

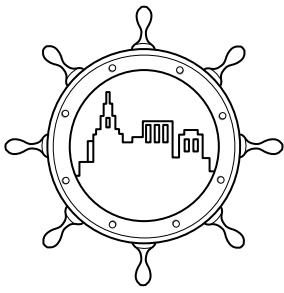
Village of Ravenna
Planning Commission Regular Meeting
Tuesday, June 23, 2026, 7:00 pm

- 1. Call to Order; Roll Call of Commissioners**
- 2. Pledge of Allegiance**
- 3. Approval of Minutes: May 26, 2026, Meeting**
- 4. Approval of Agenda**
- 5. Business Items**
 - a. Public Hearing –Koenig Home Occupation**
 - b. Master Plan**
- 6. Public Comments**
- 7. Correspondence**
- 8. Reports to the Commission**
- 9. Commissioner Comments**
- 10. Adjournment**

Planning Commission Members

Ken R Patterson, Chairperson (Term exp.: 01/01/27)
Jacob Bonthuis, Vice Chairperson (Term exp: 01/01/29)
Laura Peterson, Secretary (Term exp.: 01/01/28)
Jim Bronnekant (Ex officio)
John Straub (Ex officio)
Michael Peterson (Term exp.: 01/01/27)
Fred Averill (Term exp.: 01/01/28)
Chris Fortier (Term exp.: 01/01/2029)
Vacant (Term exp: 01/01/27)

Zoning Administrator – Kevin Yeomans



Fresh Coast Planning

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Grand Haven, MI 49417
www.freshcoastplanning.com

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Aaron Bigelow
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Luke Petsch
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MEMORANDUM

To: Village of Ravenna Planning Commission
From: Kevin Yeomans
Date: 6/18/2026
Re: Master Plan Review – Intro, Community Preferences, Ag, Residential

Attached is the first draft of chapters 1-4 of the Master Plan. Additionally, a draft of the appendix has been provided. We seek the Planning Commission's review, feedback, and questions on all items.

- Chapter 1: Introduction. Provides some legal language, a community description, and instructions on how to use the plan.
- Chapter 2: Community Preferences. Includes summaries of the demographics, and community survey results. These summaries have been previously provided to the Commission. Once an in-person workshop is conducted, the results of the workshop will also be included here.
- Chapter 3: Agricultural Policy. It is possible to exclude this chapter. The intent is to provide a short summary of the goals the Village may have in protecting the surrounding agricultural areas in the Township.
- Chapter 4: Residential Policy. In this chapter we start to get into the "meat" of the Master Plan. The Commission should carefully review and consider this chapter to ensure the listed purpose, goals, and recommendations are consistent with your intent and goals for the future of the Village.

We will be prepared to go over the draft chapters in more detail at your June 23, 2026, meeting. If you have any questions before then please let us know.

Kevin Yeomans

Kevin Yeomans
Planner

Attachments

cc: Emily Carrigan, Village Clerk



202X Master Plan

Planning Commission

Ken R Patterson – Chair

Jacob Bonthuis – Vice-Chair

Laura Peterson – Secretary

Jim Bronnekant

John Straub

Michael Peterson

Fred Averill

Village Council

Jim Bronnekant – President

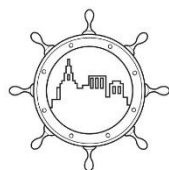
Steve Dodson – President Pro Tem

Gary Marsman

John Straub

Harold Woodward

With Assistance By:



**Fresh Coast
Planning**

*Village of Ravenna
12090 Crockery Creek Dr.
Ravenna, MI 49451*

Placeholder: Resolution of Adoption

Placeholder: Table of Contents

INTRODUCTION & COMMUNITY PROFILE

Preface

In accordance with the Michigan Planning Enabling Act, Act 33 of 2008, as amended, this Master Plan was created to serve as a guide for development within the Village of Ravenna. The Master Plan is a policy tool used by village officials to coordinate growth and to serve as the basis for zoning. It guides the location and future arrangement of agricultural, residential, commercial, industrial and recreational areas. These locations must consider a multitude of factors such as utilities, existing land use, physical characteristics of the land, traffic volumes, traffic routes, and environmental limitations.

The Michigan Planning Enabling Act specifically provides villages the authority to prepare and officially adopt a Master Plan. The Master Plan functions as an official advisory policy statement for the orderly and efficient use of land. The Master Plan provides the coordination of land uses with other land uses, streets, and other necessary public infrastructure. The Master Plan also provides the legal and logical basis for local zoning, subdivision design, public improvement plans, and for facilitating and guiding the work of the Planning Commission and Village Council. It is also a means of communicating with surrounding communities, private organizations, and individuals about how they need to relate their future development plans and building projects to the official plans of the Village.

Despite its purpose as a policy document, it is important to recognize that the Master Plan is general in scope. It is not always intended to establish the precise boundaries of land use areas or exact locations of future uses. Rather, the Master Plan is an organized approach to analyzing development issues and proposing strategies to address these issues. Its function is to guide growth, providing a framework to ensure that future detailed decisions can be made based on a community-wide perspective. Given that the needs and desires of the community change over time, the Master Plan must be regularly reviewed and periodically updated. The Master Plan projects more than twenty years into the future and must be revisited at least every five years to ensure its legitimacy.

Community

Established in 1922, the Village of Ravenna has traditionally been a rural agriculture community. With rail service being discontinued in 1989 and the Village's distance from major transportation routes, along with other factors, the Village has not faced a significant amount of development pressure. However, with the continued growth in Ottawa County and the Muskegon area, along with other economic factors impacting housing prices, the Village may see more requests for residential development.

The Village of Ravenna is approximately 1.2 square miles in area. The Village is surrounded by the Township of Ravenna. The Village contains two parks (Thatcher Park, Conklin Park), portions of Corckery Creek, a historic downtown, and portions of the Musketawa Trail. Within the downtown area residents and visitors have access to a grocery store, convenience store, post office, doctors' offices, restaurants, and some retail and other services.

That is to say that while the Village faces challenges in encouraging growth within the community, it also has many strengths and opportunities it can capitalize on.

Physical and environmental conditions establish limitations on how some areas of the Village will develop. The physical and environmental makeup of the Village influences the population, housing, economic, and labor force composition of the community. Given potential future efforts to convert farmland to residential properties and accompanying demands for additional infrastructure, the Village will need to balance these demands with the priority of preserving the natural environment. The Master Plan must therefore establish future residential, commercial, industrial, agricultural, and recreational areas within the Village in order to adequately address the needs of the community as a whole and prevent incompatible uses.

How to Use this Plan

For each land use or attribute chapter, the Master Plan provides a purpose statement, general description of appropriate uses, goals, and recommendations which are the basis for future development. The purpose statement, general description, goals, and recommendations are designed as follows:

- Purpose – Provides a general introduction and purpose statement for each chapter.
- Goals – Identifies the goals in list format for ease of use when reviewing land use and zoning ordinance amendment proposals.
- Land Use Classifications- Where appropriate, descriptions of future Land Use Classifications have been included in this section. Land Use Classifications are general descriptions of the intended future land uses for each Classification.
- Recommendations – Provides recommendations on how the Village may help promote and create the desired future state of land uses.

Vision Statement and Key Pillars

The vision statement is intended to act as guiding star that establishes a high-level purpose and meaning for the Master Plan. The key pillars are intended to further focus the vision statement into actionable themes and core priorities. Both the vision statement and key pillars act as reference points for the creation of more specific goals and recommendations throughout the Master Plan.

Vision Statement:

Growing with Purpose: Ravenna aspires to be a thriving community where rural heritage meets future opportunity. We are dedicated to fostering commercial growth and housing diversity, paired with the diligent stewardship of our public infrastructure. Our mission is to enhance the small-town character and expand outdoor spaces that make Ravenna a proud, lifelong home for families and young adults.

Key Pillars:

- Economic Vitality: Expanding commercial business and local job markets to ensure long-term fiscal health.
- Infrastructure Excellence: Proactively maintaining and modernizing the backbone of our community.
- Active Living: Investing in the parks, trails, and outdoor spaces that define our landscape.
- Residential Diversity: Creating a "housing for all" approach to welcome a variety of lifestyles and income levels.
- Heritage Preservation: Protecting the "feel" of the town even as the footprint grows.

- Generational Appeal: Ensuring the community remains the first choice for both the youth starting their careers and families putting down roots.

Definition of Terms

Given the value of preserving agricultural and natural areas to the Ravenna Township community, the following terms are recognized as defined below, in order to streamline the content of the Master Plan.

- Rural Character – is the physical, natural, and cultural identity of the Village, defined by a distinct sense of place where the built environment coexists harmoniously with the natural landscape. It is characterized by a compact, historic, and walkable village core that transitions gently into surrounding agricultural lands, open spaces, woodlands, and wetlands. Rural character is maintained through low-density residential areas outside the village center, a lack of suburban-style commercial sprawl, preserved scenic views, dark night skies, low ambient noise, and a slow-paced, community-oriented lifestyle rooted in the Village’s seasonal and agricultural heritage.
- Open Space – is recognized as areas of land unoccupied by buildings, structures, or other man-made features, that are preserved to be unoccupied by buildings, structures, or other man-made features within a project. Open Space is not intended to include displays of art or other cultural features, bridges, signage, utilities, and other essential service structures.

Chapter 2: Community Demographics

Preferences

Purpose

The intent of a master plan is to identify the community's preferences for future land development within that community and provide a framework for such future development. Given this the Village of Ravenna conducted a community survey and an **in-person community workshop** to gather feedback and direction from the community. In addition to the survey and workshop the Village gathered and reviewed data from the United Census Bureau. A summary of the results is provided below. A full copy of the results is included in the appendix.

Demographics

From 2010 to 2020 the Village of Ravenna saw a 7.3% increase in population growth. As the Village reviews and develops land use strategies, you may want to consider the availability of new housing and the price range for an affordable house in Ravenna.

Similar to Egelston Township, Crockery Township, and the City of Coopersville, the Village of Ravenna continues to grow at a quicker pace than many of the more rural areas surrounding the community. As the Village grows, young residents appear drawn to the community to start their families. The average family size has grown from 3.16 in the year 2000 to 3.65 in 2020. While median ages have steadily grown across all communities in the area, the Village of Ravenna (36.7) has remained the 3rd lowest of all communities surveyed, following the City of Coopersville (33.9) and Egleston Township (36).

In order to sustain the current growth rate over the next ten years at least 38 housing units would need to be created. It appears that the average home value in Ravenna is comparable to the affordable home price, which results in the most affordable home price within the surrounding communities. It should be noted that, due to its size, the Village has limited space for expansion, which may result in decreased housing construction and increased housing costs.

Poverty levels in the Village of Ravenna are similar to the surrounding Muskegon County communities, while levels in Ottawa County are lower. Employment levels are similar to those in the surrounding area; however, median income in the Village is the second lowest of the surrounding communities. With rising prices nationally, this may cause some hardship for area residents; however, this is also evidence of the affordability of living in Ravenna. Education rates are slightly higher than in many of the surrounding communities, and generally similar to Muskegon County's and the State of Michigan.

Survey

Residents are generally satisfied with life in the Village. There is support for slow, steady residential growth and a strong preference for increased commercial development. Industrial growth also appears to have moderate support. Any future growth should be managed to preserve the Village's small-town character, including the protection of natural areas and nearby farmland.

Residential development should continue to focus primarily on single-family homes, though respondents are also open to duplexes, townhomes, and limited apartment options. The need for senior housing should be factored into future land-use policies.

While support exists for commercial and industrial expansion, additional community input will be important in determining the appropriate scale, location, and type of future development.

Respondents also identified several broader priorities, including improved walkability, enhanced access to public recreation, and the availability of essential public services such as water, sewer, and emergency response.

Workshop

TBD

Chapter 3: Agricultural Policy

Purpose

There is limited land within the Village which is suitable for commercial agricultural purposes. However, both direct employment in agriculture and employment in agricultural support industries remains an important part of the Village's economy. Further, in surrounding lands within the Township of Ravenna there remains large lots containing Prime Farmland Soils, which are suitable for commercial agricultural purposes. It is the intent of the Village of Ravenna to direct future development in such a way that non-agricultural development is compatible with surrounding agricultural uses.

Goals

- Ensure non-agricultural development within the Village is compatible with agricultural uses within the Township of Ravenna.
- Encourage the development and continuation of commercial and industrial uses that support the agricultural industry.
- Encourage the development and continuation of retail uses that utilize local agricultural products.

Land Use Classifications

Development within the Village is intended to be of a residential, commercial, and industrial nature. As such, there is no land use classification for agricultural uses.

Recommendations

- Coordinate with Township of Ravenna and surrounding property owners to identify lands for future residential, commercial, or industrial uses and inclusion in the Village of Ravenna.

Chapter 4: Residential Policy

Purpose

The primary intent and purpose of residential land uses is to provide people with a range of residential living styles that provide individuals and families with the opportunity to live in a way that meets their needs and wants in a manner that is safe, affordable, and enhances a sense of community.

Goals

- Maintain the predominantly single-family residential identity and historic scale of the village.
- Require new residential development to complement and harmonize with surrounding agricultural lands, natural features, and the village's rural aesthetic.
- Maximize the preservation of open spaces, wildlife habitats, and natural recreational corridors during the development process.
- Ensure properties are maintained so as to protect public health, safety, and overall community aesthetics.
- Facilitate a diverse range of housing types and price points to accommodate residents at all stages of life and income levels.
- Encourage creative and varied residential architectural designs that avoid monotonous subdivision styling.
- Locate new residential developments to ensure the logical, efficient, and orderly expansion of existing public utilities.
- Require developers to absorb the costs of public utility expansions and infrastructure improvements necessitated by their projects.
- Promote creative neighborhood layouts that integrate pedestrian paths, sidewalks, bike trails, parks, and dedicated open spaces to improve overall community desirability.

Land Use Classifications

Low Density Residential

Lands within this classification are intended for a mix of single-family and two-family residential housing types. Additionally, these lands should be walkable and be adequately served by roads, sidewalks, public water, and sanitary sewer.

Medium Density Residential

Lands within this classification are intended to accommodate multi-family dwellings of not more than four dwelling units each, at moderate building density. Areas included in this district may be in the vicinity of single-family and two-family neighborhoods, but they will be situated so as to avoid adverse effects upon or incompatibility with single family neighborhoods. Additionally, these lands should be walkable and be adequately served by roads, sidewalks, public water, and sanitary sewer.

High Density Residential

Lands within this classification are intended to accommodate multi-family dwellings of five or more dwelling units each or mobile home parks. These lands are intended to be served by roads, sidewalks, public water, and sanitary sewer.

Recommendations

- Adopt a comprehensive subdivision control ordinance to regulate the development of plats and site condominiums.
- Periodically review and amend the Zoning Ordinance, ensuring residential regulations align with Master Plan goals.
- Develop property maintenance standards to protect public health, safety, and overall community aesthetics.
- Consider amending the zoning ordinance to permit and regulate accessory dwellings units to support multi-generational living and flexible housing options.
- Consider amending the zoning ordinance to permit and regulate cottage courts and alternative high-quality housing types in the appropriate districts.
- Implement regulations requiring new developments to preserve open space, mature vegetation, and existing natural features.
- Consider developing provisions requiring or heavily prioritizing native plant species in development landscaping plans.
- Enact residential lighting standards to mitigate light pollution and preserve the night sky.
- Implement design guidelines for single-family developments to ensure meaningful architectural variety between adjacent dwellings.
- Establish architectural and design standards for two-family and multi-family housing to ensure compatibility with village character.
- Update landscaping, buffering, and site lighting requirements specifically for multi-family uses.
- Mandate the installation of underground utilities for all new residential developments.

