

# *Village of Ravenna*

## *Master Plan*

Adopted \_\_\_\_\_, 2016

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Tadija Widojkovich  
Angie Mayeaux

Approved by the Planning Commission  
on \_\_\_\_\_, 2016

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Susan Sample  
Planning Commission Secretary

Approved by the Village Council  
on \_\_\_\_\_, 2016

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Dee Dee Hazen, Village Clerk

# *Village of Ravenna*

## *Master Land Use Plan*

### CONTENTS

Chapter		<u>Page</u>
	Introduction	
I	Goals and Objectives	3
II	Current Land Uses	10
III	Future Land Use	15
IV	Implementation of the Plan	18
V	Appendix	21
	Future Land Use Map	
	Zoning and Street Map	
	Wastewater Collection System Map (TBD)	

# VILLAGE OF RAVENNA MASTER LAND USE PLAN

## *Introduction*

Beginning in the 1930s, the laws of Michigan have provided that local communities can adopt official plans for the orderly use, development and preservation of lands within their boundaries. Michigan was one of the first states to adopt legislation to authorize the establishing of municipal planning commissions and to give planning commissions the power to adopt future land use plans. These have come to be known as master plans.

One of the most important purposes of a community's master plan is to provide the underlying framework under which the community regulates current land use by means of its zoning ordinance and zoning map. Indeed, the Michigan legislature adopted laws providing for community planning commissions and master plans within only a few years after the U. S. Supreme Court first held that municipal zoning ordinances were a proper form of local regulation.

The State adopted Act 263 of the Public Acts of 2001, the Coordinated Planning Act, and then in 2008, replaced the Municipal Planning Act with Act 33 of the Public Acts of 2008, the Michigan Planning Enabling Act. These Acts established a procedure requiring that communities consult with neighboring municipalities as they consider master plans or master plan amendments. It also required regular review of the master plan and details some of the information to be included in the plan.

This master plan update has been prepared and adopted in accordance with the procedures and requirements of the Planning Enabling Act.

The essential purpose of this master land use plan is to reflect the considered judgment of the Village about the future use, development and preservation of the lands within the Village. As a part of its preparation of the Plan, the Village Planning Commission has considered and approved a number of land use planning goals and objectives. These are set forth in one of the chapters of the Plan.

This Master Plan is to be distinguished from the Village Zoning Ordinance. A master plan is a comprehensive planning document, intended to guide a community's growth and development for many years into the future. A zoning ordinance, on the other hand, consists of all of the legal rules adopted by the Village Council for the purpose of regulation of current land uses. In effect, a zoning ordinance is one of the "laws" of the Village, whereas the master plan, while also officially adopted, serves as the "guide" for zoning decisions, zoning map amendments and other aspects of the land use regulation process. Once a master plan has been adopted, future zoning ordinance changes and future rezoning decisions should be consistent with the goals and recommendations of the master plan. The Plan, like the Zoning Ordinance, should be reviewed and reconsidered from time to time. As circumstances change, amendments in the master plan may be appropriate.

The Village Planning Commission has the initial task of considering and adopting the Master Plan or Master Plan amendments. However, pursuant to the Planning Enabling Act, the Village Council has elected to assume the final decision making authority as to the Plan.

Thereafter, the Village Council will implement the Master Plan, the Zoning Ordinance and Zoning Map, as it may be amended from time to time.

In addition to the adopted goals and objectives for land use planning in the Village, this Master Plan also includes a summary of current land uses, recommendations on future land uses and suggestions for the implementation of various portions of the Plan. Taken together, all of the elements of the Plan constitute the official policy of the Village concerning the orderly use, development and preservation of all types of land in the Village, including residential, agricultural, commercial, industrial and recreational uses. The Plan also deals with the Village street system, sanitary sewer and water systems and other established public services.

The Plan also includes several recommendations relating to land subdivision control, plans for public improvements, interaction with adjacent and nearby communities and future Master Plan changes and improvements.

This Master Plan is intended to be a flexible document, so as to reflect changing circumstances. The precise boundaries of certain land use areas and the exact location of particular future land uses are intended to be reasonably flexible, unless indicated otherwise.

The adoption of this Master Plan is an important event in the public life of the Village. In these days of rapid growth throughout the metropolitan area, the patterns of life and land use in the Village should be preserved and enhanced. The implementing and periodic amendment of the Plan over the coming years will help to assure the preservation and improvement of lands in the Village, for the betterment of all who live, work and visit here.

