

Village of Ravenna
Planning Commission Regular Meeting & Public Hearing
Tuesday, May 14th 2024 7:00 pm

Present: Ken R Patterson, Jim Bronnekant, Steve Dohm, Wes Dault, Laura Peterson, Todd Peterson, Kelly Kesling, John Straub

Absent: Dave Ruble

Public Present: 7 residents, David Schultz, Eric Jawor, Jeff Jawor

Meeting Call to Order with the Pledge of Allegiance by Chair Ken Patterson at 8:00 at the Village Meeting Room at the Ravenna Village Hall 12090 Crockery Creek Dr, Ravenna, MI.

Motion by **Straub** with support by **Kesling** to approve the February 13th, 2024 meeting minutes. Motion carried 8-0.

Motion by **Bronnekant** with support by **Dault** to approve the agenda as presented. Motion carried 8-0.

4 residents shared comments. Drainage issues along Mortimer referred to Street Administrator.

Advisory Public Hearing for Preliminary Planned Unit Development Rezoning opened at 7:30 PM.

Preliminary Review of Planned Unit Development presented by Dave Schultz PE, Eric and Jeff Jawor

6 residents had comments related to the PUD.

Kesling moved with support by **Dault** to solicit comments from the [Muskegon County] Drain Commissioner. Motion carried 5 – 3 (Staub, Patterson, Dault dissenting)

Dohm moved with support by **Dault** to recommend the following for the Jawor Planned Unit Development final plan:

1. A fence requirement for the stormwater detention area will be decided by the planning commission prior to phase 2. The stormwater detention area is required prior to the completion of phase 1.
2. Include an option to turn the sidewalk along lot 6 to follow the curve of the road a the same distance from the paved surface of the road as previous sections
3. Include a turn off area for mail collection and a cluster mailbox for the lots in phase 2

4. R-2 setbacks are included for all lots excepts lot 6 which is a previously approved R-3 special land use
5. Updated stormwater management calculations
6. Flare detail for private road (see MCRC requirement for Private Road/ Subdivision Figure 3)
7. 7 canopy trees along the [Mortimer St] front of storm water detention area
8. Description of house plan options and elevations

Motion carried 8-0

Public hearing closed at 9:14

12125 Stafford Zoning Compliance for Ravenna Pub expansion into adjacent 2 buildings to the West. **Bronnekant** moved with support by **Straub** to approve the zoning compliance permit. Motion carried 8-0.

1 resident had a comment regarding evergreen screening in the proposed PUD along Lots 18-19 and drainage difficulties anticipated with Lot 5.

Dohm reported on zoning matters with the following single family zoning compliance permits issued: 12125 Stafford (fence), 3230 Slocum (chickens), 3300 Thomas (deck). And complaints received: 3670 Blackmer (Junk), 12395 Stafford (Junk/ Structure), 3070 Mortimer (SLU Requirements)

Straub moved with support by Todd Peterson to adjourn at 9:20. Motion carried 8-0

Respectfully submitted,

Steve Dohm
Planning Commission Secretary