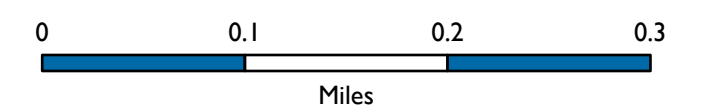


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Village of Ravenna
General Reference Map

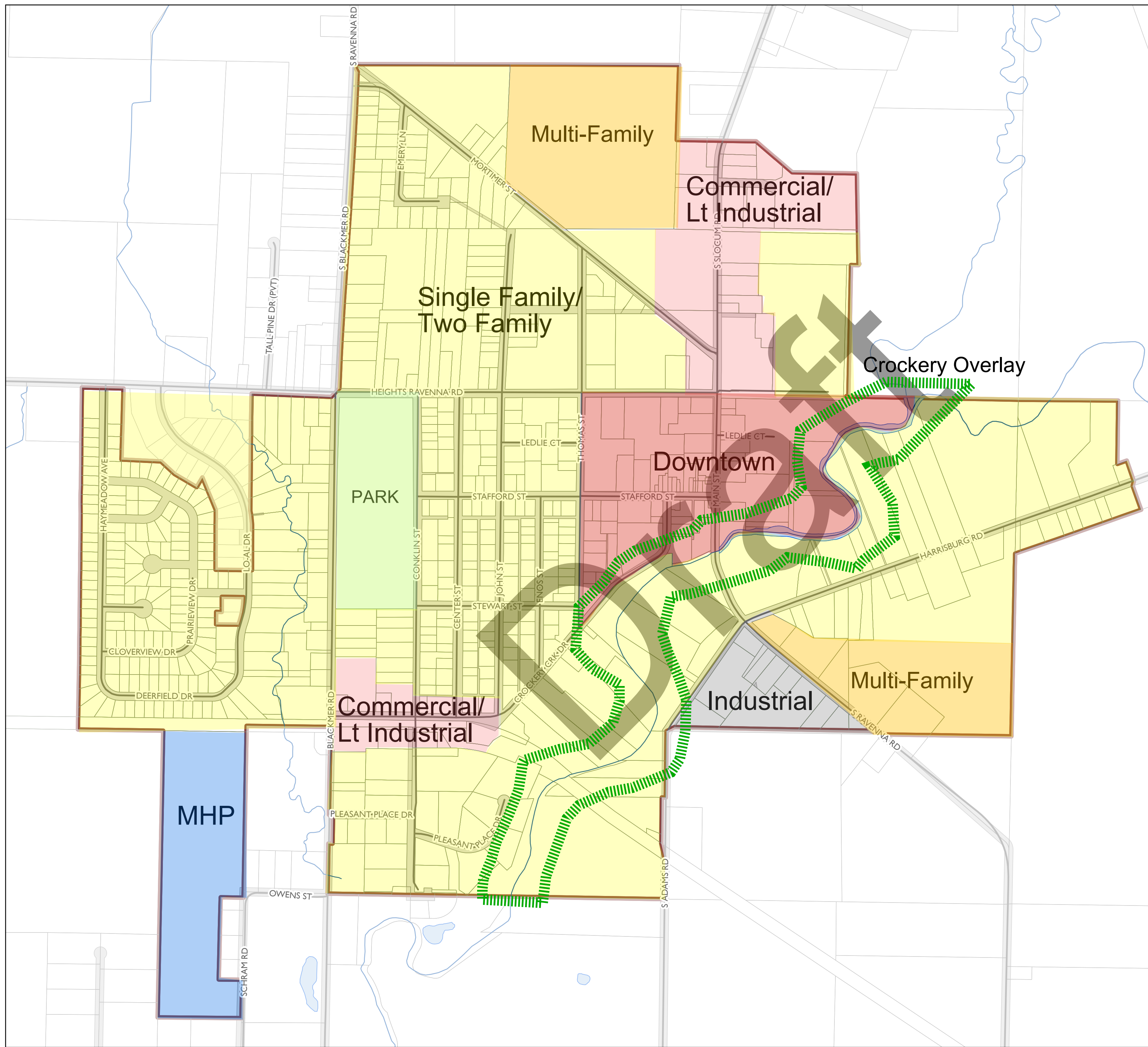
For Internal Use
and Markup Only

Map Features

- Municipalities
- Rivers and Streams
- Street Centerline
- Lakes
- Parcels
- Easements
- Right of Way
- Parcels



Map by Muskegon County GIS
1903 Marquette Ave, Suite A203
Muskegon, MI 49442
www.muskegoncountygis.org
Map data from Muskegon County GIS
Zoning information from the
Village of Ravenna
Projection: State Plane, NAD 1983
Michigan South Zone, International Feet
Printed: 12/1/2025



Community Mapping & Appendix

Contents:

Following are community maps as well as their established purpose, which are incorporated as part of the Master Plan. These maps are not intended to be limited to their purposes provided below but rather establish a minimum relationship to the Master Plan.

1. Master Plan Proposed Future Land Use Map – creates future land use classifications and delineates boundaries for certain uses of land.
2. Prime Farmland Soils – Classifies areas of the Township on the basis of soil suitability for general agricultural crop production.
3. Muskegon County Drain System Map- Identifies the county drain system within the Township which provides methods to control flooding, manage stormwater, and prevent erosion.
4. FEMA Floodplain and National Wetlands Map – Identifies lands which are environmentally sensitive and/or lands which may be prone to flooding. The suitability of development within these lands must be considered on a case by case basis.
5. Public Ownership Map – Identifies lands which are under public ownership which are set aside for educational purposes, public utilities, and/or public recreation.
6. Downtown Development Authority (DDA) District Map – Identifies the lands which lie within the DDA District.
7. Existing Water System General Plan Map – Identifies the location of the existing water system and recommended improvements.
8. Water Main Year Installed Map – Identifies the decade in which the existing water main was installed.
9. Existing Sanitary Sewer General Plan Map- Identifies the location of the existing sanitary system and recommended improvements.
10. Sanitary Sewer Year Installed Map- Identifies the decade in which the existing sanitary sewer main was installed.

The following information can also be found within the appendix:

- A. Selected Demographic Information
- B. Master Plan Survey Summary
- C. Master Plan In-Person Community Workshop

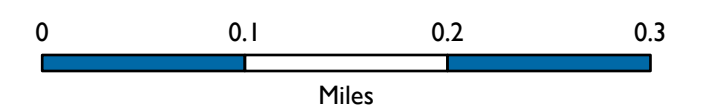


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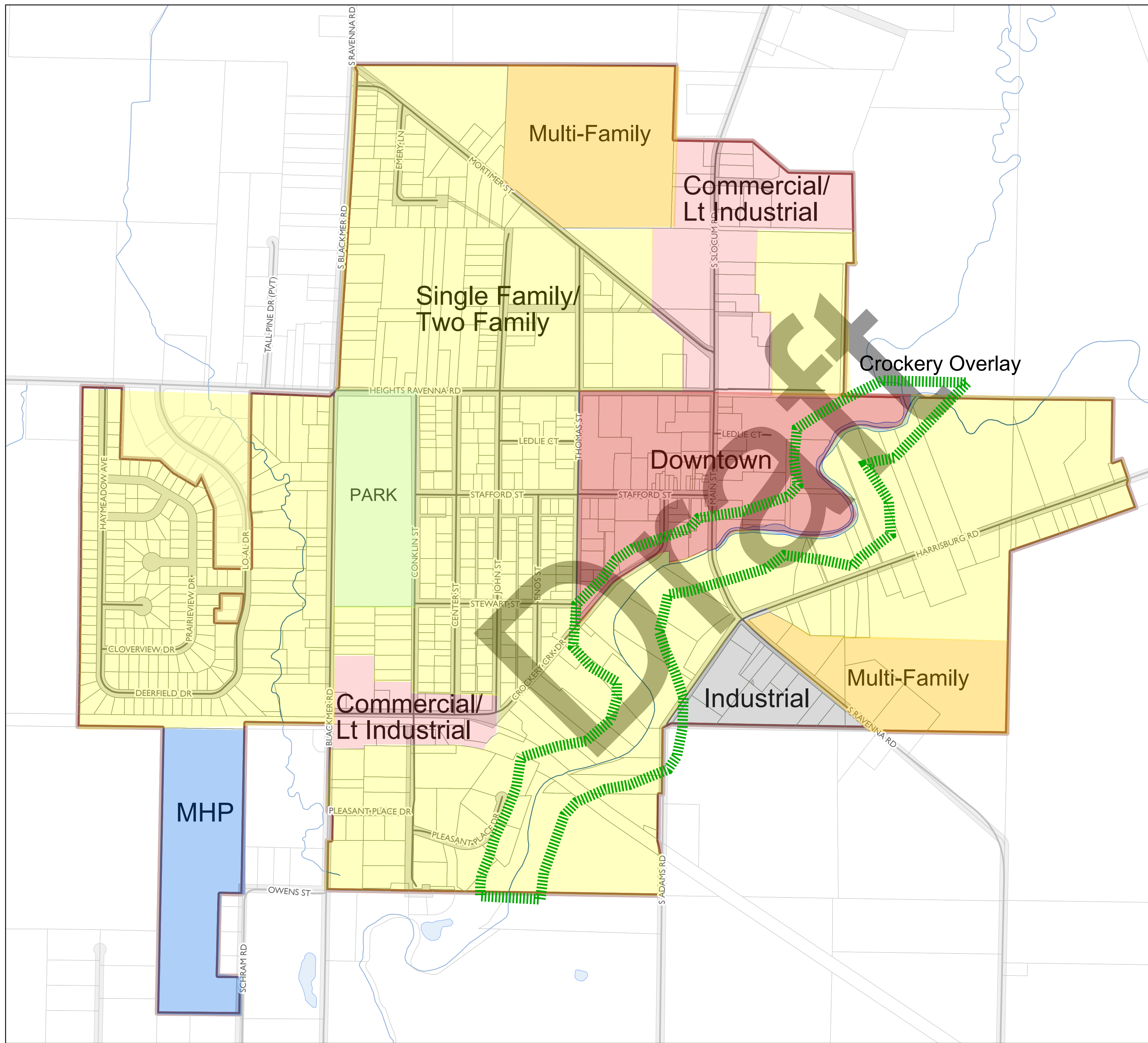
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Map Features

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- Street Centerline
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- Parcels
- Easements
- Right of Way
- Parcels



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Village of Ravenna
Farmland Class Soils Map

Part of the
Village of Ravenna
2026 Master Plan Update

Approved by the Village Council
###/###/#####

- SSURGO Soils: Farmland Class
- Prime Farmland
 - Farmland of Local Importance
 - Farmland of Statewide Importance
 - Farmland of Unique Importance
 - Not Prime Farmland
 - Rivers and Streams
 - Street Centerline
 - Lakes
 - Parcels
 - Municipalities
 - Easements
 - Right of Way
- SSURGO Soils Farmland Class displays prime, locally important, and unique farmlands for use in implementation of the Farmland Protection Policy Act. It is derived from the US Department of Agriculture, Natural Resources Conservation Service SSURGO dataset



Map by Muskegon County GIS
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Map data from Muskegon County GIS
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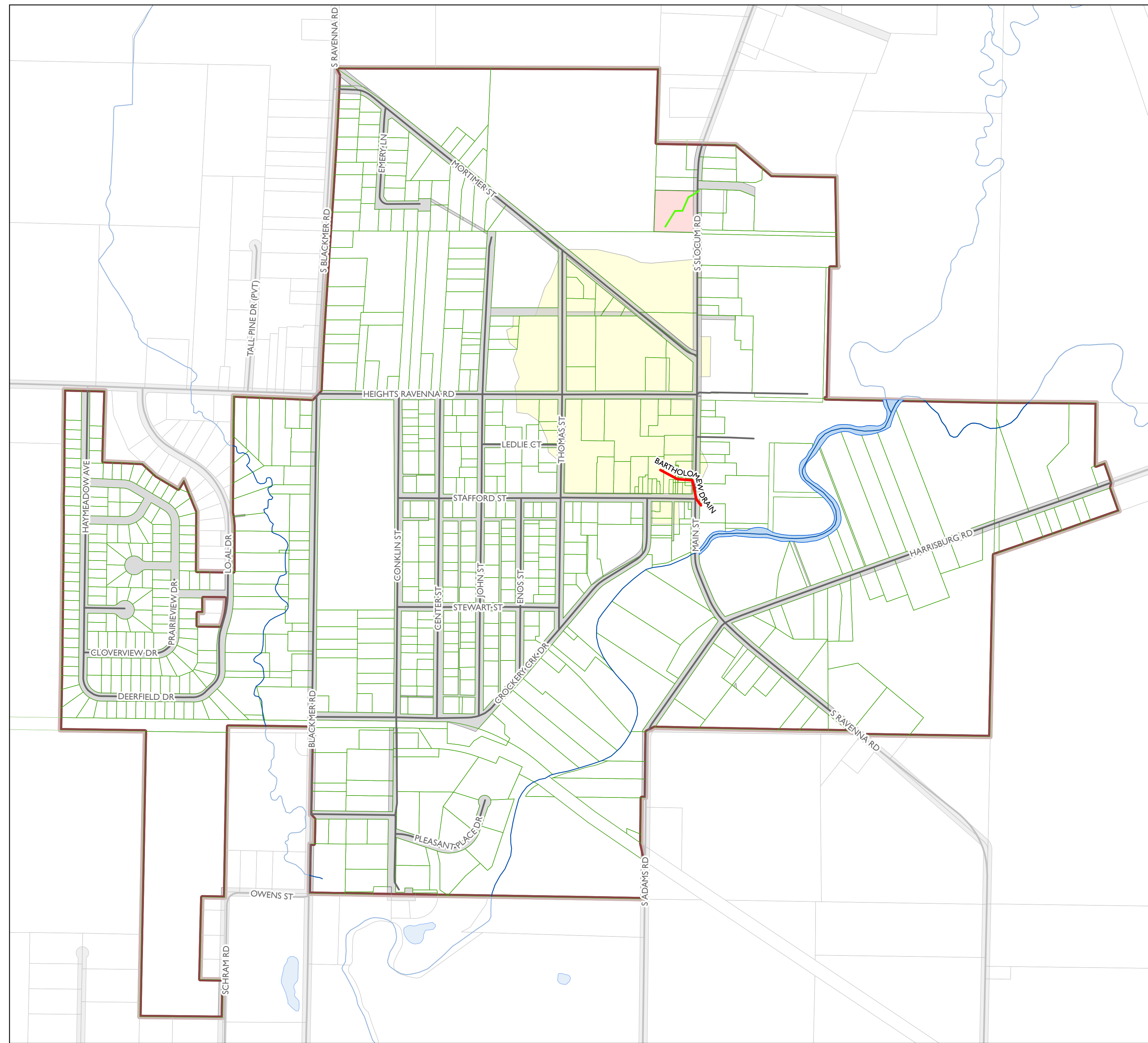
Source: USDA NRCS, Esri