## **CHAPTER I**

### **GOALS AND OBJECTIVES**

In preparing this Master Plan, the Planning Commission considered the goals that the Village should seek to achieve through its future land use planning. The identification of these goals will help to guide the Planning Commission and the Village Council as they make decisions about zoning, public improvements, economic development, preservation of natural resources and many other public decisions that will have important effects on the life and well-being of the Village.

This Chapter states these future land use goals for the preservation and enhancement of the Village and its quality of life. Also included with the statement of each goal are more specific objectives, which are the suggested means to reach the stated goals.

While the goals and objectives are divided into various general categories, they all have two overall themes: (1) the desire to attract and retain vital businesses and industry in the community and (2) the desire to preserve and enhance the quality of small town life and character which has always distinguished Ravenna as a place to live and work, and that will help to make the Village a pleasant and fulfilling place for many generations to come.

#### **GOALS FOR RESIDENTIAL LAND USES AND OTHER VILLAGE IMPROVEMENTS**

***Goal No. 1: Maintain and improve those aspects of Ravenna that combine to form its character as a desirable and livable small town***

##### **Objectives**

1. Identify the neighborhoods and areas that help to define the Village's small-town character. These include the Downtown Business District along Stafford Street, the residential downtown bordered by Crockery Creek Drive and Heights-Ravenna Road, Haymeadow and Local Drive and the residential areas north of Heights-Ravenna Road toward the Ravenna school areas.

2. Identify the street patterns and locations that are important in preserving Ravenna as a safe and livable small town. These will include Main Street, Ravenna Road, Stafford Street, Heights-Ravenna Road, Crockery Creek Drive, Blackmer Road and perhaps other side streets throughout the Village.

3. Encourage improvement of neighborhoods and areas by measures that contribute to good small-town character, including sidewalks, parks and playgrounds, bike paths, adequate parking areas and the like. These include Conklin and Thatcher Parks, the school playgrounds, the Musketawa Trail bike path, the paths and trails connecting the two parks, the parking areas for the Downtown Business District and signage necessary to find the services that visitors may need within the Village.

4. Include design and performance standards in the Village Zoning Ordinance and General Ordinances to promote good street design, building setbacks, creative landscaping,

mixing of land uses and other land use regulations to promote small-town character and improvement.

5. Consider sidewalk requirements in new residential developments. Improve and maintain existing sidewalks. The goal here is to improve and maintain the existing sidewalks and connect the parks and bike path, so as to make the Village more walkable and accessible to bicycles.

6. Consider improvements in pedestrian access for areas throughout the Village, including parks and recreation areas, commercial areas and other locations.

7. Through zoning regulations, provide for appropriate separation between residential and other uses, so as to protect residential areas from adverse impacts from commercial, industrial and other uses.

8. Consider land subdivision requirements for new subdivisions. The land to be considered might include the area around the high school and middle school complex, the area between Harrisburg Road and Ravenna Road South, at the curve, the area to the northwest of the Village behind the golf course, and the areas along the Musketawa Trail near Ravenna Road South and across the trail to the south of Haymeadow.

9. Consider rezoning on northwest side of Village to attract moderate or high density residential development. The Future Land Use Plan has been amended to reflect the possibility of moderate or high density residential development in these areas.

***Goal No. 2: Continue to provide an effective level of public service for residents of the Village, to promote public safety, general welfare and a positive public impression of the Village as a desirable place to live and work***

### **Objectives**

1. Adopt an updated street plan for the Village to improve streets regularly and keep them safe and accessible.

2. Review and improve zoning ordinance provisions to control and eliminate nuisances.

3. Increase enforcement of building code requirements.

4. Consider adoption and implementation of a property maintenance code and rehabilitation code for existing buildings, so as to enable the Village to more effectively control and eliminate abandoned or deteriorated buildings, thereby maintaining the character, appearance and safety of the Village.

5. Consider improved directional signs, informational signs and welcome signs at the main entrances to the Village and at strategic locations outside of the Village limits, so as to make a visitor's trip to our Village easy and enjoyable.

6. Continue efforts to attract viable commercial uses to the Downtown Commercial District. Working together with area businesses and business organizations is important for this goal.
7. Consider improved lighting in downtown areas, parks, parking areas and bike paths.

***Goal No. 3: Provide for different kinds of housing within the Village, so as to accommodate various housing needs***

**Objectives**

1. Consider including in the Zoning Map additional areas for moderate and high density residential development and for multiple family housing.
2. Encourage moderate and high density housing, as well as housing for seniors, and where appropriate, consider annexation to provide the necessary services for such residential housing zones.

