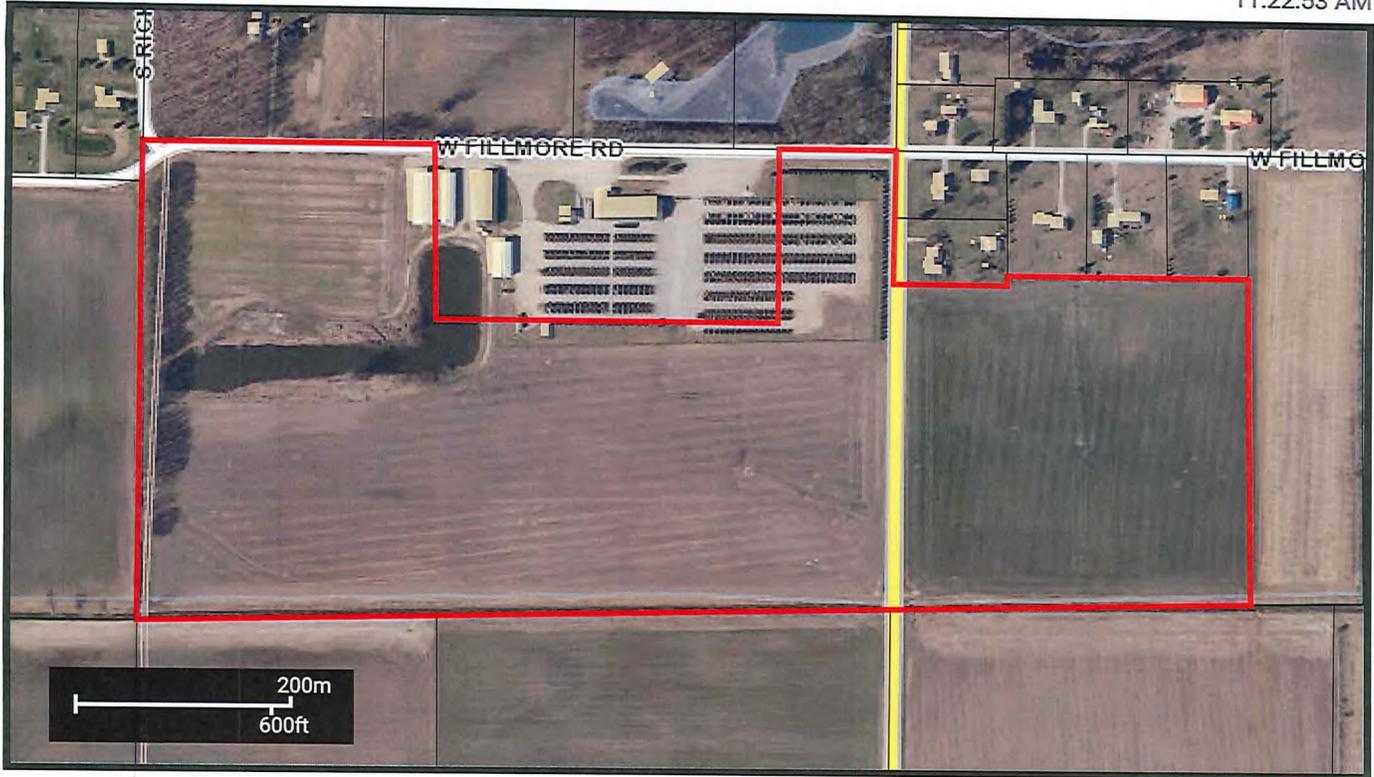
WILHELMORE RD

08-006-007-01

SPARKS THOMA

SELY HWY, ITHA

Tom & Shaughn Sparks LLC
5661 W. Filmore Rd
Ithaca, MI 48849



Property Address

S ELY HWY
ITHACA, MI, 48847

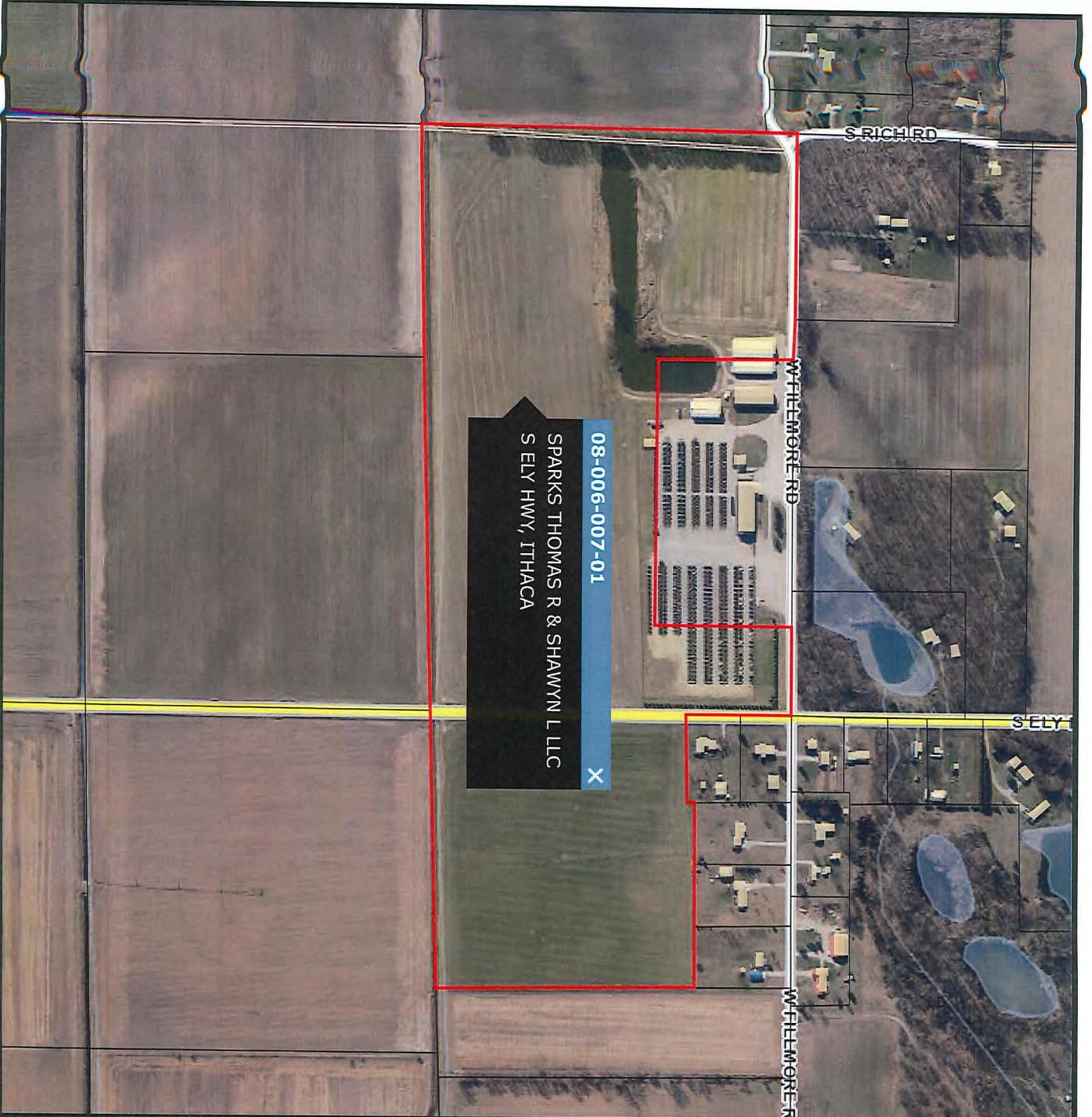
Owner Address

SPARKS THOMAS R & SHAWYN L LLC
--
5661 W FILLMORE RD
ITHACA, MI 48847

Unit: 08
Unit Name: NEWARK TOWNSHIP

General Information for 2024 Tax Year

Parcel Number: 08-006-007-01



Gratiot GIS Authority



Map Publication:
04/04/2025 11:02 AM



Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Gratiot GIS Authority expresses no warranty for the information displayed on this map document.