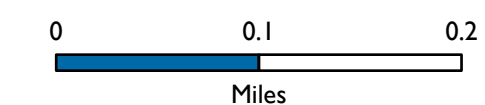
DRAFT
 Village of Ravenna
 County Drain and
 433 Drain Map

Part of the
 Village of Ravenna
 2026 Master Plan Update

Approved by the Village Council
 ###/###/####



- Map Features
- 433 Drain Routes
 - Drain Route
 - 433 Countryside Manor Drain District
 - Bartholomew Drain District
 - Municipalities Mask
 - Rivers and Streams
 - Street Centerline
 - Lakes
 - Village Parcels
 - Parcels
 - Municipalities
 - Easements
 - Right of Way



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 Muskegon, MI 49442
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 Map data from Muskegon County GIS
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Village of Ravenna
National Wetlands
Inventory Map

Part of the
Village of Ravenna
2026 Master Plan Update

Approved by the Village Council

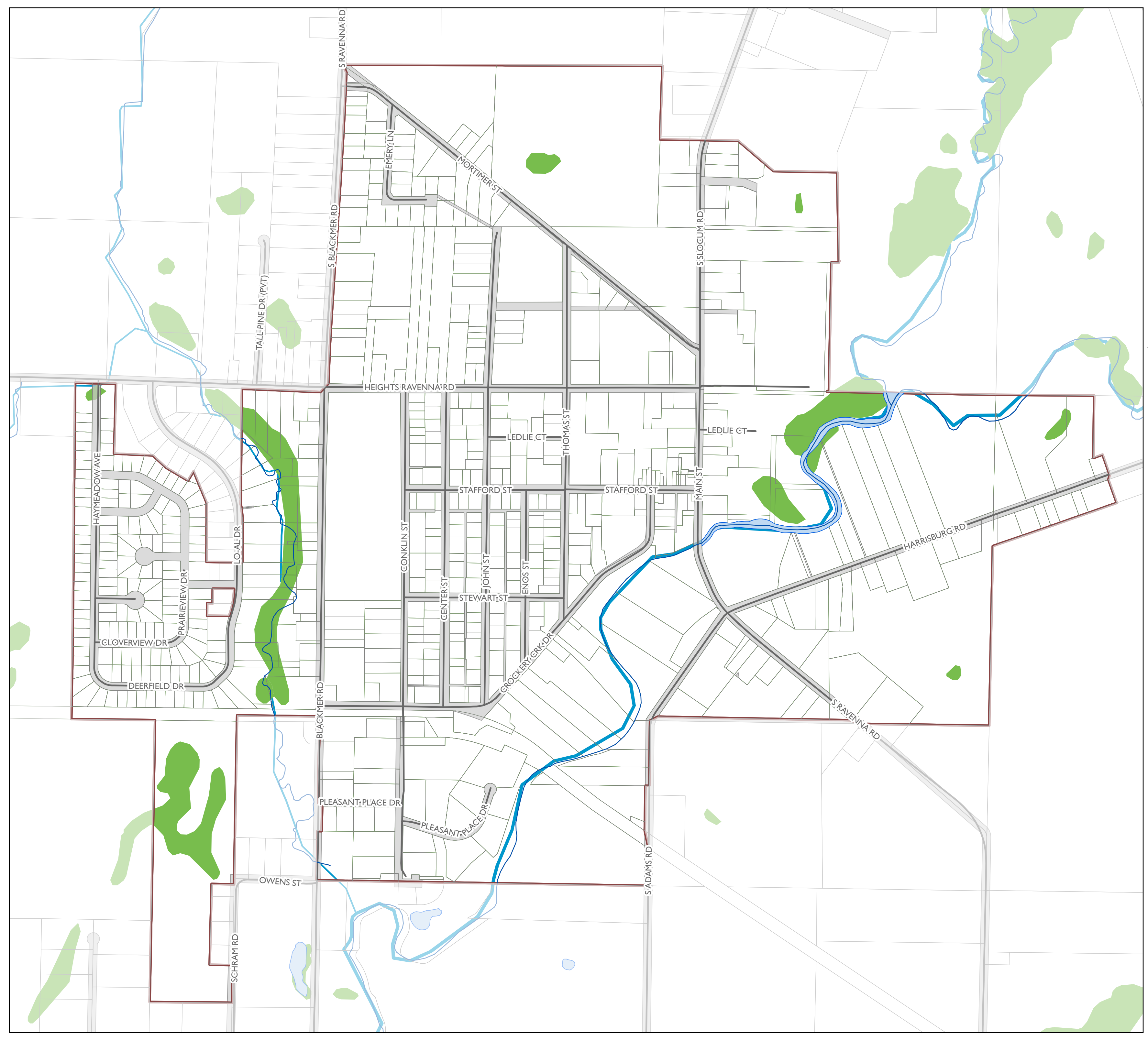
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- NWI Wetlands
- Marine
 - Estuary
 - Marsh, Swamp, Bog, Prairie
 - River
 - Lake, Reservoir
 - Rivers and Streams
 - Street Centerline
 - Lakes
 - Parcels
 - Municipalities
 - Easements
 - Right of Way
 - Parcels
- 2025 Aerial Imagery

Wetlands are areas where water is present at or near the surface of the soil during at least part of the year. Wetlands provide habitat for many species of plants and animals that are adapted to living in wet habitats. Wetlands form characteristic soils, absorb pollutants and excess nutrients from aquatic systems, help buffer the effects of high flows, and recharge groundwater. The National Wetlands Inventory (NWI) was designed to assist land managers in wetland conservation efforts. The NWI is managed by the US Fish and Wildlife Service.



Map by Muskegon County GIS
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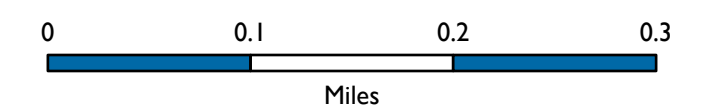
DRAFT
Publicly Owned Property
Per Assessors Records
in the Village of Ravenna

Part of the
Village of Ravenna
2026 Master Plan Update

Approved by the Village Council
###/###/####

Map Features

-  Village / Village DPW Owned
-  Township Owned
-  County Owned
-  State of Michigan Owned
-  Municipalities Mask
-  Rivers and Streams
-  Street Centerline
-  Lakes
-  Parcels
-  Municipalities
-  Easements
-  Right of Way
-  Parcels - Private Ownership



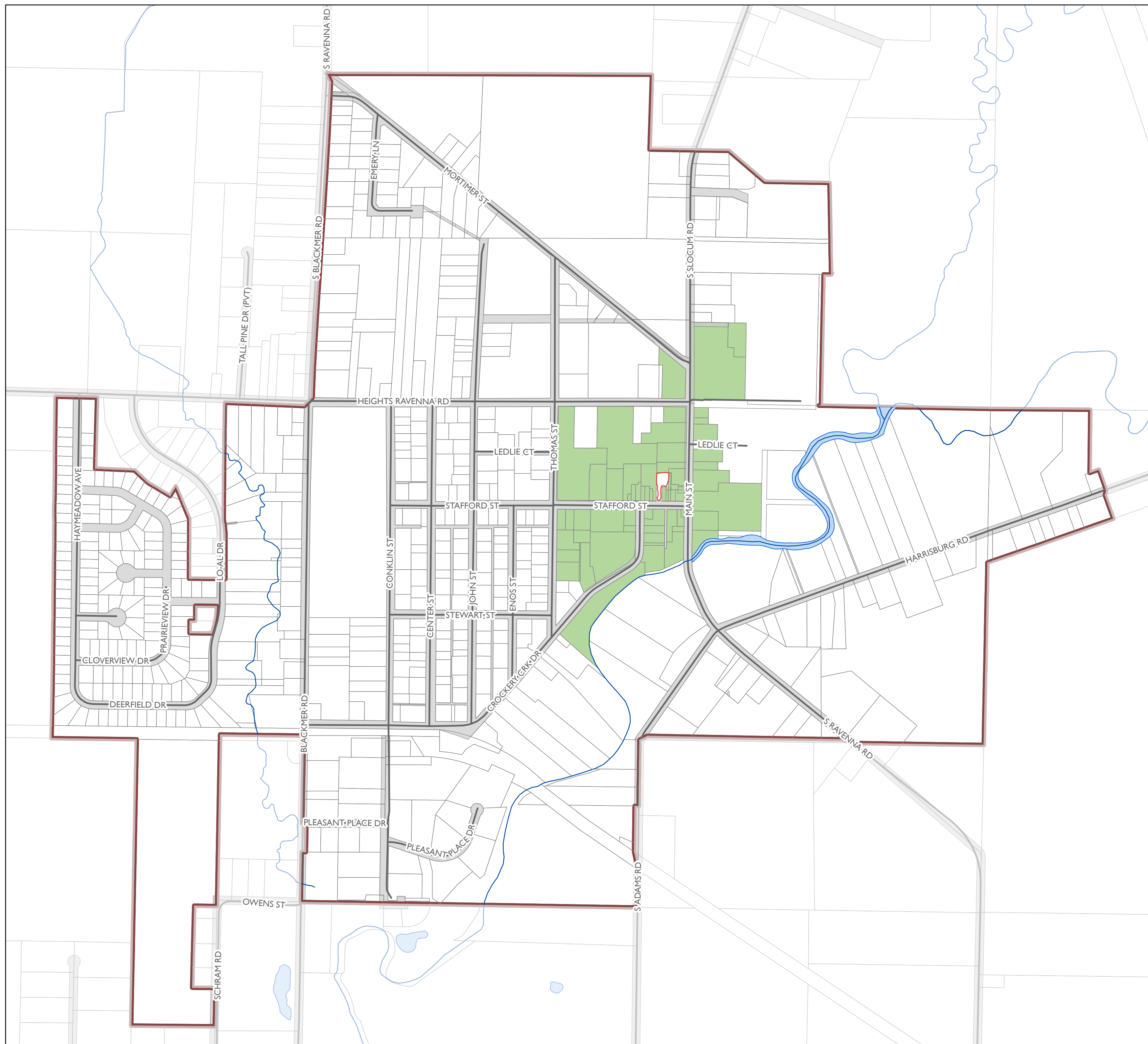
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Downtown Development
Authority (DDA) District
in the Village of Ravenna

Part of the
Village of Ravenna
2026 Master Plan Update

Approved by the Village Council
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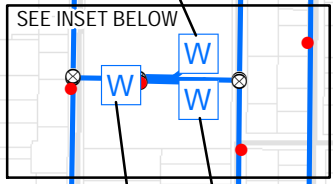
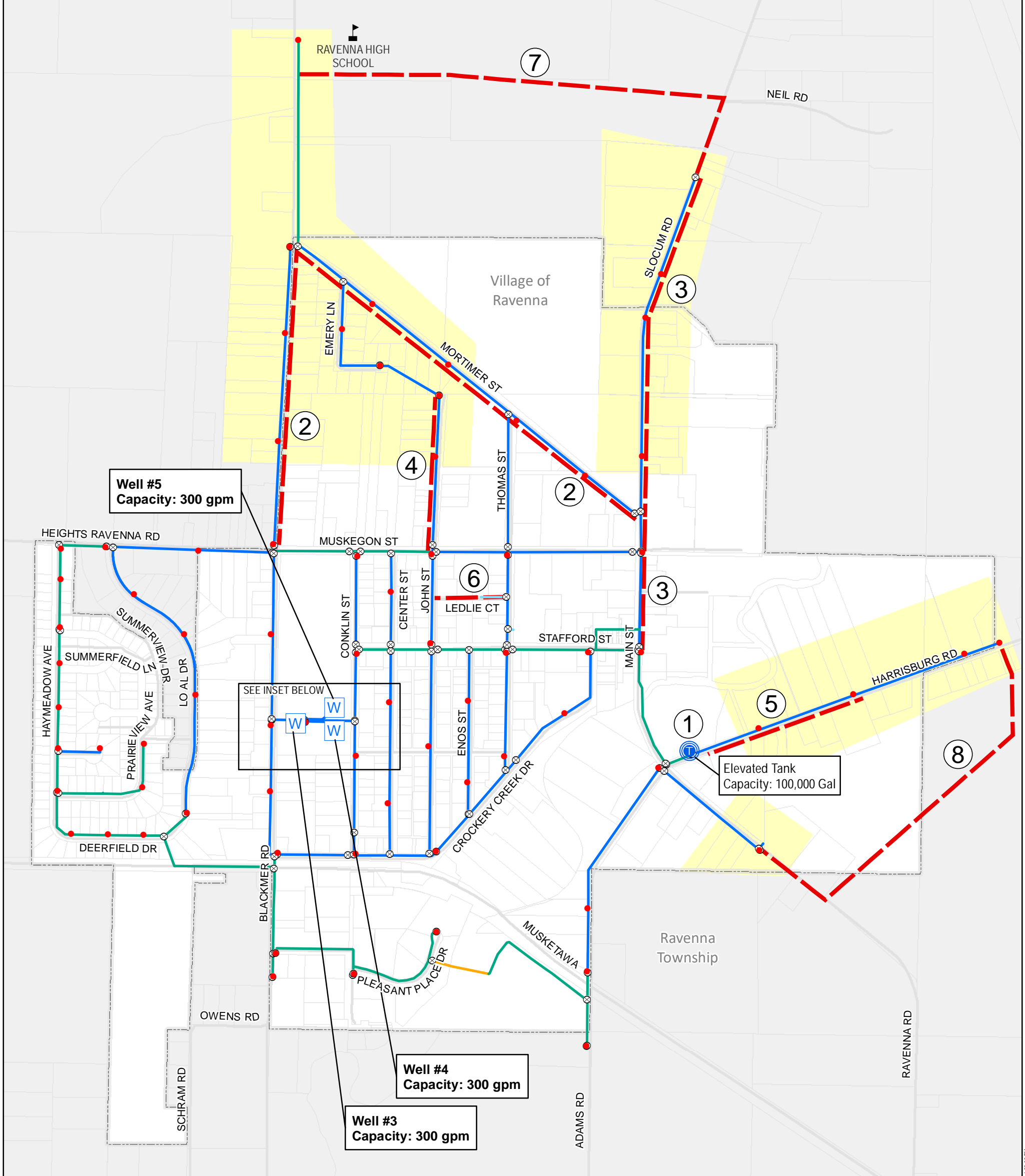


- Map Features**
- Village of Ravenna DDA District
 - Rivers and Streams
 - Street Centerline
 - Lakes
 - Parcels
 - Municipalities
 - Easements
 - Right of Way













The DDA District as shown on this map is derived from the Village of Ravenna DDA Establishment as of August 6, 2002 and is available at the Village of Ravenna offices.