***GOALS FOR COMMERCIAL LAND USES***

***Goal No. 1: Identify those aspects of the business district of the Village that are important to its success as a place for shopping and obtaining commercial services***

**Objectives**

1. Assure adequate and convenient commercial parking areas, particularly in the Downtown Development District and near viable working businesses.
2. Consider street and sidewalk improvements in the Downtown Development District.
3. Plan community improvement projects to paint, landscape and improve downtown appearance, particularly view of downtown as first viewed from south side of Village. Painting, landscaping, banners, themed signs, informational maps, kiosks, directories, window appearance, awnings and other improvements should be considered. The area along Stafford Street and Crockery Creek Drive in the downtown district area, as well as the area along the Musketawa Trail on Crockery Creek Drive and Blackmer Road, should be the subject of community improvement projects.
4. Review the Zoning Ordinance provisions regarding the commercial districts to insure the provisions will help to maintain the viability of the business district and other commercial uses, including provisions on off-street parking, signage and streetscape design.
5. Consider the selective purchase of land parcels that are not currently used or that have deteriorated structures, with a view toward returning such lands to economic usefulness, by resale for appropriate development or parking.

6. Use the Village Downtown Development Authority for commercial and other economic development purposes. The Downtown Development Authority should seek to raise funds and partner with existing businesses, seeking to attract new businesses to the Village.

7. Consider improved directional signs for businesses, library, schools and parks within the Village so as to assist visitors.

8. Undertake projects with business groups, community groups and schools to promote and market Ravenna as a place to live, work, shop, play and visit.

***Goal No. 2: Consider additional areas for commercial development***

**Objectives**

1. Work with the State Transportation Department regarding TEA grants and other funds for improvements.

2. Confer and cooperate with Ravenna Township officials so as to coordinate planning for commercial uses, possibly in the north Slocum Road area, and along portions of South Ravenna Road at the southern end of the Village and Blackmer Road at the northwest end of the Village. The desirability and feasibility of expansion of Village services, and other factors, should be carefully evaluated before steps are taken in these areas.

3. Consider signs, advertisements and written materials regarding promotion of existing businesses and excellent opportunities for additional businesses.

***GOALS FOR INDUSTRIAL LAND USE***

***Goal No. 1: Provide for orderly light industrial development within the Village, in areas adequately served by streets, utilities and other public services***

**Objectives**

1. Identify an adequate amount of land for industrial development. Coordinate industrial development efforts with Township.

2. Investigate and promote available economic development incentives for industrial growth.

3. Through zoning provisions, discourage heavy industrial development or isolate it from current residential areas.

4. Promote good industrial development through careful site plan review processes.

5. Protect residential and other land uses from the possible adverse effects of industrial development, through the use of landscape buffers, open space appropriate building design and the like.



6. Assure adequate sewage treatment capacity for industrial uses.
7. Assure adequate water capacity for industrial uses.
8. In appropriate cases, consider the establishing of industrial development districts, as a means of granting tax abatement, in part for the purpose of promoting needed industrial development.
9. Develop potential 425 Agreement areas and contingency plans for approval of industrial parks and infrastructure needed for new industrial development. Survey necessary steps for new industrial business to enter community and create plan to facilitate quick, effective business start-ups.

***Goal No. 2: Increase efforts to market and develop industrial areas within the Village to increase employment and for other benefits***

1. Work with metropolitan-area economic development agencies to promote the Village as a place for industrial development.
2. Work with other public agencies regarding street and other transportation issues involved in industrial development, including establishing of designated truck routes.
3. Consider efforts to inform potential industrial owners of the benefits and availability of Ravenna for their industry.
4. Work with the Township to promote industrial development, especially near the southeast area of the Village, near Adams and Ravenna Road.
5. Improve Village bridges, seek funding to assist with maintenance of Main Street bridge.

***GOALS FOR VILLAGE UTILITY SERVICES***

***Goal No. 1: Continue to provide and enhance Village public utility services, including sanitary sewer service, effective storm-water management and public water supply system management.***

**Objectives**

1. Continue to improve and update the Village sanitary sewer system and water system, including the looping of the water system.
2. Continue to evaluate the treatment capacity of the Village sanitary sewer system and water system; when appropriate, plan for and consider enlargement of the collection and treatment capacity of the sewer system and consider efforts to enlarge capacity and enhance the water quality of the water system.