Gratiot GIS Authority



Map Publication:

04/04/2025 11:03 AM



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08-006-007-01 X
SPARKS THOMAS R & SHAWYN L LLC
S ELY HWY, ITHACA

Property Class: 102
Class Name: 102 AGRICULTURAL
School Dist Code: 29060
School Dist Name: DISTRICT 29060

PRE 2023: 100%
PRE 2024: 100%

Assessed Value: \$198,500
Taxable Value: \$86,801
State Equalized Value: \$198,500

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2023	\$198,500	\$198,500	\$82,668
2022	\$88,600	\$88,600	\$78,732

Land Information

Acreage: 79.41
Zoning:

Tax Description

S 1/2 OF SW 1/4 FRL, & W 32 A OF S 1/2 OF SE 1/4 EX COM AT NW COR THEREOF, TH E 20 RDS, S 24 RDS, W 20 RDS, N 24 RDS TO POB, & EX BEG 347 FT W OF NE COR OF S 1/2 OF SW 1/4 FRL, TH S 518 FT, W 1025 FT, N 518 FT, E 1025 FT TO POB, & ALSO EX COM 1342.90 FT N & 330 FT E OF S 1/4 COR OF SEC, TH E 711.15 FT, S 367.52 FT W 711.15 FT, N 367.52 FT TO POB, SEC 6-10-3. 79.41 A. NEWARK TWP., GRATIOT COUNTY, DESCRIPTION CORRECTED 12-20-01 . SPLIT FOR 2001 FROM 2908-006-007-00 Split on 06/27/2010 into 08-006-007-05, 08-006-007-50;

Sales Information

Sale Date: 11-20-2001

Sale Price: 350000

Instrument: WD

Grantor:

Grantee:

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 00662:1413

Tax History *Total Due as of settlement date

Tax Details 2023 Winter

School Dist. Code:	29060
School Dist. Name:	DISTRICT 29060
Property Class:	102
Class Name:	102 AGRICULTURAL
Last Payment Date:	February 28, 2024
Base Tax:	\$2,556.09
Admin Fees:	\$22.91
Interest Fees:	\$0.00
Total Tax & Fees:	\$2,579.00
Assessed Value:	\$198,500
Taxable Value:	\$82,668
State Equalized Value:	\$198,500
Exemption Percent:	100%
Base Paid:	\$2,556.09
Admin Fees Paid:	\$22.91
Interest Fees Paid:	\$0
Total Paid:	\$2,579.00

Tax Items 2023 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
CO SENIOR OP	0.6492	53.66	\$53.66

CERTIFICATE OF OCCUPANCY

A document signed by an authorized County official as a condition precedent to the commencement of a use or the construction of a structure or building which acknowledges that such use, structure or building complies with the provisions of the Zoning Ordinance.

CHILD CARE CENTER

A facility other than a private residence, licensed by the Michigan Family Independence Agency, in which one (1) or more children are given care and supervision for periods of less than twenty-four (24) hours per day, and where a parent or legal guardian is not immediately available to the child. Child care center includes a facility that provides care for not less than two (2) consecutive weeks, regardless of the number of hours of care per day.

Child care center does not include a Sunday school, a vacation Bible school, or a religious class conducted by a religious organization where children are present for not greater than four (4) hours per day for an indefinite period, or not greater than eight (8) hours per day for a period not to exceed four (4) weeks, during a twelve (12) month period, or a facility operated by a religious organization where children are cared for not greater than four (4) hours, while persons responsible for the children are attending religious classes or services.

COMMERCIAL STORAGE WAREHOUSE Allowable as Special Land Use in B-2 and

A building or buildings used primarily as a commercial business for the storage of goods and materials. I-1 Districts

CONVALESCENT OR NURSING HOME

A structure with sleeping rooms, where persons are housed or lodged and are furnished with meals, nursing and medical care. Said home shall conform to, and qualify for license under applicable State law.

COUNTY

For the purposes of this Ordinance, this term shall mean, Gratiot County, Michigan.

COUNTY BOARD, or COUNTY COMMISSIONERS

For the purposes of this Ordinance this term shall mean the Gratiot County Board of Commissioners of Gratiot County, Michigan.

COUNTY ZONED TOWNSHIPS

Shall mean Elba, Hamilton, Lafayette, Newark, North Star & Sumner.