Map by Muskegon County GIS
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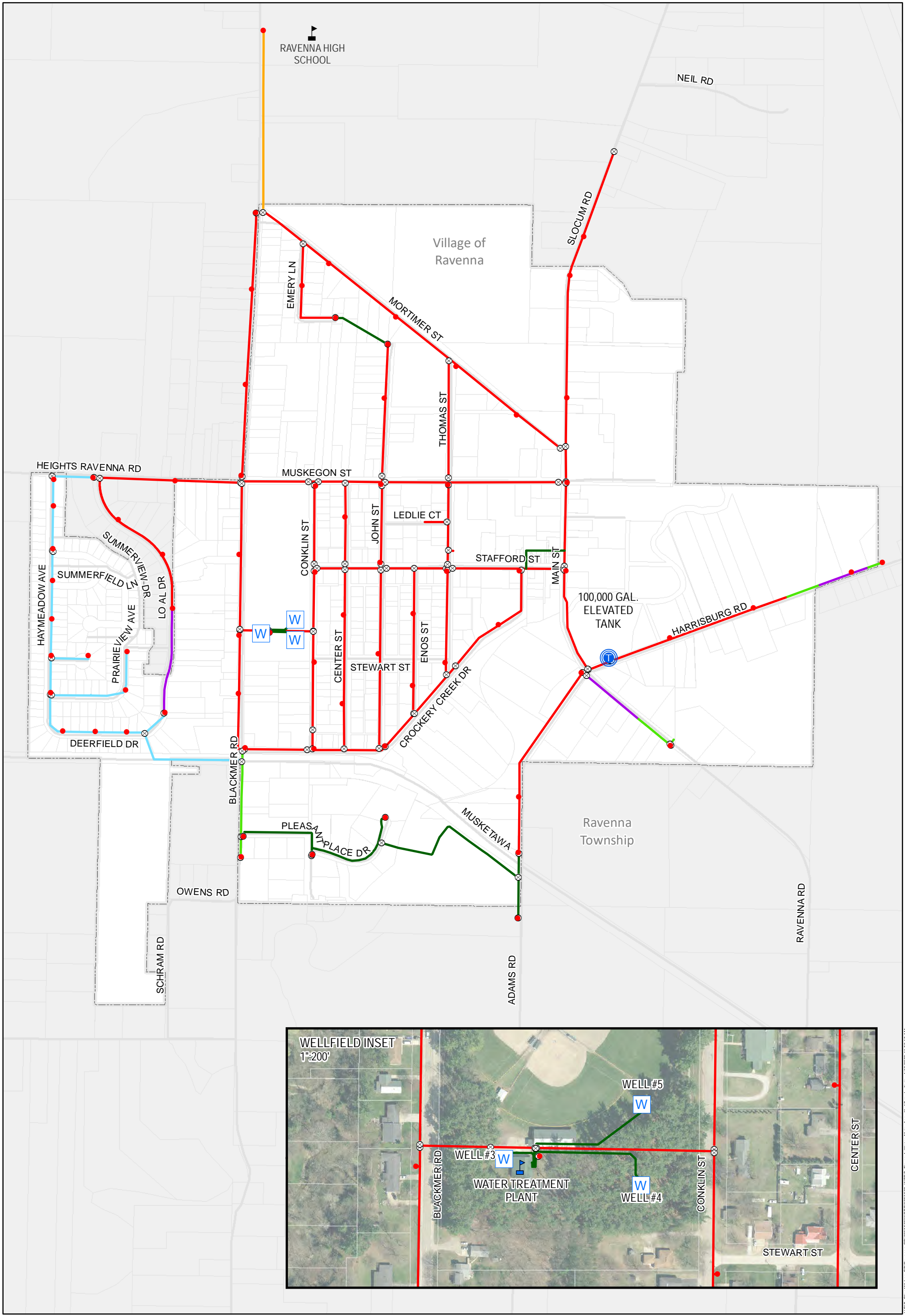



 SCALE: 1" = 800'


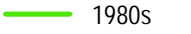
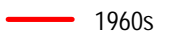
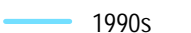
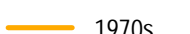
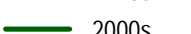



LEGEND							
	Low Fire Flow Area (<900 gpm)		Water Main 6"		Tank		Hydrant
	Recommended Improvements		3"		8"		Main Valve
	Improvement Project Number		4"		10"		Well

VILLAGE OF RAVENNA
 MUSKEGON COUNTY, MICHIGAN
FIGURE 6. GENERAL PLAN
 Prein&Newhof
2220563

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 SCALE: 1" = 800'

Water Main - Year Installed		LEGEND	
	Unknown		1980s
	1960s		1990s
	1970s		2000s
			Tank
			Hydrant
			Main Valve

VILLAGE OF RAVENNA
 MUSKEGON COUNTY, MICHIGAN
**FIGURE 4. WATER MAIN
 YEAR INSTALLED**
 Prein&Newhof
220563

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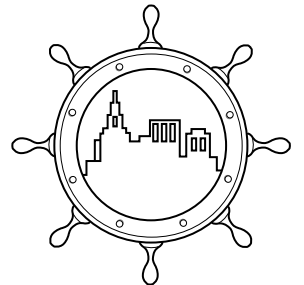
Placeholder Sanitary Sewer General Plan

Placeholder Sanitary Sewer Installation Dates

Census Report & Housing Assessment

Village of Ravenna

2026



Fresh Coast
Planning

Purpose

The purpose of the report is to provide a report on demographic data, including a high-level summary of expected demand for housing in the Village of Ravenna over the next ten years.

Summary

Based on our review of the Census data contained in this report we are bringing the following items to your attention:

From 2010 to 2020 the Village of Ravenna saw a 7.3% increase in population growth. As the Village reviews and develops land use strategies, you may want to consider the availability of new housing and the price range for an affordable house in Ravenna.

Similar to Egelston Township, Crockery Township, and the City of Coopersville, the Village of Ravenna continues to grow at a quicker pace than many of the more rural areas surrounding the community. As the Village grows, young residents appear drawn to the community to start their families. The average family size has grown from 3.16 in the year 2000 to 3.65 in 2020. While median ages have steadily grown across all communities in the area, the Village of Ravenna (36.7) has remained the 3rd lowest of all communities surveyed, following the City of Coopersville (33.9) and Egleston Township (36).

In order to sustain the current growth rate over the next ten years at least 38 housing units would need to be created. It appears that the average home value in Ravenna is comparable to the affordable home price, which results in the most affordable home price within the surrounding communities. It should be noted that, due to its size, the Village has limited space for expansion, which may result in decreased housing construction and increased housing costs.

Poverty levels in the Village of Ravenna are similar to the surrounding Muskegon County communities, while levels in Ottawa County are lower. Employment levels are similar to those in the surrounding area; however, median income in the Village is the second lowest of the surrounding communities. With rising prices nationally, this may cause some hardship for area residents; however, this is also evidence of the affordability of living in Ravenna. Education rates are slightly higher than in many of the surrounding communities, and generally similar to Muskegon County's and the State of Michigan.

Growth

Between 2010 and 2020 the average growth rate for the Village of Ravenna was 7.3%. When compared to all surrounding communities' growth rate, this is 1% higher. Egelston Township, Crockery Township, and the City of Coopersville all have growth rates over 12%. When these faster-growing communities are removed, the Village of Ravenna has a growth rate that is 3.9% more than surrounding rural communities.

If this growth rate is sustained, it is projected that between 2020 and 2030 the population of the Village Ravenna will grow to approximately 1,403 persons, or 95 new persons. In determining the number of new housing units that may be necessary to house these individuals a few factors were considered, including average household size and occupancy/vacancy rate.

Based on data collected from the U.S. Census Bureau, approximately 97.4% of housing in the Village of Ravenna is occupied (523 units) and 2.6% (14 units) is vacant. The minimal amount of vacant housing may be an indication of high demand for housing in the Village.

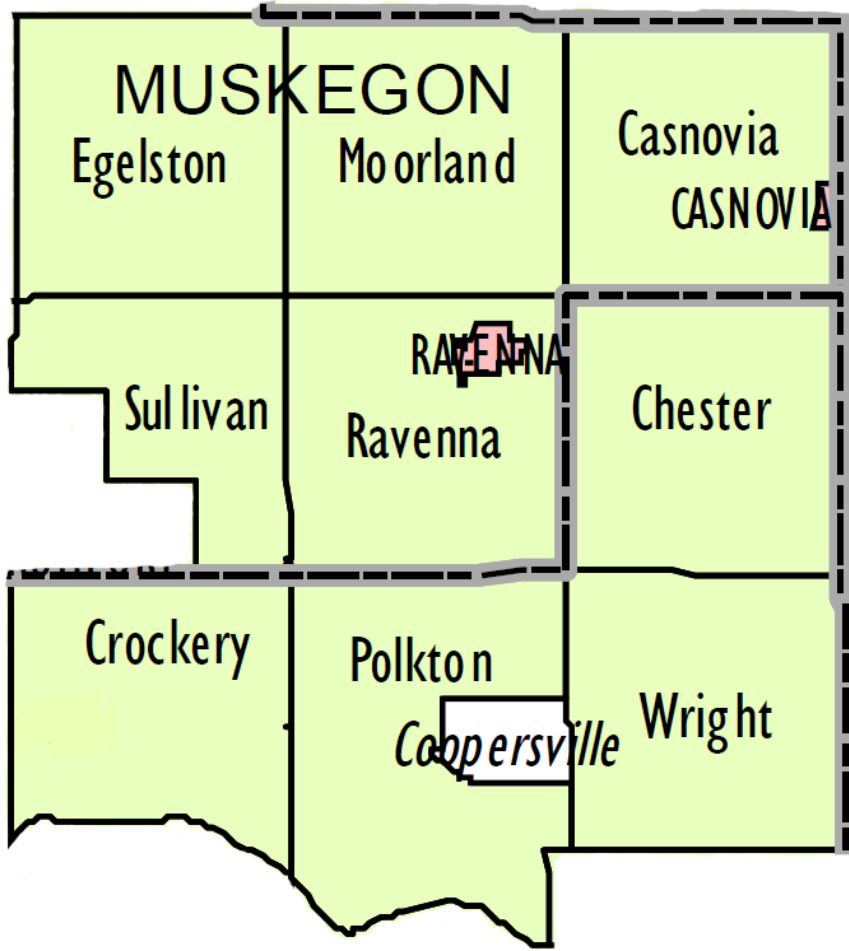
The U.S. Census Bureau states that the average household in the United States is 2.5 persons. Given this, to sustain the current growth rate and provide housing for 95 new persons, an additional 38 housing units need to be constructed in the Village of Ravenna between 2020 and 2030.

Affordability

Based on the data on household income collected from the U.S. Census Bureau and our calculations on home affordability, an affordable house for the average Ravenna resident is between \$149,692 and \$188,098.

The average home value in the Village is currently \$282,614 according to a Zillow report (<https://www.zillow.com/home-values/167456/harrisburg-ravenna-mi/>). The median sale price average in the Village from Redfin.com is \$146,000, (<https://www.redfin.com/city/17230/MI/Ravenna/housing-market>). According to a 2023 study by the American Community Survey, the median home price is \$128,100.

The 2020 United States Census states the mean annual household income in the Village of Ravenna is \$62,410, with an affordable home price of \$188,098, which is \$42,098 more than the median sale price in the Village. Considering this data, it appears that the average home value and sale price in the Village of Ravenna is comparable to the affordable home price, which results in the most affordable home price within the surrounding communities. It should be noted that, due to its size, the Village has limited space for expansion, which may result in decreased housing construction and increased housing costs in the future. Further engagement with stakeholders (residents, home builders, developers, and others) may be necessary to fully develop the appropriate strategies for the Village to balance home construction and affordability.



Data

The following data was used to prepare the information provided in this report.

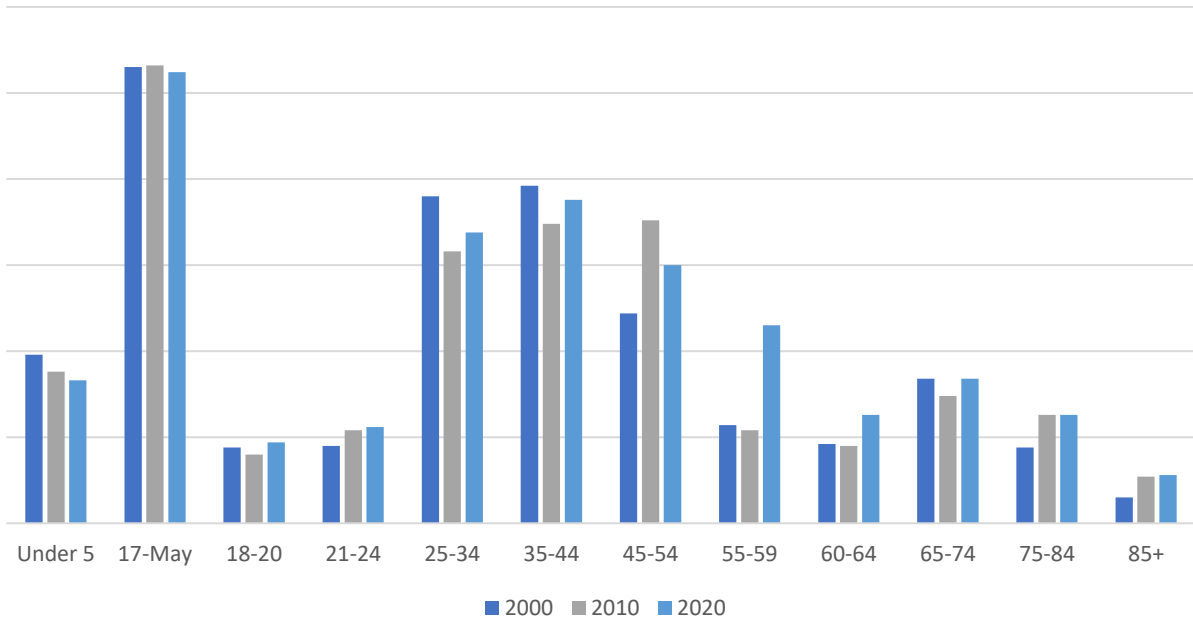
Population Growth 2000-2020

Township or Village	2000	Δ%	Δ#	2010	Δ%	Δ#	2020
Village of Ravenna	1,206	1.7%	13	1,219	7.3%	89	1,308
Ravenna Township	2,856	1.7%	49	2,905	1.9%	57	2,962
Moorland Township	1,616	-2.5%	-41	1,575	3.3%	52	1,627
Sullivan Township	2,477	-1.5%	-36	2,441	4.1%	100	2,541
Egelston Township	9,537	3.9%	372	9,909	12.3%	1,219	11,128
Casnovia Township	2,652	5.8%	153	2,805	-0.4%	-12	2,793
Chester Township	2,315	-13%	-298	2,017	3.8%	79	2,096
Wright Township	3,286	-4.2%	-139	3,147	1.4%	43	3,190
Polkton Township	2,335	3.8%	88	2,423	5.9%	142	2,565
City of Coopersville	3,910	9.3%	365	4,275	23.5%	918	4,828
Crockery Township	3,782	4.8%	178	3,960	15%	612	4,572