3. Review the needs and capacity for the handling of storm-water drainage within the Village. Plan for regular maintenance and eradication of root growth issues.
4. Consider requiring street lights and underground utilities in all new developments.
5. Consider a Village-wide plan for the relocation of above-grade public utilities to underground locations in public street rights of way.
6. Consider Village policy that water and sanitary sewer service by means of the Village systems shall be provided only to lands within the boundaries of the Village.
7. Consider the purchase of additional lands for sewage treatment lagoons.

### ***GOALS FOR PARKS AND OTHER RECREATION USES***

#### ***Goal No. 1: Plan for public parks and other recreation facilities within the Village***

#### **Objectives**

1. Consider having the Parks Committee prepare and maintain a Village recreation plan.
2. Determine and seek to comply with eligibility requirements for State of Michigan grants and other sources of funds for development and improvement of parks and recreation areas.
3. Evaluate possible improvements in current park areas within the Village, including improved lighting and other methods for attracting state tournaments and other area-wide or state-wide events to Ravenna.
4. Identify other lands that could be made available for park and recreation purposes.
5. Include planning and funding for parking and recreation uses in a Village capital improvements budget.
6. Consider other recreational land uses including non-motorized paths and trails, walkways, pocket parks and the like. An extension of the non-motorized trail to the downtown area should be considered so as to encourage patronage of local businesses. Consider additional non-motorized trails to connect Village parks.

### ***OTHER GOALS FOR THE VILLAGE***

1. Identify other areas for Village land use improvement and consider ways to achieve such improvements.
2. Appoint study committees and other Village groups for evaluating land use improvements and making appropriate recommendations.

3. Review the most effective methods for using Village office staff and the Village Manager.
4. Confer and coordinate with the Ravenna Township Planning Commission and the Ravenna Township Board regarding land use issues, growth and development policies, public utility extensions and other issues that involve both the Village and the Township.
5. Seek to increase sources of public funds, by investigation of available federal or state grants and other funding sources.
6. Consider establishing a Village of Ravenna community foundation, for the receiving of donated funds for public purposes and improvements.
7. Regularly review and update this Master Plan, to reflect changing circumstances.
8. Work with Township to establish industrial park.

## ***CHAPTER II***

### ***CURRENT LAND USES, PUBLIC FACILITIES AND OTHER BACKGROUND***

In considering recommendations for future land uses within the Village, it is important to consider and evaluate current land uses, both within the Village and in surrounding areas.

This Chapter describes the major current land uses in the Village and summarizes other aspects of current development, public services and the characteristics of the immediately surrounding area. Also summarized in this Chapter are data concerning Village population and other factual background.

#### ***THE VILLAGE AND ITS LOCATION***

Ravenna was established in 1922. It is one of four villages in Muskegon County. The others are Casnovia, Fruitport and Lakewood Club. Ravenna is a home rule village established under Act 278 of the Public Acts of 1909, the Home Rule Village Act. Under the Home Rule Village Act, Ravenna has a village charter which outlines and establishes its powers and existence.

The Village is located in the Northeast quarter of Ravenna Township, approximately three miles South of State Highway M-46 and nine miles North of Interstate Highway 96. I-96 is the primary thoroughfare connecting Grand Rapids and Muskegon, two of the principal cities in the West Michigan area.

County Road B-35 (Ravenna), Blackmer Road and County Road B-72 (Heights Ravenna) are primary county roads intersecting the Village.

The Village is approximately 1.1 square miles in area, primarily located in Sections 2, 10, 11 and 12 of Ravenna Township.

Ravenna Township consists primarily of prime agricultural farmland. The Village is a primary service center for this agriculture, in addition to its base for light industrial uses.

#### ***CURRENT LAND USES***

Ravenna is predominantly residential in land use. Currently, about 90% of the lands in the Village are used for residential purposes.

The central business district has been outlined in the Village Downtown Development Authority District and includes Main Street and Stafford Street. Other commercial development has been occurring along Heights-Ravenna Road and Slocum Street to the North. Several of the areas designated for commercial development continue to be used as single family residences.

## ***COMMUNITY AND PUBLIC SERVICES***

The offices of Village of Ravenna are located at 12090 Crockery Creek Drive. The Village offices include a meeting hall and office space for the Clerk, Treasurer, Zoning Administrator, Department of Public Works Coordinator, storage of records, and other Village governmental functions.

The offices of Ravenna Township and the Ravenna Township Fire Department are located a block to the West on Blackmer Road.

### ***MUSKEGON COUNTY SHERIFF'S DEPARTMENT***

Emergency medical response services are provided by private ambulance service and by contract with the Township Fire Department.

