

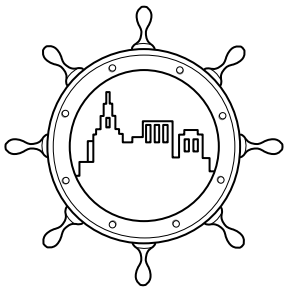
Village of Ravenna
Planning Commission Regular Meeting
Tuesday, March 24, 2026, 7:00 pm

- 1. Call to Order; Roll Call of Commissioners**
- 2. Pledge of Allegiance**
- 3. Approval of Minutes: February 24, 2026, Meeting**
- 4. Approval of Agenda**
- 5. Business Items**
 - a. Election of Secretary**
 - b. Master Plan**
 - c. Data Centers**
- 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)
Vacant, Secretary
Jim Bronnekant (Ex officio)
John Straub (Ex officio)
Michael Peterson (Term exp.: 01/01/27)
Laura Peterson (Term exp.: 01/01/28)
Fred Averill (Term exp.: 01/01/28)
Vacant (Term exp: 01/01/27)
Vacant (Term exp.: 01/01/2029)

Zoning Administrator – Kevin Yeomans



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MEMORANDUM

To: Village of Ravenna Planning Commission
From: Kevin Yeomans
Date: 3/16/2026
Re: Master Plan – Next Steps

At your February 2026 meeting the Planning Commission reviewed the results from the community input survey and held a brief discussion on some items for consideration as you prepare the Master Plan. The next steps in this process will be to develop overarching goals for the Village, prepare a draft outline for the Master Plan Map (a.k.a. Future Land Use Map) and determine if there if any more community feedback is needed at this point in the process.

Additional Community Feedback

After reviewing the survey results there are some outstanding questions. It would be beneficial to receive more community feedback on these items, but we seek the Planning Commission direction on when that community feedback should be sought.

Outstanding Questions

Following are the outstanding questions we've identified for additional community feedback. If there are any additional questions the Commission would like to add, we are happy to do so.

1. What are the communities hopes and desires for the future of the Village?

The survey provided high-level feedback regarding hopes and desires for the future, but getting additional community feedback on the overarching goals of the Master Plan would be beneficial.

2. Where is the line between commercial and industrial uses?

This question is intended to help provide the Planning Commission feedback when determining where future uses should be allowed. For example, would it be appropriate to allow for light industrial uses to operate in the Downtown Area?

3. What does the community desire the Downtown Area to look like?

It's our impression that the future development of the Downtown Area is a major consideration for the Master Plan. Creating a downtown area that people want to come work, shop, and/or live in will be a key to creating a viable downtown area. There are best practices that we can apply, but this could lead to creating a downtown that is indistinguishable. Getting community on the desired character of the Downtown Area will be beneficial in creating a more unique downtown that captures the character of the Village.

4. What is the Downtown Area?

The Downtown Development Authority has a border for the area they capture taxes from. However, that border does not necessarily reflect how people define where "Downtown" is. It would be beneficial to get feedback from the community on where Downtown Ravenna is.

5. If multi-use (commercial/residential) buildings are permitted in the Downtown Area, what should they look like?

Historically, shopkeepers often lived where they worked. Over the years, and in some part due to the adoption of Euclidean zoning this practice has often been prohibited by zoning regulations. If the Village desires to allow for multi-use buildings in the downtown area, it would be beneficial to get community feedback both on the extent of residential uses allowed (one dwelling, multiple dwellings) and what regulations should be put in place regarding how they look.

6. Multi-family housing (duplexes, triplexes, quadplexes, townhomes, apartments).
 - a. Where are the best areas to allow for multi-family housing?
 - b. Should there be regulations on their appearance? If so, what should they look like?

When to get Additional Community Feedback?

There are a few different approaches the Planning Commission could take to gather additional community feedback. We need your direction on how you'd like to proceed. Below we provide a few options for your consideration.

A. Prior to Proceeding Further

The Planning Commission could determine that prior to proceeding further, you will gather additional community feedback to provide more detailed information regarding the community's desires for future growth in the Village. This gives the Planning Commission more information to build from, but can make it harder to gauge the community's reaction to the goals that are eventually included in the Master Plan.

B. During the Process

From the survey completed it appears that the community wants single family homes to be the predominant form of residential development. Given the existing character of the Village and the community's feedback creating goals for residentially zoned areas should be straightforward. However, there does appear to be a desire for more commercial and industrial uses. Given this and the many ways the Downtown Area could be developed it may be beneficial to gather more community feedback as part of developing commercial, industrial, and downtown goals.

C. After Preparing a Draft

The Planning Commission is well connected to the community. Given this, you could prepare a complete draft of the Master Plan, then hold a community open house to get a clearer reaction from the community on the goals you've placed in the Master Plan. This could be done during the required 63-day comment period.

The downside to this approach is if the community reacts unexpectedly to the Master Plan, the Commission may want to rewrite portions of the Master Plan, which could extend the time to create the Master Plan.

Closing

For your March 24, 2026, meeting in addition to seeking your direction on how to proceed with gathering additional community feedback, we'll be prepared to begin creating a draft Master Plan Map and creating overarching goals for the Village. These tasks can be postponed if the Commission desires to gather additional feedback before proceeding.