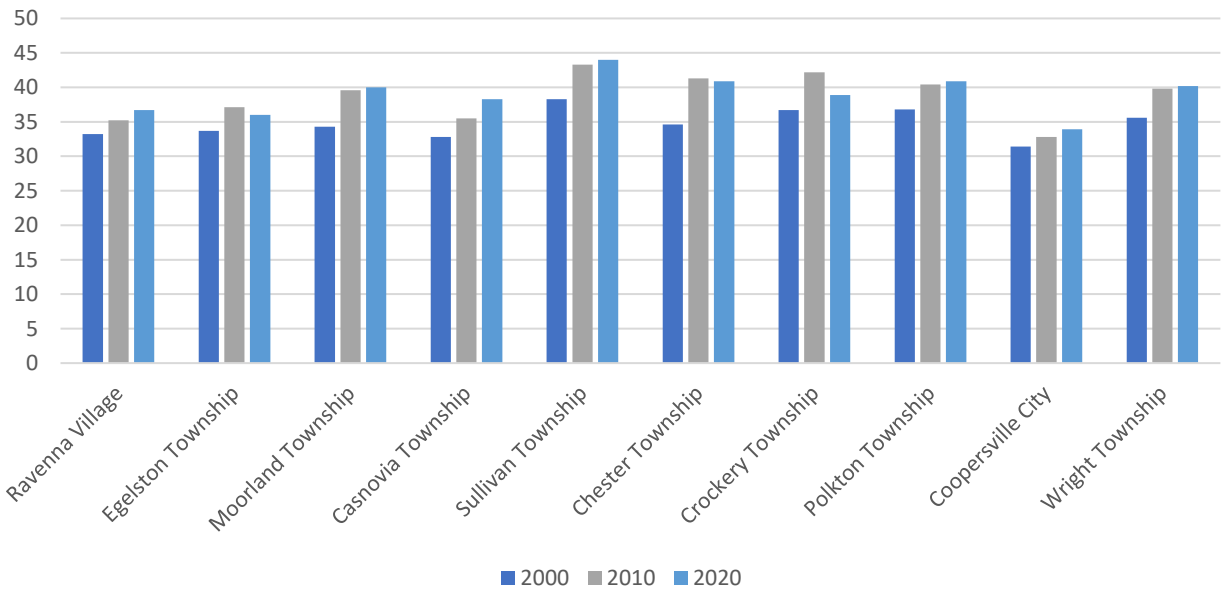
Village of Ravenna Age Distribution and Median Age

Year	Under 5	5-17	18-20	21-24	25-34	35-44	45-54	55-59	60-64	65-74	75-84	85+	Median Age
2000	98	265	44	45	190	196	122	57	46	84	44	15	33.2
2010	88	266	40	54	158	174	176	54	45	74	63	27	35.2
2020	83	262	47	56	169	188	150	115	63	84	63	28	36.7

Village of Ravenna Age Distribution 2000 -2020



Median Age 2000-2020



Median and Mean Household Income & Poverty

Township or Village	Median Household Income (\$)	Mean Household Income (\$)	Population in Poverty	% Employed Residents
Village of Ravenna	\$51,567	\$62,410	8.0%	57.49%
Ravenna Township	\$57,843	\$75,266	8.8%	51.72%
Moorland Township	\$63,306	\$75,729	5.2%	52.24%
Sullivan Township	\$57,167	\$66,203	10.7%	45.18%
Egelston Township	\$51,963	\$59,301	9.8%	38.53%
Casnovia Township	\$70,542	\$79,676	8.4%	54.35%
Chester Township	\$67,821	\$89,170	2.5%	58.97%
Wright Township	\$76,708	\$91,531	6.1%	53.51%
Polkton Township	\$87,250	\$96,975	2.5%	54.27%
City of Coopersville	\$56,824	\$71,152	4.2%	42.61%
Crockery Township	\$69,447	\$83,875	4.8%	49.52%

Village of Ravenna Affordable Housing Costs (Including Utilities)

Affordable Housing = 30% or less of Household Income

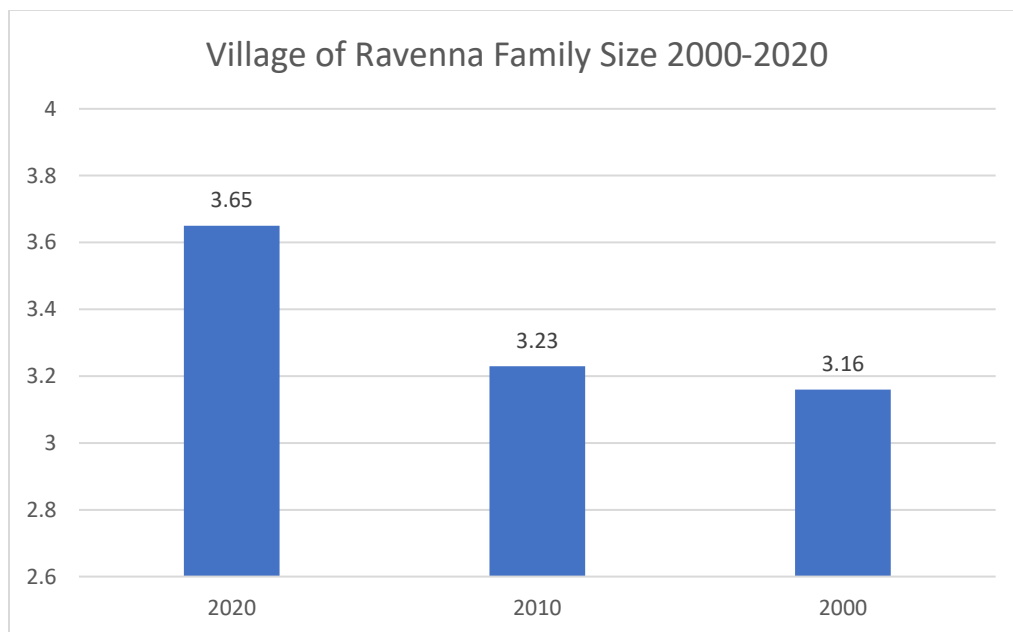
	Annual Income	Affordable Annual Housing Budget	Affordable Monthly Housing Budget	Affordable Home Price
Median Household Income	\$51,567	\$15,470	\$1,289	\$149,692
Mean Household Income	\$62,410	\$18,723	\$1,560	\$188,098

Assumptions included in Affordable Home Price:

- \$200 Monthly Utility Cost
- No Down Payment
- 7% Interest Rate
- 1.2% Property Taxes
- \$950/annual home insurance costs

2023 Housing Value Comparison Source: American Community Survey	Village of Ravenna	Ravenna Township	Moorland Township	Polkton Township	Sullivan Township	Muskegon County
Less than \$50,000	1.2%	3.1%	9.4%	3.7%	3.4%	9.4%
\$50,000 to \$99,999	3.5%	2.1%	9.8%	.4%	4.1%	8.0%
\$100,000 to \$149,999	24.6%	13.5%	11.7%	.8%	13.7%	8.9%
\$150,000 to \$199,999	26%	26.3%	25%	9.1%	34.4%	15.7%
\$200,000 to \$299,999	36.1%	29.9%	19.8%	26.8%	27.8%	28.6%
\$300,000 to \$499,999	8%	14.3%	17.9%	37.4%	11.2%	22.5%
\$500,000 to \$999,999	.7%	10.8%	6%	20.0%	5.4%	5.5%
\$1,000,000 or more	0%	0%	.6%	1.8%	3.4%	1.4%
Median Value (dollars)	\$128,100	\$153,600	\$154,900	\$338,000	\$161,100	\$137,500

Education	Village of Ravenna	Ravenna Township	Moorland Township	Polkton Township	Sullivan Township	Muskegon County	State of Michigan
Population	1,308	2,962	1,627	2,565	2,541	175,824	10,077,31
High School Graduate	893	1,952	1,011	1,641	1,747	108,914	928,120
Bachelors or Higher	316	531	105	491	221	25,532	326,505



VILLAGE OF RAVENNA HOUSEHOLDS	Total	Married-Couple Family Household	Male Householder, No Spouse present	Female Householder, No Spouse Present	Nonfamily Household
Total households	515	303	57	145	144
Average household size	2.78	3.89	2.50	2.92	1.10
FAMILIES					
Total families	339	274	14	51	(X)
Average family size	3.65	3.88	2.21	2.86	(X)
Households with own children of the householder under 18 years					
Under 6 years only	14.9%	15.7%	0.0%	14.3%	(X)
Under 6 years and 6 to 17 years	26.4%	32.2%	0.0%	0.0%	(X)
6 to 17 years only	58.8%	52.1%	100.0%	85.7%	(X)
SELECTED HOUSEHOLDS BY TYPE					
Households with one or more people under 18	31.9%	44.2%	42.9%	78.4%	0.0%
Households with one or more people 60+	35.6%	28.5%	0.0%	29.4%	50.5%
Households with one or more people 65	21.6%	(X)	(X)	(X)	38.6%
Householder living alone	32.1%	(X)	(X)	(X)	91.3%
65 years and over	13.0%	(X)	(X)	(X)	37.0%
UNITS IN STRUCTURE					
1-unit structures	86.6%	98.9%	50.0%	52.9%	80.4%
2-or-more-unit structures	13.0%	1.1%	50.0%	47.1%	18.5%
Mobile homes and all other types	0.4%	0.0%	0.0%	0.0%	1.1%
HOUSING TENURE					
Owner-occupied housing units	81.6%	97.4%	28.6%	49.0%	71.2%
Renter-occupied housing units	18.4%	2.6%	71.4%	51.0%	28.8%

Year Structure Built	Owner Occupied Households	Renter Occupied Households
Total	427	96
2020 or later	0	0
2010 to 2019	10	0
2000 to 2009	49	20
1980 to 1999	121	19
1960 to 1979	71	46
1940 to 1959	106	8
1939 or earlier	70	3

Number of Bedrooms in Household	Owner Occupied Households	Renter Occupied Households
Total	427	96
No bedroom	0	0
1 bedroom	0	31
2 or 3 bedrooms	329	65
4+ bedrooms	98	0

Vacant Housing	Number
Total:	14
For rent	0
Rented, not occupied	0
For sale only	0
Sold, not occupied	0
For seasonal, recreational, or occasional use	0
Other Vacant	14

References

U.S. Census Bureau. "Ravenna Village." 2026.

<https://data.census.gov/table?q=Ravenna+village,+Michigan+>

Redfin. "Ravenna, MI Housing Market Report." 2026.

<https://www.redfin.com/city/17230/MI/Ravenna/housing-market>

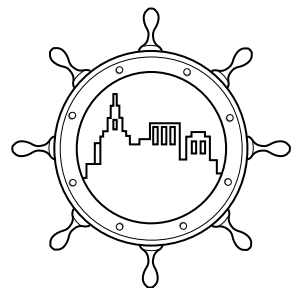
Zillow. "Ravenna, MI Housing Market." 2026

<https://www.zillow.com/home-values/167456/harrisburg-ravenna-mi/>

Master Plan Survey

Summary of Responses

2026



Fresh Coast
Planning

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Summary of Findings

Based on our review of the survey results, the key findings are as follows:

Residents are generally satisfied with life in the Village. There is support for slow, steady residential growth and a strong preference for increased commercial development. Industrial growth also appears to have moderate support. Any future growth should be managed to preserve the Village's small-town character, including the protection of natural areas and nearby farmland.

Residential development should continue to focus primarily on single-family homes, though respondents are also open to duplexes, townhomes, and limited apartment options. The need for senior housing should be factored into future land-use policies.

While support exists for commercial and industrial expansion, additional community input will be important in determining the appropriate scale, location, and type of future development.

Respondents also identified several broader priorities, including improved walkability, enhanced access to public recreation, and the availability of essential public services such as water, sewer, and emergency response.

Survey Results

Community Sentiment

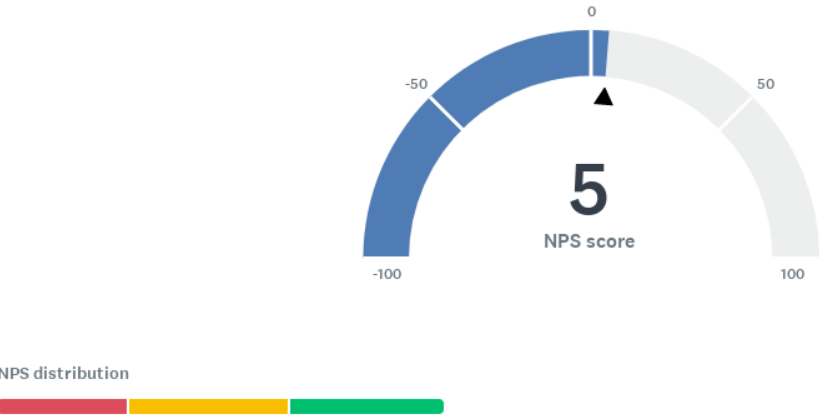
Net Promoter Score

Net Promoter Score (NPS) is a metric developed in 2003 to assess overall experience and loyalty. In this survey, NPS is used to evaluate residents' perceptions of and relationship with the Village.

Respondents fall into three categories: Promoters, who are highly satisfied and likely to advocate for the community; Passives, who are generally satisfied but not strongly engaged; and Detractors, who are dissatisfied and may discourage others from engaging with the community.

NPS ranges from -100 to 100, with higher scores indicating more positive sentiment. While this tool provides only a general measure of community satisfaction, similar communities typically score between 10 and 20. The Village's slightly lower score suggests opportunities to better align services and initiatives with residents' expectations.

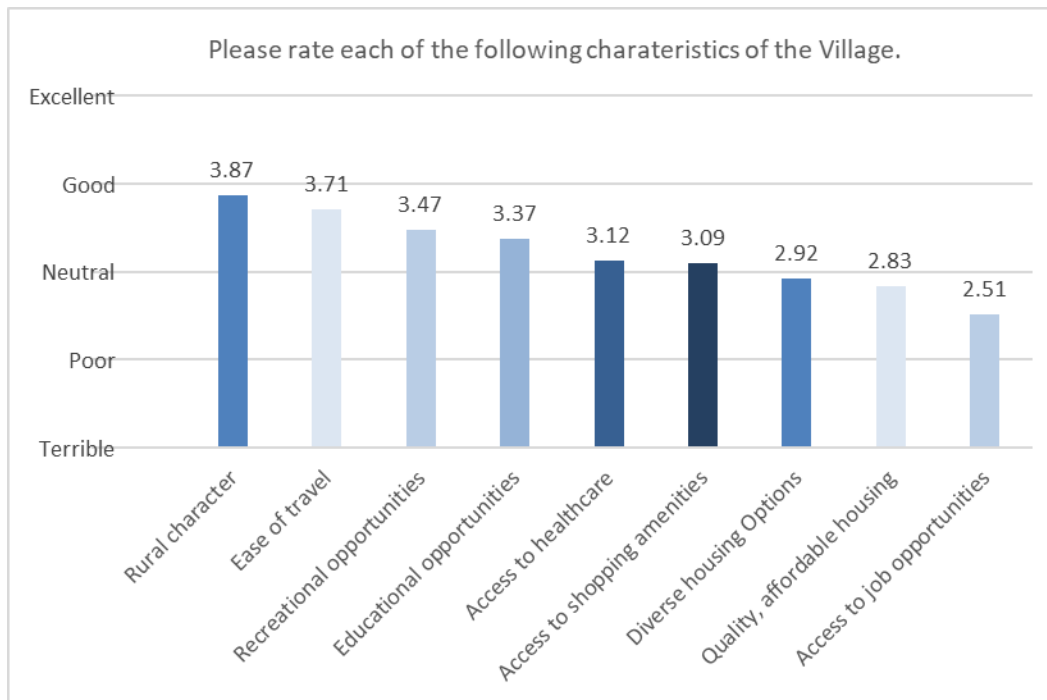
Q1 How likely is it that you would recommend living in the Village of Ravenna to a friend or colleague?