911 emergency response service is available to residents of the Village.

### ***PUBLIC WORKS SERVICES – PUBLIC WATER SYSTEM AND SANITARY SEWER SYSTEM***

The Village maintains its own Department of Public Works. The Department is responsible for maintenance and operation of the Village water system and sanitary sewer system and for maintenance of Village streets and other public works services, including maintenance of Village parks, snow removal from streets and sidewalks, and leaf removal.

Ravenna maintains a sanitary sewer collection and treatment system. The system currently serves nearly 500 customers. The sewage treatment system is a lagoon system located on an 80-acre parcel. The current capacity is 66 million gallons per year, and the current usage is 52 million gallons per year. The current capacity is expected to be sufficient through at least the year 2025, subject to dramatic increases that may be caused by new development. The irrigation fields for the system are located east of ponds.

The Village also maintains a public water well supply system located on the south side on Conklin Park. The supply system is currently served by three wells that pump 425 gallons per minute of treated water or 900 gallons per minute of partially treated water. Current capacity of the system is 49.7 million gallons per year. It is estimated that, in the year 2025, 52 million gallons will be required. Therefore, in the coming years an expansion may be needed to handle this anticipated increase.

### ***FIRE PROTECTION***

Fire protection services are provided by Ravenna Township. The Township fire station is located on Blackmer Road, on the West side of the Village. The Ravenna Area Fire Department has an approximately 7200 square foot building located at 3763 Blackmer Road, Ravenna, Michigan. The Department has six fire and rescue trucks and a paid, on-call staff with roughly 20 personnel. It answers approximately 171 calls each year.

## ***SCHOOLS***

Ravenna Public Schools is a progressive Class “C” sized school district serving the Village and Ravenna Township, as well as Casnovia, Sullivan and parts of Moorland Township. The approximate number of students in 2013 was 1,121, and included grades K through 12. Ravenna Public Schools facilities include Beechnau Elementary and Administration located at 12322 Stafford Street, Ravenna Middle School located at 2700 South Ravenna Road, and Ravenna High School located at 2766 South Ravenna Road.

Also in the Village is the St. Catherine Campus, a part of the Devine Providence Academy and St. Catherine Church. St. Catherine has 35 students in grades K through 8 (2013 data).

## ***LIBRARIES AND MUSEUMS***

The newly renovated and expanded Ravenna branch of the Muskegon Area District Library is located at 12278 Stafford Street, and the Ravenna Historical Society maintains a museum in the same building. The museum is open Wednesday afternoons and is staffed with volunteer help. Visit the museum some day. It will surprise you!

The library has a large selection of books and offers public computers with internet access. There is a selection of CDs and movies, books and Braille for the blind and books on tape. Bright and cheerful, the Ravenna Public Library can request any books or media from any library in the Muskegon Area District Library system.

## ***RECREATION AREAS***

Conklin Park and Thatcher Park are two primary recreation areas serving the Village.

Conklin Park includes five baseball fields (one lighted) with covered bleachers, a soccer field, tennis court, pickleball court, basketball courts, volleyball courts, concession stands, picnic area, and two covered pavilion. Extensive paved and lighted walking trails are provided. Walking trails connecting the park to other areas of the Village should be considered.

Thatcher Park includes two covered pavilions, a large picnic area, a playground area, a lookout deck with picnic tables and a demonstration (seasonal) water wheel, a wooded area, a large slide on the hill and some walking trails. Once again, connection of Thatcher Park to other areas of the Village and the Musketawa Trail should be considered.

The Musketawa Trail is a 26-mile non-motorized recreational trail that passes through the Village. In the winter, snowmobile access is also permitted along designated routes. The Village encourages trail users to visit the downtown area and the businesses located there. Trail spurs and appropriate parking areas for the convenience of trail users should be considered.

## ***PUBLIC STREET SYSTEM***

Within the Village, there are about 11 miles of paved Village streets, including Ravenna Road (Main Street) and Heights-Ravenna Road.

Nearly all Village streets have rights-of-way at least 66 feet wide. All Village streets are paved.

**POPULATION CHARACTERISTICS**

Table 1 shows the population growth of the Village, and the growth of nearby communities, and also Kent and Muskegon Counties, for the period 1970 through 2010.