3. *The property shall be located such that at least one (1) side of the property abuts and has access to a County primary road.*

I. **Commercial storage warehouses.**

1. Minimum lot area shall be two (2) acres.
2. A residence may be permitted on the premises for security personnel or on-site operator. The residence shall conform to the minimum requirements for a single-family dwelling in the R-1 District.
3. Parking and circulation:
 - a. One (1) parking space shall be provided for each ten (10) storage units, equally distributed throughout the storage area.
 - b. Two (2) parking spaces shall also be required for the residence of security personnel, or on-site operator employed on the premises.
 - c. One (1) parking space shall also be required for every twenty (20) storage units, up to a maximum of ten (10) spaces, to be located adjacent the rental office, for the use of customers.
 - d. All driveways, parking, loading, storage, and vehicular circulation areas shall be paved.
4. No more than eighty percent (80%) of the site shall be covered with buildings or pavement.
5. A six (6) foot fence shall surround the property. The fence shall be aesthetically pleasing, and be made of a material approved by the Planning Commission, such as but not limited to, redwood, cinder block, or chain link with slats. The fence must be setback at least twenty (20) feet from the road right-of-way, and twenty (20) feet on the side and rear yard.
6. The use shall be fully screened from adjacent residential uses with a proper buffer or greenbelt, in accordance with Section 2.29.
7. The facility shall be lighted to insure optimal security. Any lights shall be shielded to direct light onto the use, and away from the adjacent properties.
8. In addition to any standards in this subsection, outside storage may be permitted, but shall also comply with the following:
 - a. Must be at the rear of the property, at least one hundred (100) feet from the front property line, and not in any required yard.

- b. *A decorative and aesthetically pleasing fence shall be required with a minimum height of eight (8) feet, and maximum height of ten (10) feet.*
9. No toxic, hazardous, or flammable materials may be stored in such storage unit.
10. The Planning Commission may stipulate additional standards to promote health, safety, and welfare to the public.

J. Commercial greenhouses and nurseries.

1. The lot area used for parking, display, or storage shall be provided with a permanent, durable and dustless surface, and shall be graded and drained so as to dispose of all surface water.
2. Access driveways shall be located no less than one hundred (100) feet from the centerline of the intersection of any street or adjacent driveway.
3. Lighting for parking and outdoor storage areas shall be shielded to prevent light from spilling onto any Residential District or across any property line.
4. Any display materials or equipment stored or displayed outside of an enclosed building shall not extend into any required yard, or occupy any required parking or maneuvering areas for vehicles.
5. The principal and accessory buildings shall comply with the required setbacks for principal buildings for the Zoning District in which such use is located.

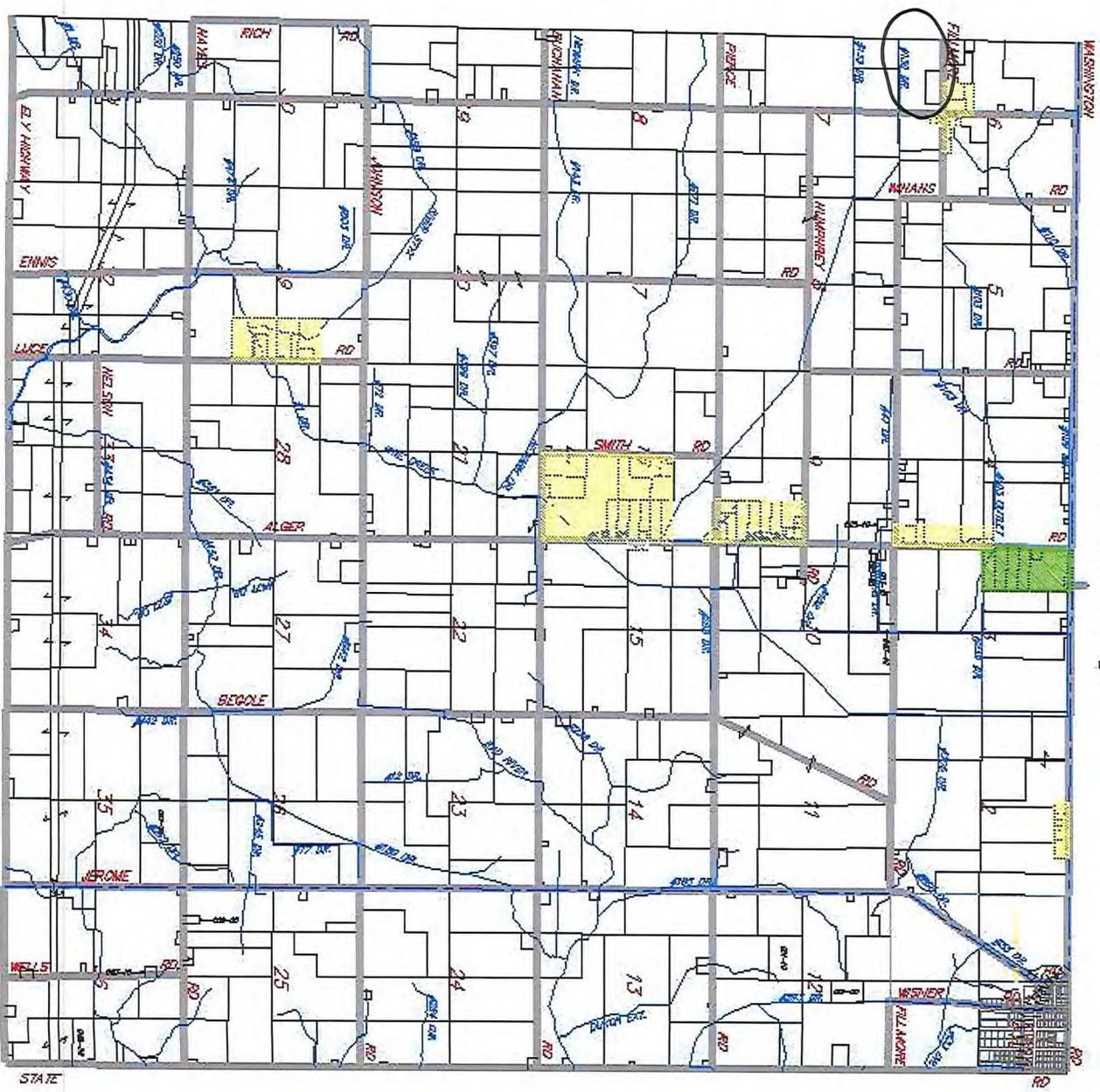
K. Community centers and public parks.