Community Character Ratings

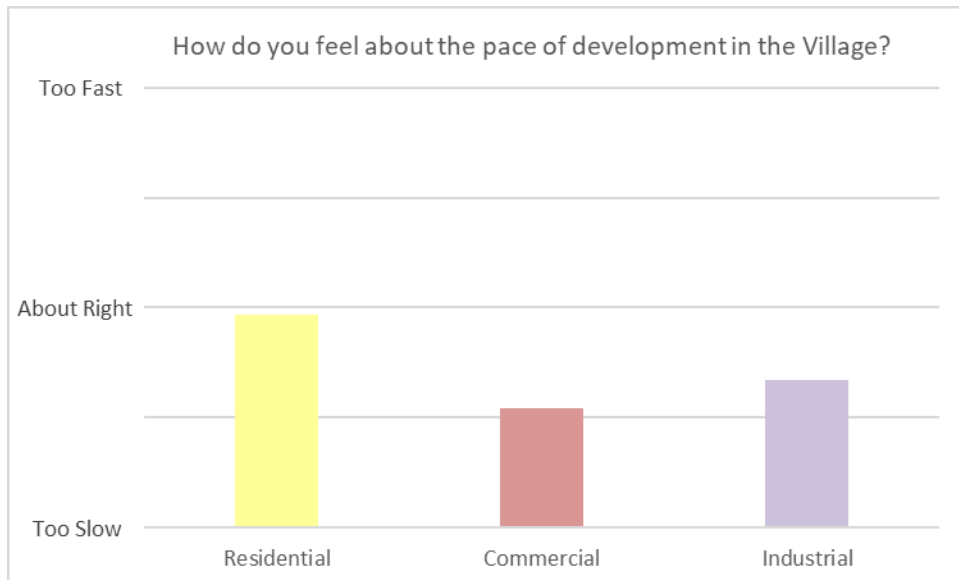
Respondents rated several community characteristics. The Village received good ratings for its rural character, ease of travel, recreational opportunities, and educational opportunities. Ratings for access to healthcare, shopping, diverse housing options, and quality affordable housing were generally neutral. Access to job opportunities received comparatively low ratings.

Overall, it appears that respondents value the Village's small-town, rural character and appear comfortable with driving to reach certain amenities. The neutral ratings suggest potential demand for improved healthcare, shopping, and housing options. The lower rating for job opportunities indicates a desire for additional employment options within the community.



Development Preferences

There is clear support for continued development within the Village. The chart below indicates that residents favor the current pace of residential growth, along with increased commercial and industrial expansion. The following subsections outline community preferences for each development type in greater detail.



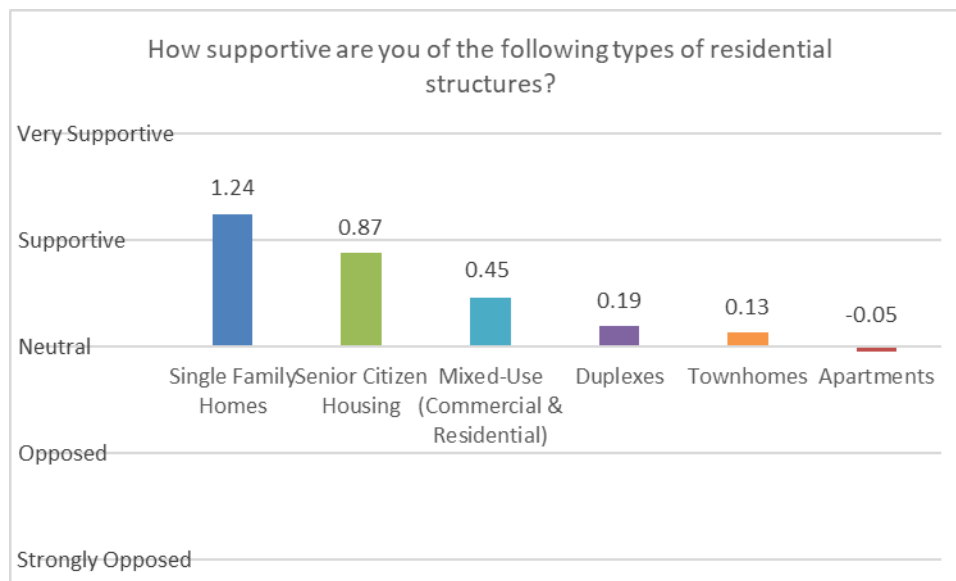
Residential Development

Support for the current pace of residential development remains strong. Recent townhome construction along Slocum Road reinforces this finding; if significant opposition existed, it would likely have been reflected in the survey results.

What type of residential development is preferred?

Survey results indicate a clear preference for single-family homes, along with strong support for senior housing. Senior housing encompasses a range of formats—from smaller single-family units to duplex condominiums and apartment-style options—which should be considered when identifying appropriate locations and regulatory approaches.

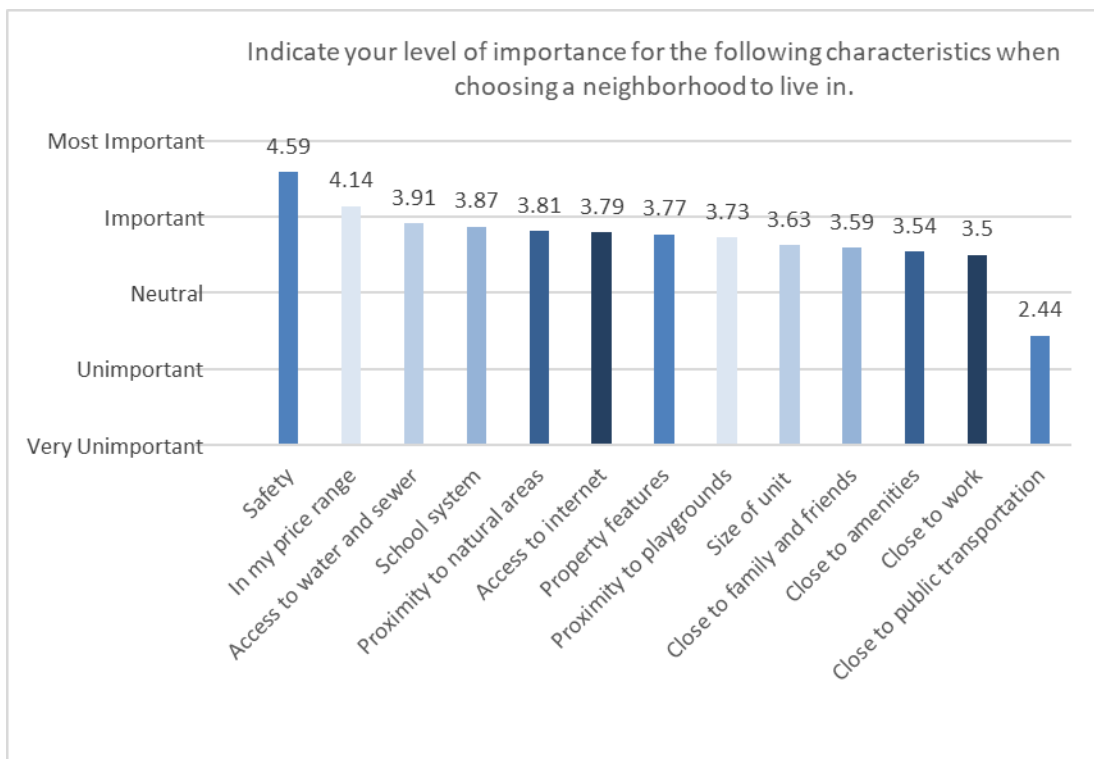
Respondents show generally neutral support for duplexes and townhomes, a level of acceptance that exceeds what is typically observed in comparable rural communities. This trend is even more pronounced for apartments. Although apartments received a slightly negative score (-0.05), this still reflects neutral sentiment. In many rural communities, apartment development faces significant opposition, often with at least half of respondents opposed and fewer than one-fifth in support. In contrast, Village respondents were more evenly split: 30.8% opposed, 35.9% neutral, and 33.3% supportive. While this does not indicate a desire for extensive apartment construction, it suggests that some apartment development may be appropriate in future planning.



Choosing Where to Live

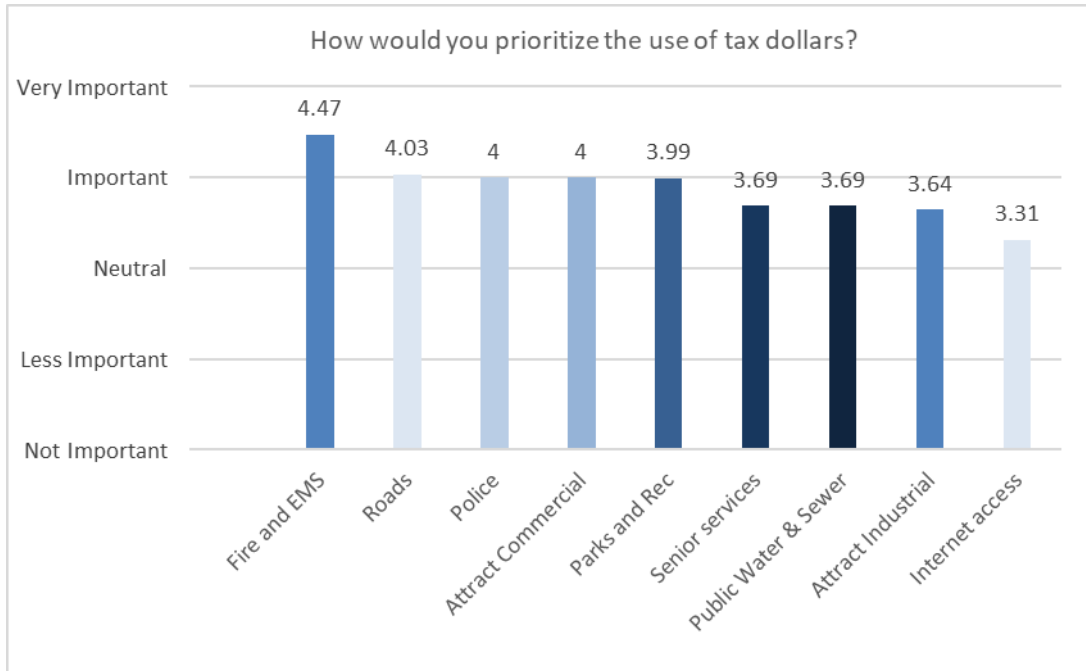
In addition to preferred housing types, the Planning Commission should also consider the factors that influence where residents choose to live. Survey responses show that safety is a top priority, followed by considerations such as housing cost, public utilities, school quality, proximity to natural areas, and internet access.

While the Village cannot directly control all of these factors, land-use strategies can help shape many of them. We will work with the Planning Commission to develop appropriate strategies and tactics for inclusion in the master plan.

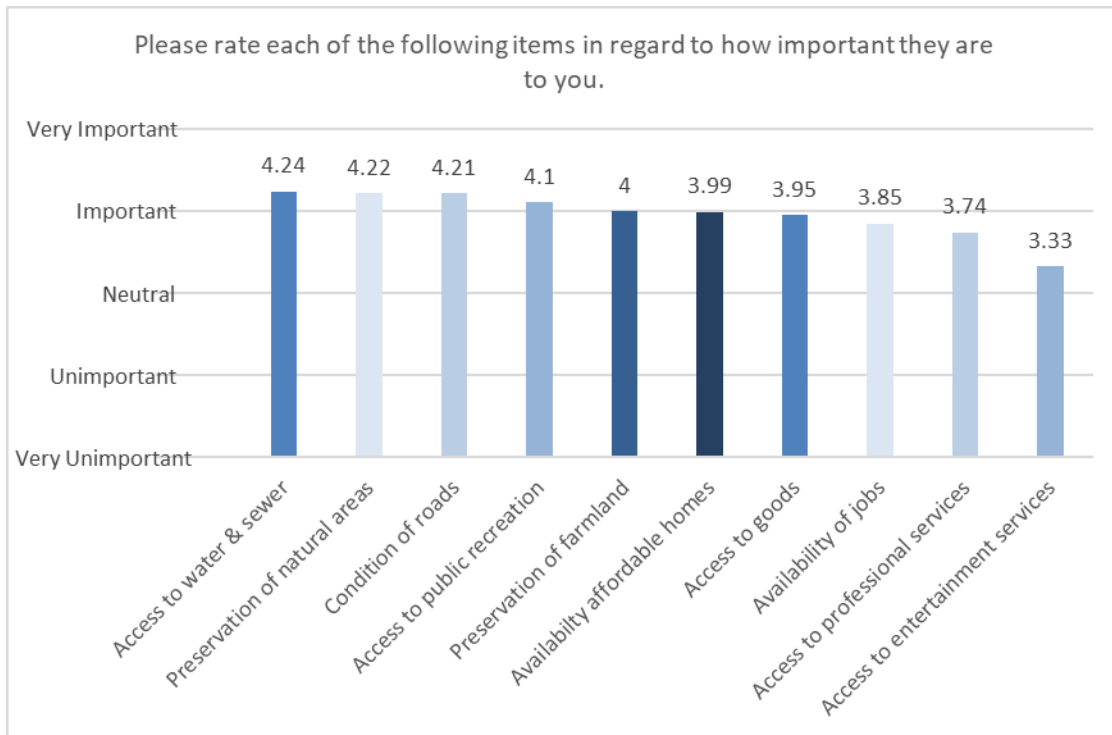


Commercial Development

Survey responses indicate strong support for commercial growth, including for the Village to take a more active role in attracting new businesses. As shown in the chart below, attracting commercial development ranks third among preferred uses of tax dollars—an unusually high priority compared with other communities we have surveyed.



The availability of jobs, while not the highest-ranked factor, is also important to respondents. These findings suggest that the Planning Commission should consider incorporating strategies to attract commercial businesses as part of the Master Plan.



Potential Opportunity

Many communities express a desire for additional commercial services, but this is often tempered by reluctance toward new development. In contrast, the Village’s strong support for commercial growth—combined with its existing water and sewer infrastructure and demand for commercial services in nearby areas—positions it well to serve as a small commercial hub for the region.

Based on current zoning and land-use patterns, future commercial development is likely to concentrate in the downtown area.

Downtown

The downtown area does not have formally established boundaries; however, based on current zoning and existing land uses, it generally extends along Main Street, Stafford Street, and Crockery Creek Drive. Establishing clear boundaries may be an item for the Planning Commission to address in the new master plan.

When evaluating future development in the downtown area, the Planning Commission should consider the following factors.

