

AGENDA

RAVENNA TOWNSHIP

PLANNING COMMISSION MEETING

Monday, December 16, 2024

7 P.M.

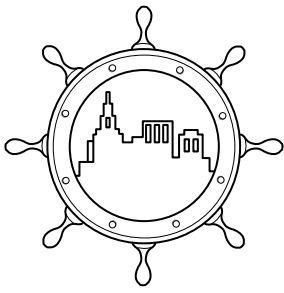
Ravenna Township Hall

3770 Blackmer Rd, Ravenna, MI 49451

- Call to Order
- Pledge of Allegiance
- Additions or Corrections to Agenda
- Minutes of November 18, 2024, Regular Meeting
- Public Comment
- Business Items
 - A. Appointment of Secretary
 - *Draft Motion: Motion to appoint _____ as Secretary of the Planning Commission for the remainder of the 2024-2025 term.*
 - B. Public Hearing: Zoning Ordinance Text Amendment – Accessory Building Front Yard Setbacks
 - C. Old Business:
 - Master Plan Review
 - D. New Business:
 - None
- Public Comment
- Commissioner & Staff Comment
 - A. Zoning Update
- Adjournment

Upcoming Items:

- Training/Refresher – Planning Commission Powers, Duties, Responsibilities, and Procedures.
- Welch Sand Mine: 11212 Pontaluna Road
- Langeland Sand Mine: 11546 Wilson Road



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MEMORANDUM

To: Ravenna Township Planning Commission
From: Kevin Yeomans
Date: 12/9/2024
Re: Master Plan – Chapters for Review

For your December 16, 2024, meeting we have prepared two chapters of the Master Plan for your review. Below we have identified the chapters that have been prepared for your review and a brief summary of items for you to review.

As you review the attached chapters, please note that each chapter has four sections. The purpose of each section is as follows:

Purpose Statement – Identifies the purpose and intent of the land use classification or community attribute.

General Description of Appropriate Uses – Provides examples of uses that may be appropriate within each land use classification.

Goals – Identifies the goals in list format for ease of use when reviewing land use and zoning ordinance amendment proposals.

Recommendations – Provides recommendations on how the Township may help promote and create the desired future state of the land use as identified in the Purpose Statement.

Additionally, when you are reviewing the chapters, please note that different color text was used to indicate the following:

- a. Text in black is taken from your existing master plan.
- b. Text in green indicates language that is from your existing master plan.
- c. Text in red is recommended edits to existing language.
- d. Text in blue is newly recommended language to include in the new master plan.

1. Chapter 3 – Commercial Uses. The goals of this chapter were created using the goals within your previous master plan. The goals within this chapter have been expanded to clarify the intent and purpose of the previous masters plans goals.

In short, the commercial uses chapter is written so as to encourage retail, restaurants and other similar uses to occur within the Village of Ravenna, while also allowing small home-based businesses, commercial uses that support agriculture, and other commercial uses that do not require connection to public utilities to occur within the Township.

2. Chapter 4 – Industrial Uses. As we've previously spoken about, with the abandonment of the railway, Ravenna no longer has many of the features that would attract many industrial uses. This chapter has been written with the intent of limiting industrial development until the appropriate public infrastructure is in place. Additionally, this chapter would encourage the Township to work with the Village to centralize industrial uses and investigate if further industrial development should be encouraged.

We look forward to your discussions and direction. If you have any questions, please don't hesitate to reach out.

KLY
Planner

CHAPTER FOUR INDUSTRIAL USES

Purpose Statement

Industrial uses may produce odors, smoke, noise, traffic and other similar byproducts that can be disruptive to the health, welfare, and safety of individuals. As such the primary intent and purpose of the industrial land use classification is to identify uses that may negatively impact nearby properties and provide appropriate locations for industrial uses.

Additionally, industrial uses can play an important role in a community's economy by providing jobs, providing opportunities to diversify the local economy, and create a ripple effect that can extend to existing local, regional, and state businesses. As such, the secondary intent of the industrial land use classification is to capitalize on the positive impacts industrial uses can have.

General Description of Appropriate Land Uses

Industrial uses provide for the manufacturing, assembly, processing, packaging, storage and distribution of products and materials.

Goals

- Encourage industrial development to occur in areas that are able to connect to public utilities and have easy access to major roads.
- Encourage industrial development to occur in a centralized manner.
- Ensure that industrial development occurs in a manner that protects ground and surface waters, air quality, and the environment.
- Balance industrial growth with the preservation of Open Space and the rural character of the community.
- Coordinate industrial development so that local businesses and residents are able to participate in economic growth that can come from industrial development.

Recommendations

- Coordinate with the Village of Ravenna for the development of an Industrial Center.
- Coordinate with the Village of Ravenna, the Muskegon County Road Commission, and other agencies as appropriate to ensure that the transportation network necessary to support industrial uses is developed and maintained.
- Differentiate between light and heavy industrial uses, what utilities are necessary for each, what transportation infrastructure is necessary for each, and develop standards to ensure they are properly located.
- Engage with local farmers and business owners to determine what, if any, industrial uses would be beneficial to their existing operations.
- Review and evaluate the Zoning Ordinance to ensure that existing regulations are encouraging industrial uses to develop in a way that is consistent with the goals of the master plan.
- Require that development layouts blend with natural features and existing physical attributes.
- Encourage the preservation of trees and other existing natural features.
- Industrial nuisances such as air pollution, water pollution, vibration, noise, and outdoor storage of materials should be controlled by adequate site improvements.

- Encourage architectural features that enhance and preserve the rural and agricultural character of the community.

CHAPTER THREE COMMERCIAL USES

Purpose Statement

The intent and purpose of commercial uses is to provide residents and visitors with the goods and services they need or want. The purpose of commercial areas within the Township is to encourage diversified businesses that offer people a variety of goods and services in convenient locations.

General Description of Appropriate Land Uses

Ranging from grocery stores and gas stations to restaurants and automotive repair facilities, there are a variety of appropriate uses that can provide goods and services to individuals. Recognizing that different commercial uses place varying levels of demand on public infrastructure (roads and utilities), more intense commercial land uses should be designed and located in areas where the appropriate public infrastructure exists.

Goals

- Encourage the Village of Ravenna to continue as the commercial service center for the community.
- Encourage retail, restaurants, and other similar commercial uses to take place within the Village of Ravenna.
- Allow for commercial uses that support agricultural uses to take place within appropriate areas of the Township.
- Allow for commercial uses that do not require connection to public utilities to take place in areas adjacent to the Village of Ravenna.

Recommendations

- Review and develop strategies to encourage tourism, particularly on land along Crockery Creek.
- Coordinate with surrounding municipalities to ensure unified commercial districts.
- Coordinate with farmers and local- business owners to develop a diversified local economy.
- Review regulations for commercial development to ensure regulations are not overly prohibitive to the development of local businesses.
- Review and, if appropriate, amend regulations for home-based occupations.
- Review and, if appropriate, amend regulations for “value-added” agricultural operations, such as farm markets and agri-tourism.
- Encourage the clustering of commercial uses to concentrate commercial and retail traffic to concentrated areas.
- Review regulations for vehicular and pedestrian access in order to limit curb cuts and ensure safe and orderly access to commercial sites.
- Review existing provisions and investigate the development of zoning provisions that would allow for the development of mixed uses.
- Require that development layouts blend with natural features and existing physical attributes.
- Encourage the preservation of trees and other existing natural features.
- Nuisances such as air pollution, water pollution, vibration, noise, and outdoor storage of materials should be controlled by adequate site improvements.
- Encourage architectural features that enhance and preserve the rural and agricultural character of the community.