**TABLE 1**  
**Population Change, 1970-2010**

	1970	1980	Change 70-80	1990	Change 80-90	2000	Change 90-00	2010	% Change 00-10	% Change 70-10
Village of Ravenna	1048	951	(97)	919	(32)	1206	287	1219	1.1%	16.3%
Ravenna Twp.*	2403	2471	68	2354	(117)	2856	502	2905	1.7%	20.9%
Village of Fruitport	1409	1143	(266)	1090	(153)	1124	34	1093	(2.8%)	(28.9%)
Coopersville	2129	2889	760	3421	532	3910	489	4275	9.3%	100.7%
Muskegon County	157,426	157,589	163	158,983	1,394	170,200	11,217	172,188	1.2%	9.3%
Kent County	411,044	444,506	33,462	500,631	67,125	574,335	73,704	602,622	4.9%	46.61%

Source: U.S. Census Data  
\*Excludes Village Population.

During the period from 1970 to 2010, Ravenna population increased from 1048 to 1219, a 16.3% increase. From 2000 to 2010, the Village had a 1.1% population increase. During the period 2000-2010, the entire Muskegon County population increased by 1.2%.

Table 2 shows 2010 U.S. Census data on the age distribution in the populations of the Village, Ravenna Township and Muskegon County.

**TABLE 2**  
**Age Given as Percent of Population (2010)**

Location	Under 5	5-19	20-24	25-44	45-64	65+	Median Age
Village of Ravenna	88	292	68	332	275	164	35.2

Ravenna Twp.	192	695	154	740	753	371	36.6
Muskegon County	11,315	36,376	10,658	42,715	47,772	23,352	38.2

The age of the Village population is an important indicator for planning purposes, because it helps to indicate the relative need for schools, types of housing and other community facilities and services.

As Table 2 shows, the Village population in 2010 had a median age of 35.2 years.

Table 3 shows the persons per household (2010) for the Village of Ravenna, Ravenna Township and all of Muskegon County.

**TABLE 3**  
**Persons Per Household (2010)**

Village of Ravenna	2.67
Ravenna Township	2.78
Muskegon County	2.12

***OTHER CURRENT INFORMATION***

As noted above, the Village is located at reasonably convenient distances from the Cities of Grand Rapids, Muskegon and Coopersville. Many Ravenna residents are employed in and around these cities, yet reside in Ravenna because of its small town character, its affordable housing, its good school system, its proximity to recreation areas and because of the Village's many other amenities.



### *CHAPTER III*

#### *FUTURE LAND USES*

This chapter presents and recommends future land uses in the Village. These recommendations are based on the land use goals and objectives set forth in Chapter I, together with the Planning Commission's review of land use projections and needs, as well as the effects of projected land development in the areas immediately surrounding the Village.

One of the important purposes of the future land use recommendations is to give direction to the Village's ongoing zoning and other land use regulation processes.

To that end, these recommendations, and the future land use map, are intended to be less precise than Zoning Ordinance provisions of the Zoning Map. Because this Master Plan is intended as a guide, and because its implementation is expected to occur over a period of years, the Plan will be of greater practical usefulness if its recommendations are somewhat general in nature.

It is important to emphasize the difference between future land use designations, as discussed in the text of this plan and as shown on the Future Land Use map, and the zoning of lands as provided in the Zoning Ordinance and on the Zoning Map. The future land use classifications in the Master Plan and Future Land Use map will not correspond in all respects with the designations as shown on the Zoning Map. The Master Plan is intended for implementation over a period of years, as circumstances warrant, and as nearby development or other actual changes may suggest. Thus, if a particular parcel of land is indicated in the Future Land Use map for a particular land use, and that use is different from the available uses under the current Zoning Ordinance, any change in the legally permitted uses for the land can take place only by way of amendment of the Zoning Ordinance and/or Zoning Map.

The land use designations in the Master Plan, as noted above, are intended to guide future land use decisions, and they do not necessarily constitute approval for current land uses. Many factors will determine when the Village will alter the Zoning Map so as to implement a particular classification contemplated in the Master Plan. For example, the adequacy of streets, the availability of public utilities, the demand for a particular type of land use, the availability of other public services and many other factors will be important in a determination by the Planning Commission and the Village Council as to whether the time is right for a change in zoning so as to make available a particular use recommended in the Master Plan.

Finally, the designations indicated in the Future Land Use map are generally intended to specify areas where a use may be appropriate, rather than individual parcels. The Village does not intend that the boundaries in the Future Land Use map be rigid or inflexible. Rather, the boundaries of the Future Land Use map are intended to be sufficiently flexible, such that a parcel may, in appropriate circumstances, be rezoned to a Future Land Use designated in the vicinity, even if not shown for that parcel, without the need for an amendment to the Master Plan.