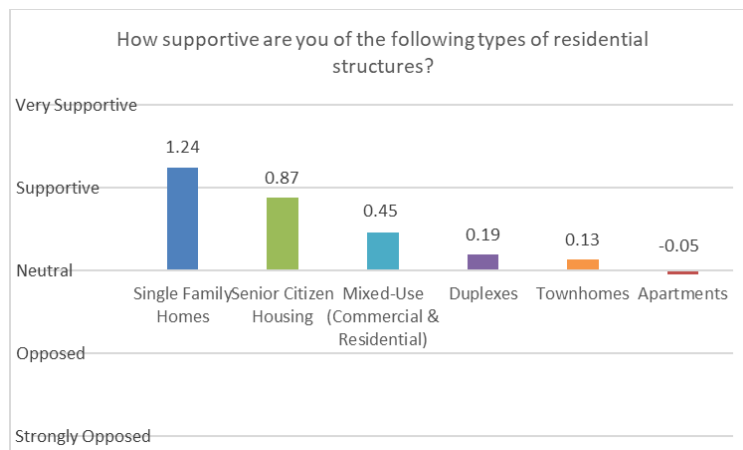
Support for Commercial Growth

As noted earlier, there is strong support for commercial growth within the Village. However, “commercial growth” can encompass a wide range of uses, including restaurants, offices, retail, personal services, and in some cases light industrial activities. Because communities differ in how they distinguish between commercial and industrial uses, additional clarification of where that line is for the Village may be needed.

To better understand community expectations on distinguishing between commercial and industrial uses, it may be beneficial to gather further public input. This could include stakeholder interviews, community workshops, additional surveys, or other engagement methods.

Support Level of Mixed-Use Commercial/Residential Uses

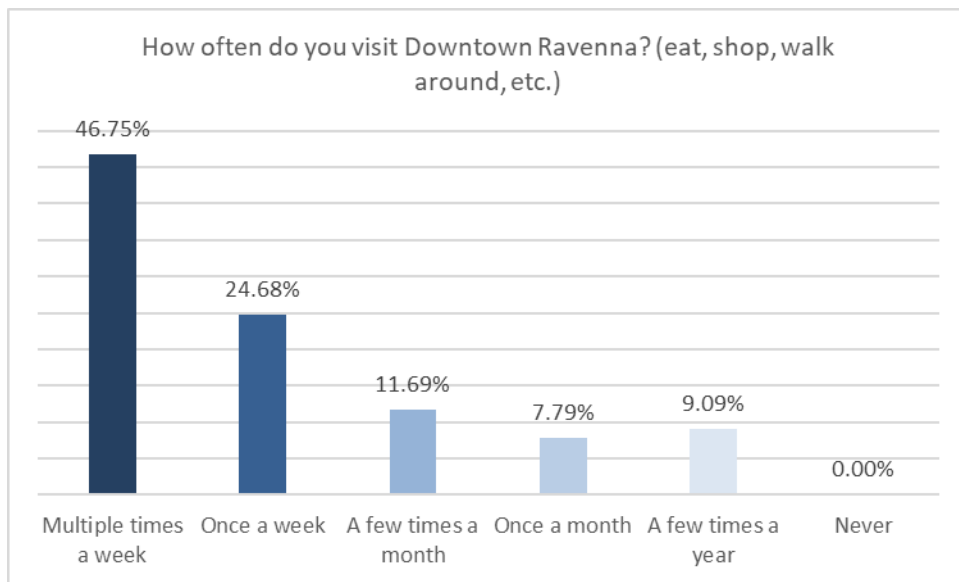
As shown in the chart below, support for mixed-use buildings falls between supportive and neutral, suggesting that some mixed-use development may be appropriate in the downtown area. Mixed-use buildings vary widely—from traditional two-story structures with ground-floor retail and upper-floor residential units to multi-story buildings with a mix of shops, offices, and apartments. Additional community feedback may be needed to better understand local preferences for these building types.



What Already Draws People Downtown

Approximately 71% of respondents visit the downtown area at least once a week, primarily for services such as medical appointments, banking, postal needs, automotive repair, groceries, and dining. Some also visit for shopping or events, while relatively few live or work downtown.

A key factor in creating a vibrant downtown is the presence of employment opportunities. The Planning Commission may want to explore strategies that encourage job creation within the downtown area.



Why do you visit Downtown Ravenna?	% of respondents who selected
Services (visit doctor, mechanic, bank, post office, etc.)	69.23%
Buy groceries	58.97%
Eat/Drink	50.00%
Events	30.77%
Shop	26.92%
I live downtown.	16.67%
Work	7.69%

Other Responses to why respondents visit Downtown Ravenna:

- *sell advertising*
- *I take a lot of walks in the downtown area- I like to get hills in*
- *Occasionally have breakfast.*
- *Jennifer Ann's boutique is great, we enjoy the Christmas shopping event.*
- *Walk/Bike*
- *For the safety of walking my dog on the sidewalks*
- *I don't. Unless to get pizza or to go to the library. There's nothing to do for a family really and people drive crazy that it doesn't feel safe to walk.*
- *Would cost more if had more restaurants and shops. As well as side walks for main road connecting Lo Al to city center*
- *There isn't much to visit it for. We have a couple restaurants, grocery store (priced as convenience store), insurance, bank, pharmacy, and post office. We need to expand businesses in our community.*
- *Buy gas*
- *I don't*
- *Banking/post office*
- *There's nothing here; so I go outside Ravenna to Muskegon. The prices are too high here.*

Desired Improvements to the Downtown Area

Sidewalk improvements and additional community events are the most desired enhancements for the downtown area. Connections to the bike path and other beautification projects rank next in priority. There is limited interest in expanded outdoor spaces, roadway improvements, or enhanced lighting. While there is currently little demand for additional parking, future growth in the downtown area will likely increase parking needs.

Is there anything you'd like to change in Downtown Ravenna?	% of respondents who selected
Sidewalk improvements	46.15%
More events	40.00%
Connection to bike path	32.31%
More landscaping (trees, flowers, bushes, etc.)	27.69%
More outdoor spaces	18.46%
Roadway Improvements	16.92%
Better lighting	13.85%
More parking	6.15%

Other Responses to things respondents would like to change in Downtown Ravenna:

- *Update and beautify downtown corridor and business area (storefronts), making it an inviting and quaint experience similar to small downtowns nearby like Sparta, Grant, and others (and small towns all across MI and the country)*
- *need more small businesses*
- *None*
- *Wellness/Fitness facilities*
- *Trash cans*
- *Upkeep of homes near the businesses!*
- *Another restaurant*
- *More businesses*
- *#5 3714 Conklin St*
- *Local shops, restaurants*
- *Active businesses*
- *I would love to see Downtown Ravenna become a place that people of all ages genuinely enjoy spending time. There is strong potential to enhance the area through improved home exteriors, thoughtful landscaping, attractive lighting, and seasonal flowers. Creating a more visually inviting atmosphere would naturally encourage visitors to explore local shops and businesses. The farmers market was a great idea and the alleyway space is already very charming, but it would benefit from more*

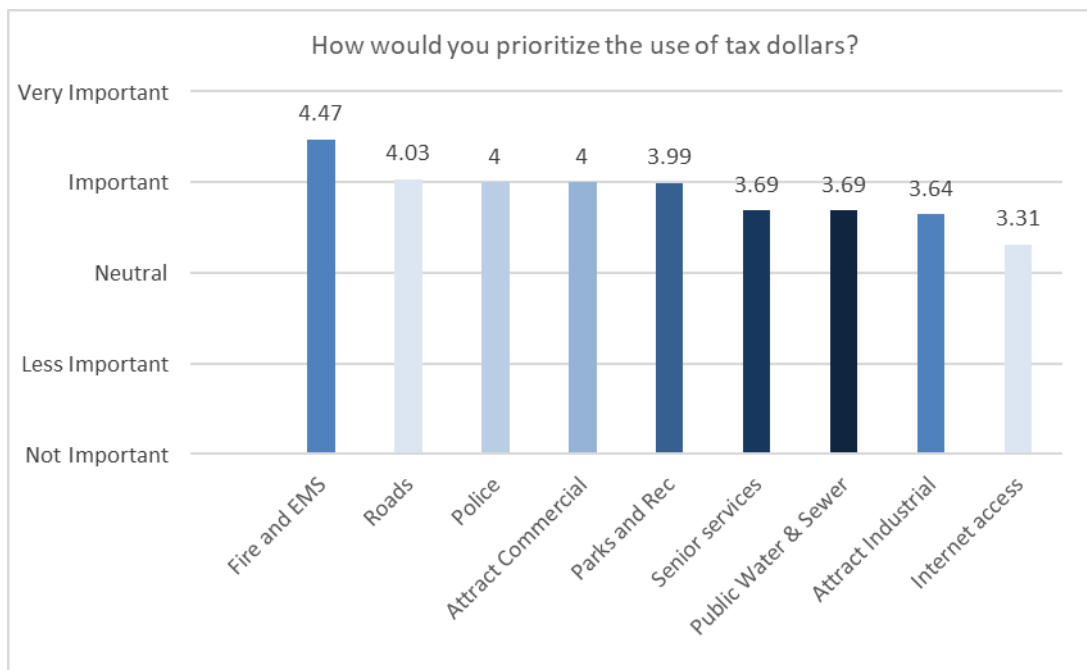
vendors and additional room to grow. Expanding that concept could make it a real destination. Adding features such as a community fireplace, revitalizing the ice skating rink, or enhancing the sledding hill with a gazebo and warming area would create a welcoming environment for families—giving parents a comfortable place to gather while children play. There is also a strong opportunity for growth through additional quality restaurants, unique shopping options, and local thrift stores. Overall, investing in the appearance and experience of downtown—especially during seasonal events like Christmas—could draw more visitors, much like how beautifully decorated towns encourage people to stop, explore, and support local businesses.

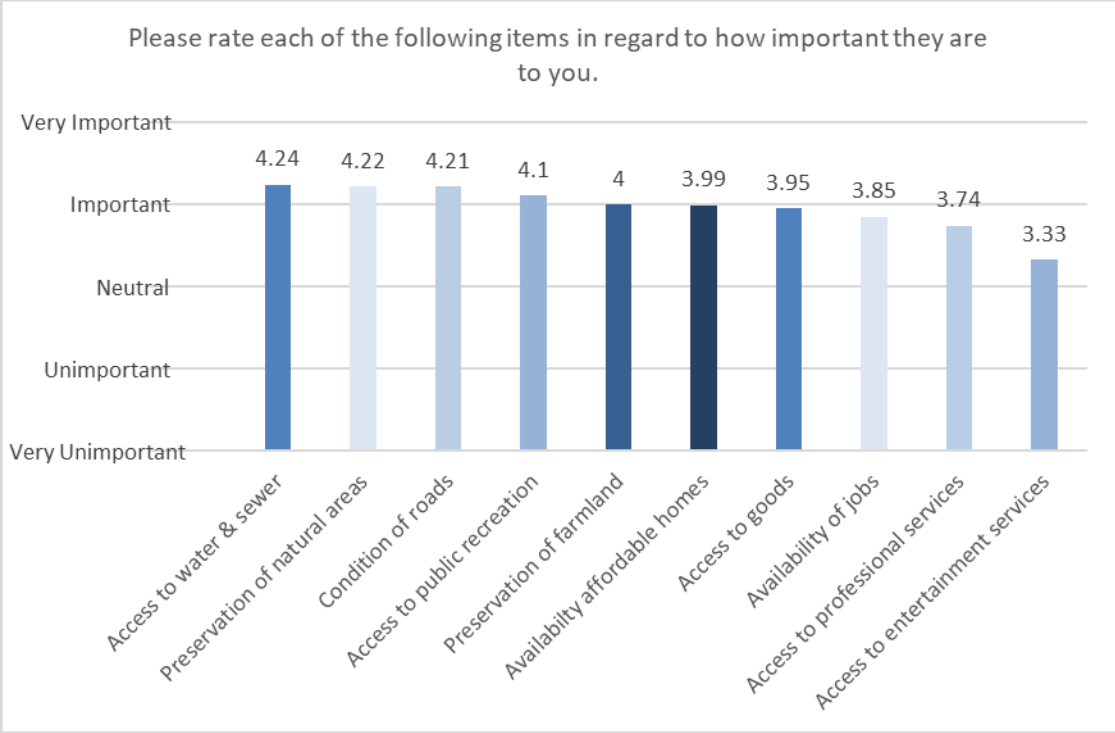
- *Businesses for people to work near town like the foundry or pattern shop*
- *There isn't much to visit it for. We have a couple restaurants, grocery store (priced as convenience store), insurance, bank, pharmacy, and post office. We need to expand businesses in our community.*
- *Coffee*
- *None*
- *More sustainable business options, more surrounding houses to buy*
- *Dirt hiking trails, a few miles of single track mountain bike trails - there's a large population of mountain bikers around here and it'd be nice to have trails close to home. It would also bring lots of people to our town. WMMBA is an association of volunteers that help build and maintain mountain bike trails in West Michigan, and could be looked into contacting. Mountain biking is extremely popular and would add cause huge attraction to our town. Maybe around Musketawa trail, or the undeveloped area in Haymeadow?*
- *Blackmer rd after Ellis needs overhaul*
- *More food options*
- *More grocery stores.*
- *Another restaurant option would be great.*

Industrial

There is support for industrial growth within the Village, which contrasts with other surveyed communities that report industrial development occurring too quickly. As noted earlier, the distinction between commercial and industrial uses varies by community, so additional feedback may be important in determining where this line should be for the Village.

Once this boundary is defined, the Planning Commission will be better positioned to identify appropriate areas for future industrial development. However, given the Village's limited land area, distance from major transportation routes, and public utility capacity, accommodating industrial growth may be challenging. Facilitating such growth will likely require coordination with Ravenna Township.



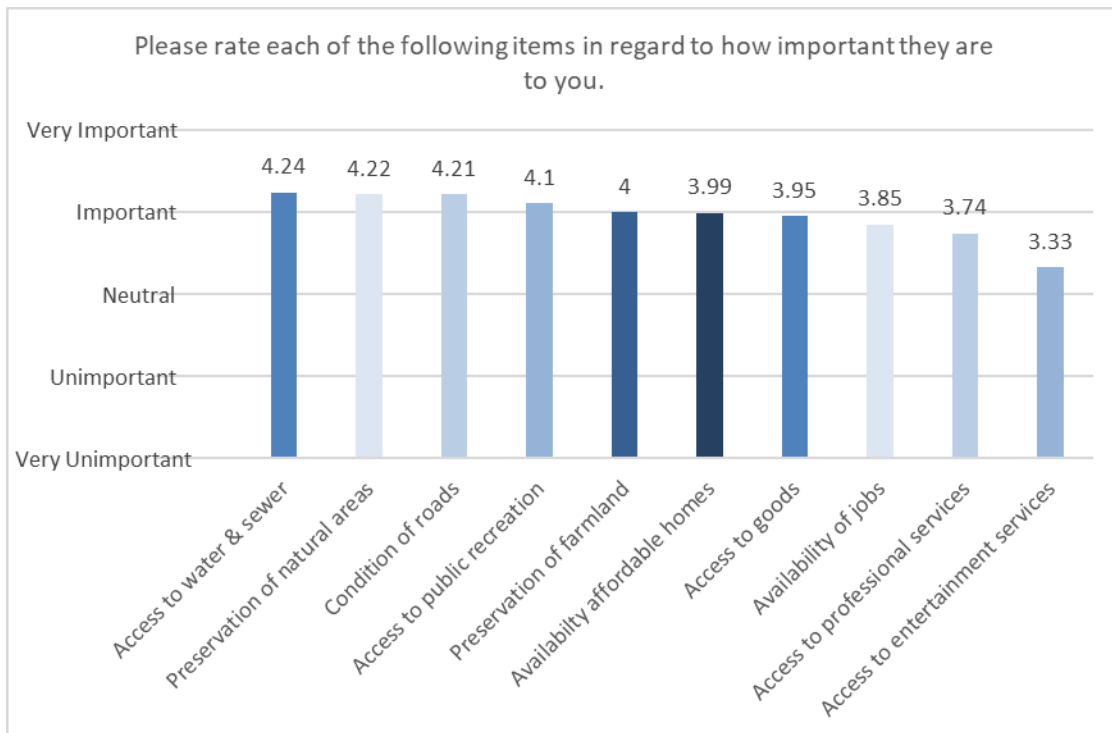


Miscellaneous

In addition to preferences for residential, commercial, and industrial growth, respondents identified several other important community priorities.

