

Village of Ravenna Planning Commission

Meeting Minutes- July 12th, 2022

Village Office

Regular Meeting of the Village of Ravenna Planning Commission called to order with the pledge of allegiance by Vice-Chairperson Ken R Patterson at 7:00 PM

Members Present: Steve Dohm, Ken R Patterson, Dave Ruble, Kelly Kesling, Jim Bronnekant, Laura Peterson, Mike Peterson, Wes Dault

Members Absent: Ben Helsen

Previous Meeting Minutes

Kesling moved with support by Patterson to approve the meeting minutes from June 14th, 2022. Motion carried 8/0

Approval of Agenda

Dault moved with support by Laura Peterson to approve the agenda as presented with change to the public hearing special land use for Karr auto detailing facility. Motion carried 8/0.

Public Hearing opened at 7:06 PM closed at 7:06 PM.

Public Comment: None

Summary of Findings for Karr Special Land Use

5A. The proposed use will not change the harmony of the adjacent surrounding properties.

5B. This special land use will not change the essential character of the surrounding area or the neighborhood.

5C. This proposed use will not place additional demands on public services, roads, or facilities.

5D. The proposed use is harmonious with current zoning and the master plan.

5E. The proposed use does not adversely affect the long-term goals of the Village Zoning Ordinance or Master Plan.

5F. Stormwater management runoff plan must be submitted and approved by the Village of Ravenna DPW Manager.

6 Specific Standards of Approval.

Additional requirement:

The proposed use requires water and sewer service (Ravenna Compiled General Ordinances 125.401 and 120.002 (D)).

Requirements specific to 190.1605 (Z). Vehicle Washing Facilities.

(1) The special land use shall be located only in the C-1, C-2 or C-3 District. This is located in C-1.

(2) Safe, adequate, and convenient driveways and other access to the special land use shall be provided.

The existing driveway and parking facilities runs the length of the proposed use on Heights-Ravenna.

(3) Any outdoor lighting fixtures on the site shall be so designed and located as to avoid glare of light onto adjacent properties or streets. Exterior lighting shall be dark sky type downcast lighting. (Requirement of the planning commission.)

(4) As a part of the special land use, the Planning Commission may include conditions requiring buffering of the use by means of a solid wall or fence or substantial landscaped screen, where the use adjoins or would otherwise adversely affect residential uses.

If the building and proposed use is split from the current parcel through necessary approvals according to the Village of Ravenna Zoning Ordinance, then a buffer of the type described in 190.1605Z(4) is required.

(5) Sufficient stacking capacity shall be provided to ensure that traffic to the site does not back up onto any public street or private access drive. A minimum total of 15 stacking spaces shall be provided. For self-service washes at least two stacking spaces shall be provided in front of each wash stall and one at the exit of each stall.

This is not applicable to scope of the proposed use. Adequate parking area exists on the current lot.

(6) Vacuuming activities, if outdoors, shall be at least 100 feet from any residential lot line. Wash bays for self-service washes shall be at least 50 feet from any residential lot line.

No outdoor vacuum or self-service wash bays have been proposed.

(7) Should self-service wash bays be arranged so the longest dimension of each bay is perpendicular to an abutting street right-of-way, then the bays shall be screened or buffered as required by the Planning Commission.

The proposed use is not self-service.

The above requirements were reviewed by the planning commission, but the planning commission would like information from the applicant on how the applicant will meet the specific standards of approval.

Move to table the vote on the special land use until the August 9th, 2022 planning commission meeting by Kesling supported by Mike Peterson. Motion Carried 8/0.

New Business: None

Old Business: None

Public Comment: None

Correspondence: None

Report to the Commission: None

Commissioner Comments: Kesling commented on Master Plan

Adjournment:

Ruble moved supported by Kesling to adjourn at 8:00 PM. Motion carried 8-0.

Next Meeting: July 26th, 2022 Village Office @ 7 pm.

Respectfully Submitted, Steve Dohm