## ***LAND USE CONSIDERATIONS REFLECTED IN THE PLAN***

As noted above, the future land use map is based upon the goals and objectives identified by the Planning Commission as important to the future life and well-being of the Village, and in particular those goals and objectives that can be achieved through reasonable land use regulation.

Stated in summary form, the following basic land use concepts were considered in the preparation of the Future Land Use map:

1. Ravenna will continue to remain a predominantly residential community in an agricultural area.
2. It is important to maintain and to enhance the small town character of the Village.
3. There is currently a sufficient land area for accommodating mobile home parks. Other types of housing, including duplexes and apartments, can also be adequately accommodated on the basis of current zoning.
4. Village streets should generally retain their current configuration and width, so as to help in maintaining the Village's small town character. Under the terms of Village ordinances, all Village streets to be constructed in the future must have rights-of-way of at least 66 feet wide.
5. It is important to maintain and enhance the central business district in the Village. Some reasonable increase in the area of the central business district can be expected in the future and the Village DDA should be used as a vehicle to spur further growth.
6. Commercial areas outside the central business district will and should develop, so as to provide locations for businesses that cannot be accommodated in the central business district.
7. Residential areas should be separated from commercial areas, and from industrial areas, through Zoning Ordinance provisions.
8. Consideration should be given to effective use of existing recreation areas, either within the Village or nearby. Developers of residential areas should be encouraged to set aside adequate land areas for additional park and recreational purposes.
9. Ravenna Township should be included in a discussion regarding future commercial growth and possible annexation to the Village of areas where Village services will be an essential component of that growth.

## ***FUTURE LAND USE CATEGORIES***

The Future Land Use Map recommends various land use classifications. These are low and moderate density residential, multi-family residential, manufactured housing community, commercial and industrial areas and public and semi-public.

### **Low Density Residential**

The Future Land Use Map shows most of the Village in the low density residential category, thus reflecting the current predominantly single-family residential nature of the Village. This predominance of single-family dwelling use is expected to continue.

Churches, schools and certain other non-residential uses are located in the residential areas of the Village, and the proximity of schools and churches to homes helps to maintain the Village's small-town character. Schools, churches and other reasonably compatible non-residential uses should continue to be permitted in the Residential Districts, but on a special land use basis, so as to assure that the Village can regulate expected traffic impacts, needed off-street parking areas and other aspects of these uses.

All residential areas in the Village should be served by public sidewalks. Sidewalks should also be provided in new residential areas and in currently developed residential areas that do not yet have them.

### **Moderate Density Residential and Multi-Family Residential**

Any enlargement of moderate density or multiple family dwelling areas should include suitable ordinance protections for existing single-family dwelling areas, including landscaped buffer requirements and other development methods designed to assure reasonable compatibility between multiple-family areas and adjacent single-family dwelling areas.

Areas in the southeast corner of the Village and the north side of the Village, on the north side of Mortimer Street, may be suitable for this type of housing.

### **Manufactured Housing Community**

The Future Land Use map shows an area in the southwest portion of the Village as appropriate for a manufactured housing community, also known as a mobile home park. This land is currently owned by the Village.

The R-5 District in the Zoning Ordinance should be reviewed, and revised if necessary, so as to confirm that the lands would be restricted to a manufactured housing community of high quality, so as to be in keeping with the small-town character of the Village.

### **Commercial**

The existing downtown areas and the north Slocum Road area are suitable for commercial uses, and commercial development is most likely to occur in those areas. Other areas might also be considered for limited commercial uses.

When possible, these general commercial areas should be enlarged so as to afford greater shopping opportunities. In general, it may be better to increase the general commercial areas than to enlarge the Downtown Business District, because expansion of the downtown area would inevitably require elimination of some of the nearby residential uses. Consideration should be given to the adoption of zoning and other ordinance provisions concerning landscaping, buffering and screening, street lighting and other amenities.

## **Industrial**

Industrial uses could be limited to light industrial only. Heavy industry would not be appropriate, because of the predominantly residential nature of the Village and the likely adverse effects of heavy industrial uses in close proximity to residential lands. Because of the small area of the Village and its population level, heavy industrial uses can more appropriately be accommodated elsewhere, where greater land area may be available and where greater population levels could more readily satisfy the employment needs of heavy industry.

The southwest portion of the Village, west of Ravenna Road, may be suitable for new industrial uses and should be considered for formation of an industrial park.