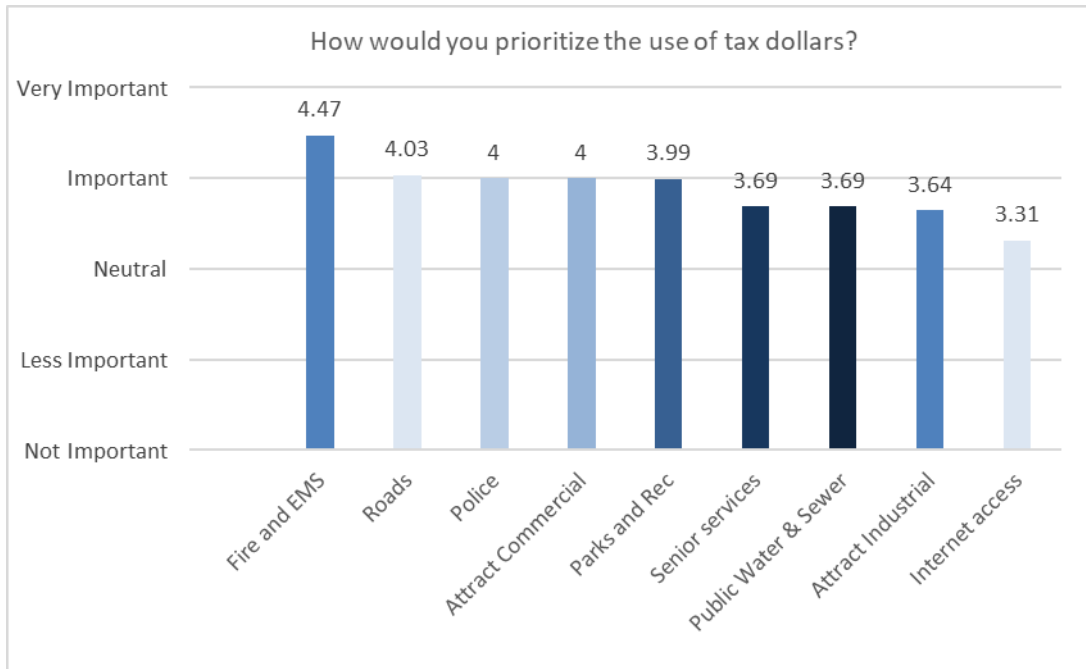
Public Servies

Respondents indicate that access to water and sanitary sewer, as well as road conditions, are important community priorities. Support for allocating tax dollars to fire, emergency medical, and police services also suggests strong backing for these essential services.



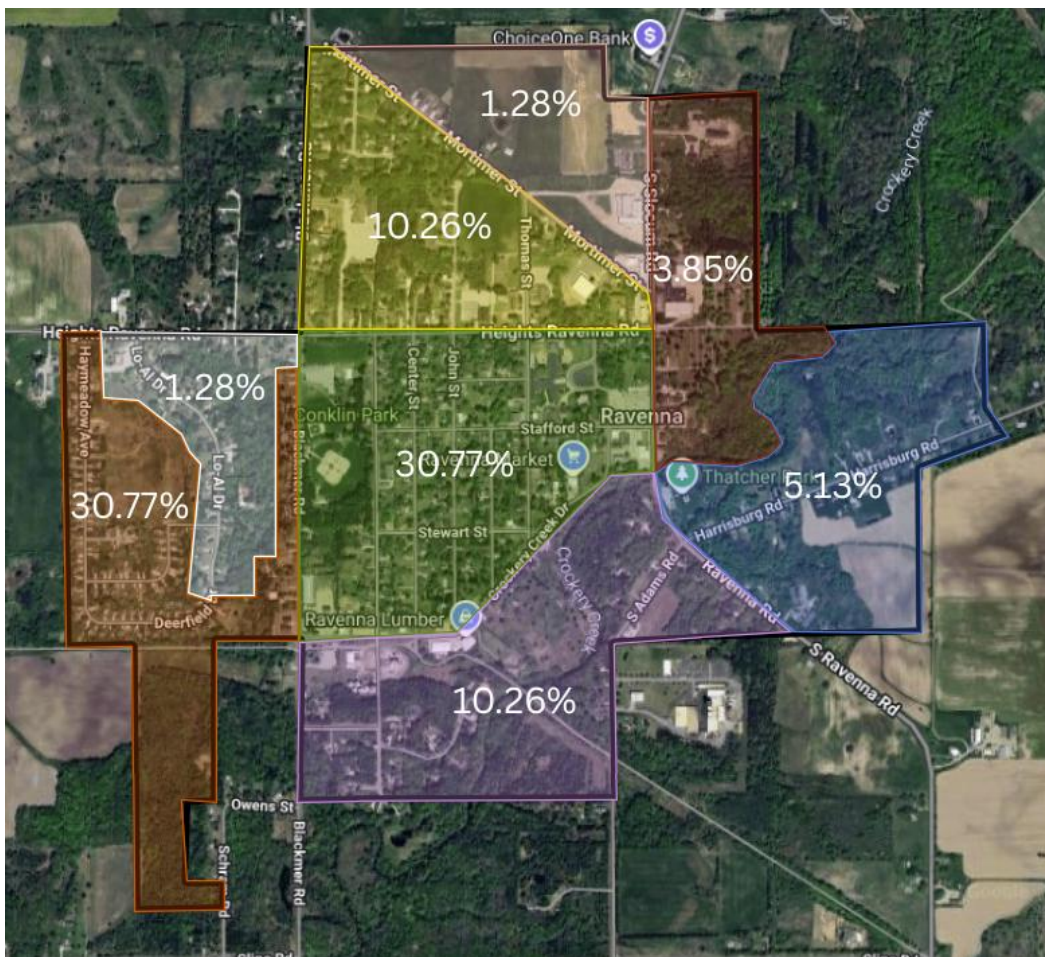
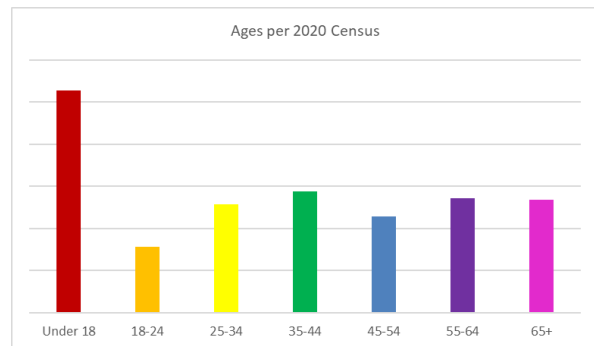
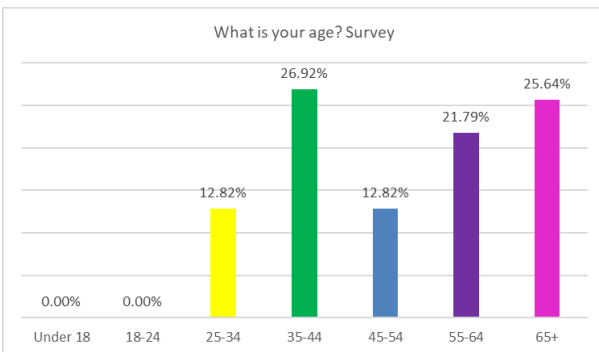
Preservation of Natural Areas and Recreation

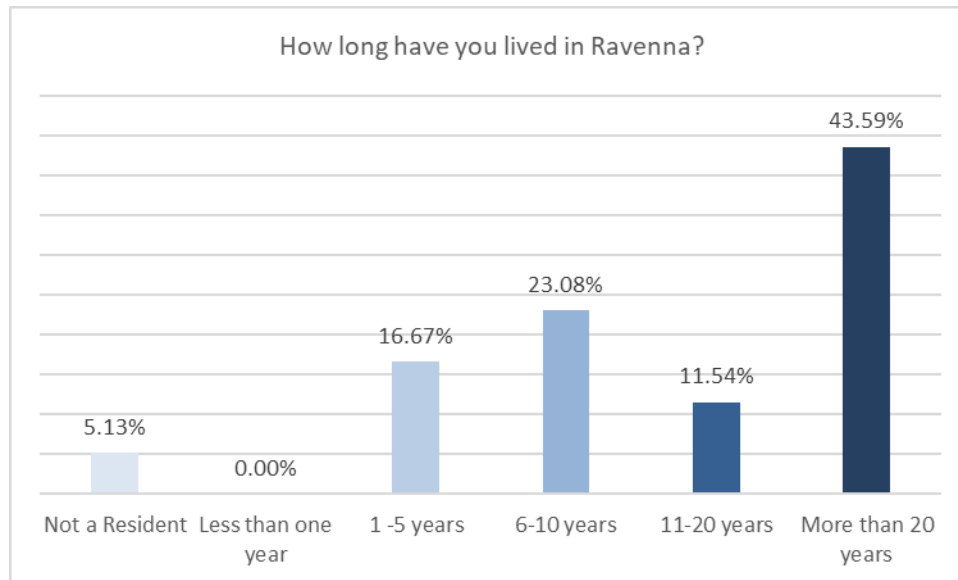
Respondents place a high level of importance on preserving natural areas and ensuring access to public recreation. Although the Village contains limited farmland, respondents also strongly value farmland preservation, which may indicate a preference for directing future growth away from farmland in Ravenna Township.



Demographics

We use demographics to ensure that the survey is a valid representative sample of the population. Based on the responses to demographic questions the survey appears to be a fairly representative sample of individuals over the age of 25 and is representative of different areas of the Village. No responses were received from residents 24 years old or younger. With almost half of respondents living in the Village for more than 20 years.





Other Comments

For the last question of the survey, we gave the respondents the opportunity to provide any additional comments or concerns. The following is a list of responses.

- *Have had many recent concerns about the makeup and direction of the village council and the progress of Ravenna (village AND township) overall. With the departure of toxic councilmember Kelly K., it's expected that things will start to improve, allowing business and commerce to thrive while improving;preserving quality of life and small town charm. The hope is that the village leaders are able to think independently (not be bullied by a few) and consider overall economic and human consequences of their leadership. Thank you for asking for resident input thru this survey.*
- *I would like to see a carwash*
- *fix curb at drugstore and at Brotons*
- *cost to produce the Master Plan by Fresh Coast is excessive*
- *I would love to see the bathrooms at Conklin Park and Thatcher Park get an update. Especially Conklin park with the hand dryers not working in the fall and the overall rundown state of the restrooms. I think Ravenna could be better represented, especially when we have visitors there from other communities to watch sporting events. Thanks for allowing us to provide input on this!*
- *We have loved living in Ravenna. I feel there needs to be a good balance in keeping the hometown feeling and growing. And change is never easy. One thing I feel is critical is affordable senior housing. There are seniors who call Ravenna home who*

would like to (and NEED) to move into Ravenna but cannot due to very limited availability.

- *Appreciation for all who serve and support the Village of Ravenna. Hope that productive, professional, respectful and collaborative conversations/planning/efforts continue, and conversely that shortsighted, negative and unproductive interactions cease. Ravenna is a great place to live, working together it can remain that way.*
- *One thing I've really wanted/is a big priority that I think would be doable is access to dog poop bags/more trash cans along the path in Conklin Park. I walk my dog in this park every day and people just don't pick up their dog poop. There's times it's right next to the path, or even times it's been right in the path and people just don't pick it up. I think if there were more trash cans along the walking path, or even those poles that have dog poop bags on them (like what you see at a dog park), people may be more willing to pick up their dog poop. They should be doing it no matter what, but the fact is right now they just aren't.*
- *we do need more control over ravenna rules...yard cleanup, animal control, noise complaints, etc.*
- *Need another restaurant. Do not bring fast food. More job opportunities like factory. Pharmacy open later and Saturdays*
- *Village residents who paid for chicken permits, should be allowed more than 6 chickens.*
- *I feel we have very low water pressure. Our road needs fixing. (Ledlie Court)*
- *Sidewalks would be nice or at least make the main roads wider so people can bike and walk a little safer.*
- *More diverse services downtown. Gym, tailor, ect*
- *Thank you!*
- *Need to modify semi traffic. Route to stay on either Slocum or Ravenna Road rather than cut across Mortimer. Speeds on Mortimer are excessive. Weight of semis cause decay to existing homes and road.*
- *"I would love to see Downtown Ravenna become a place that people of all ages genuinely enjoy spending time. There is strong potential to enhance the area through improved home exteriors, thoughtful landscaping, attractive lighting, and seasonal flowers. Creating a more visually inviting atmosphere would naturally encourage visitors to explore local shops and businesses.*
- *The farmers market was a great idea and the alleyway space is already very charming, but it would benefit from more vendors and additional room to grow. Expanding that concept could make it a real destination. Adding features such as a*

community fireplace, revitalizing the ice skating rink, or enhancing the sledding hill with a gazebo and warming area would create a welcoming environment for families—giving parents a comfortable place to gather while children play.

- *There is also a strong opportunity for growth through additional quality restaurants, unique shopping options, and local thrift stores. Overall, investing in the appearance and experience of downtown—especially during seasonal events like Christmas—could draw more visitors, much like how beautifully decorated towns encourage people to stop, explore, and support local businesses."*
- *Taxes are very high in Haymeadow and why aren't the roads being replaced?*
- *NA*
- *We live in Lo Al but map seemed to show not part of village ? Anyways. Would love not to pay taxes if that's true.*
- *We need a council and planning commission who are trained in how a meeting needs to be run. Meetings need to be more professional and follow the Robert's Rules of Order. Also concerned that if we don't start having some business come in and available housing our school will continue to struggle with financing due to little tax base.*
- *See comment about downtown*
- *I would like that this community stays small and rural. I'd appreciate if my taxes remained affordable. I love this small community*
- *Would love to see more food options in town, coffee, bakery etc. not a village issue but winter driving is horrible with ice with the farm land being open. Unsure how to avoid that*
- *The roadside rain drains need to be better than just a hole in the ground. They should be interconnected and drain away, this would help in maintaining roads (not wash away and deteriorate) at the very least.*
- *None*
- *We need some new people running the Village. All the fighting in the office needs to STOP. I have been to a few meetings and I'm not at all impressed with the current situation. As a Village tax payer, this needs to be resolved A.S.A.P.*
- *Street lights in haymeadow subdivision need to be updated. The roads in haymeadow subdivision need serious work.*
- *Wondering why village and township tax's appear to be so my more than surrounding areas*
- *I would like to express my appreciation to the individuals that do a good job working for the village/township.*