1. Minimum lot size of two (2) acres shall be required.
2. Principal buildings shall be setback at least fifty (50) feet from any property line.
3. Off-street parking for the use shall meet the standards for, "Assembly halls without fixed seats" as outlined in Chapter 15, in this Ordinance. Off-street parking for either passive or active public parks shall meet one (1) parking space for each 4,500 square feet of public park area.
4. Access driveways shall be located no less than one hundred (100) feet from the centerline of the intersection of any street or adjacent driveway.
5. Lighting for off-street parking areas shall be shielded to prevent light from spilling onto any Residential District or across any property line.
6. Parks shall close at dusk, and shall be gated, whenever practicable. Community center buildings that may be rented, shall not be open between the hours of one

Newark Township

- AG Agricultural
- RP Rural Preservation
- RR Rural Residential
- R-1 Low Density Residential
- R-2 Medium Density Residential
- MHP Manufactured Home Park
- B-1 Local Business
- Highway Business
- Industrial

Gratiot County Zoning Map
 Adopted 11/20/01



SCALE: 1" = 2000'

NEWARK TOWNSHIP
 T170N-46-3W
 GRATIOT COUNTY, MICHIGAN

- b. Use Variances. A use variance may be allowed by the Zoning Board of Appeals only in cases where there is reasonable evidence of unnecessary hardship in the official record of the hearing and that all of the following conditions are met:
- i. That the building, structure, or land cannot yield a reasonable return if required to be used for a use allowed in the zone district in which it is located;
 - ii. That there are unnecessary hardships in the way of carrying out the strict letter of these regulations which are caused by exceptional or extraordinary circumstances or conditions applying to the property involved, or to the intended use of the property, that do not generally apply to other property or uses in the vicinity in the same zoning district. Exceptional or extraordinary circumstances or conditions include:
 - (1) exceptional narrowness, shallowness or shape of a specific property on the effective date of this chapter;
 - (2) exceptional topographic conditions;
 - (3) any other physical situation on the land, building or structure deemed by the Board of Appeals to be extraordinary; or
 - (4) by reason of the use or development of the property immediately adjoining the property in question.
 - iii. That the proposed use will not alter the essential character of the neighborhood.
 - iv. That the variance is not necessitated as a result of any action or inaction of the applicant.
 - v. Prior to Board of Appeals hearing a request for a use variance, the Board of Appeals may request that the Planning Commission consider such request and that the Commission forward a report to the Board of Appeals as to whether or not the property may be reasonably used for a use permitted under the existing zoning classification, and, whether or not the request may alter the essential character of the neighborhood. For this report the Planning Commission shall consider the Master Plan, the ability of the property owner to use the property for a use already permitted under the existing zoning classification, and the effect of the request on the essential character of the neighborhood.

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