

Village of Ravenna Planning Commission
Meeting Minutes- September 13th, 2022
Village Meeting Room
12090 Crockery Creek Drive, Ravenna, MI

Regular Meeting of the Village of Ravenna Planning Commission called to order with the pledge of allegiance by Chairperson Wes Dault at 7:02 PM

Members Present: Steve Dohm, Dave Ruble, Kelly Kesling, Jim Bronnekant, Wes Dault

Members Absent: Ken R Patterson, Laura Peterson, Mike Peterson

Others Present: Zoning Administrator Kent Boersema, Tom and Kathy Karr

Previous Meeting Minutes

Kesling moved with support by Ruble to approve the meeting minutes from August 9th, 2022. Motion carried 5/0

Approval of Agenda

Dohm moved to approve an amended agenda to exclude the recreation plan and master plan and add Karr Special Land Use, supported by Kesling. Motion carried 5/0.

New Business: None

Old Business: Karr Special Land Use

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. The existing tree line on the north side and east side are sufficient for the required buffer and shall remain unchanged by human causes

(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.

Add screening to be approved by the zoning administrator for the trash enclosure.

Kesling moved to approve the special land use and the planning commission findings supported by Dohm.

Roll call vote: Ayes: Bronnekant, Ruble, Kesling, Dohm, & Dault Nays: None

Motion Carried 5/0

Public Comment: None

Correspondence: None

Report to the Commission: None

Commissioner Comments: None

Adjournment:

Ruble moved supported by Kesling to adjourn at 7:38 PM.

Next Meeting: October 11, 2022 Village Office @ 7 pm.

Respectfully Submitted, Steve Dohm