## **Public and Semi-Public Uses**

There are various public uses in the Village, including the Village Hall, Township Hall, Fire Department, parks and other public and semi-public uses. These uses also include the properties of the Ravenna School district.

## ***CHAPTER IV***

### ***IMPLEMENTATION OF THE MASTER PLAN***

In order for the Master Plan to serve effectively as a guide for the continued use, development and preservation of lands in the Village, it must be implemented when appropriate. In order for the Plan to be implemented, the Planning Commission and in particular, the Village Council, will have to take some official action at appropriate times, including the adoption of Zoning Map amendments, amendments in the text of the Zoning Ordinance, a capital improvements program, adoption of other land use regulation ordinances, adoption of additional policies and procedures and the like.

The implementation of the Master Plan will not occur on any particular schedule. Such implementation, and the extent of implementation that may occur at any particular time, remains entirely in the discretion of the Village Council and, where appropriate, within the recommending authority of the Planning Commission.

There will be many factors that will dictate when implementation of the Plan should occur. Among these will be various actions of private property owners, and prospective land developers, as they evaluate the economic possibilities for new or revised land development in and adjacent to the Village. As always, the Village can assist property owners and developers in this regard, through education and coordinating efforts and, where necessary, through suggestions for other alternatives.

The comments set forth below in this chapter identify some of the major activities which the Planning Commission and Village Council could pursue in the implementation of the Master Plan over the coming years.

### ***The Zoning Ordinance and the Zoning Map***

The Village Zoning Ordinance, which includes the Zoning Map, is the legal means whereby the Village regulates land uses. The ordinance applies to all lands in the Village. Lands can be used only for the uses and purposes authorized in the Zoning Ordinance; no other uses are permitted.

The regulatory approach taken by the Zoning Ordinance is to divide the Village into various land use districts, and to permit similar or related uses only in those districts. Thus, for example, the ordinance includes the R-1 Single Family Residential District, the R-2, R-3, R-4 and R-5 Districts and the C-1, C-2, C-3 and Office Districts, the Industrial District, the Natural Resources District and others. In this way, compatible uses are available only in specified areas, thus separating different kinds of uses, so as to avoid undue adverse impacts.

The Zoning Ordinance also contains many general provisions on land use, that apply in all the zone districts. Special land uses are also included. These are uses that can take place only on approval of the Planning Commission, or in some cases the Planning Commission and the Village Council, after public hearing, and subject to minimum conditions specified in the Zoning Ordinance.

The ordinance also includes procedural provisions including site plan review. This is a process whereby site development plans can be reviewed and approved by the Planning Commission, prior to the commencement of development on a particular parcel of land. The site plan review process generally applies to all land uses except single-family dwellings.

The Zoning Ordinance also has other provisions designed to advance quality of life in the Village through specific other regulations, such as those involving signs and off-street parking and loading areas.

The Zoning Ordinance and the Zoning Map can be amended following public hearing by the Planning Commission, after which the Commission makes a recommendation to the Village Council. Then, the Village Council considers proposed amendments and can approve or disapprove them. If amendments are approved, they are adopted in the form of an ordinance amending the text of the Zoning Ordinance or an ordinance amending the Zoning Map.

### ***Other Village Ordinances***

The following Village ordinances and actions should be considered:

1. The Village Council should adopt and implement a capital improvements program.
2. The Village should adopt a recreation plan and seek funding, including available grant monies, for the acquisition of additional or improved recreation lands and coordination of recreational activities.
3. The Downtown Development Authority, and the Downtown Development Plan, should be reviewed and publicized. The Planning Commission should work with the DDA Board in joint efforts for further downtown improvement.

4. The Planning Commission should annually establish a work program for each year, including specific tasks or goals to be accomplished, the scheduling of various work projects and other implementation.

5. The Planning Commission should meet periodically with the Ravenna Township Planning Commission, so as to coordinate land use planning as between the Village and the Township.

6. Following adoption of this Master Plan, the Planning Commission should arrange for copies to be printed and distributed, and suitable publicity provided, so as to inform Village residents of the Plan and its main components.

7. This Master Plan should be reviewed and amended on a regular basis. There should be a minor review about every three years and a more major review every five to ten years.

\* \* \* \* \*

This Master Land Use Plan was adopted by the Village Council of the Village of Ravenna on \_\_\_\_\_, 2016.

/s/ \_\_\_\_\_  
Dee Dee Hazen, Clerk

## **APPENDIX**

- A. Future Land Use Map
- B. Zoning and Street Map
- C. Wastewater Collection System Map