Kevin Yeomans

Kevin Yeomans

Planner

Attachments



DRAFT Village of Ravenna Zoning Map

Updated May 19, 2021
With Revisions through
January 29, 2026







Map Features

Zoning Code and Description

- R-1: Single Family Residential
- R-2: Single and Two Family Residential
- R-3: Moderate Density MultiFamily Residential
- R-4: High Density Multiple Family Residential
- R-5: Manufactured Housing Community
- C-1: Central Business
- C-2: Community Business
- C-3: General Business
- O: Office
- I: Industrial
- NR: Natural Resources
- Rivers and Streams
- Street Centerline
- Lakes
- Parcels
- Municipalities
- Right of Way
- Parcels



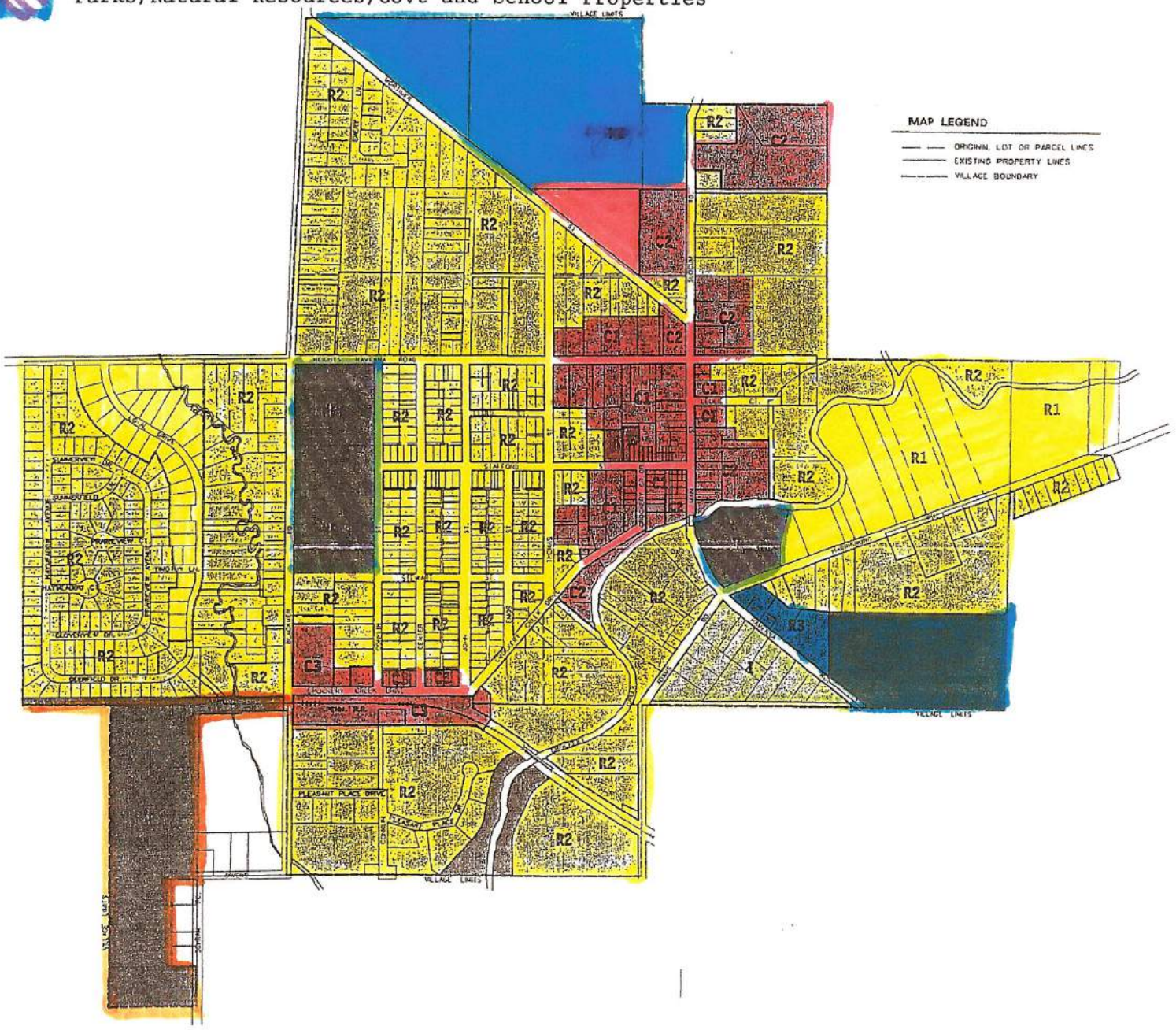
Map by Muskegon County GIS
1903 Marquette Ave, Suite A203
Muskegon, MI 49442
www.muskegoncountygis.org
Map data from Muskegon County GIS
Zoning information from the
Village of Ravenna
Projection: State Plane, NAD 1983
Michigan South Zone, International Feet
Printed: 2/6/2026




-  Commercial
-  Industrial
-  Low Density Residential
-  Moderate and High Density Residential
-  Mobile Home Community
-  Parks/Natural Resources/Govt and School Properties

FUTURE LAND USE MAP

VILLAGE OF RAVENNA

MUSKEGON COUNTY, MICHIGAN



- MAP LEGEND
-  ORIGINAL LOT OR PARCEL LINES
 -  EXISTING PROPERTY LINES
 -  VILLAGE BOUNDARY

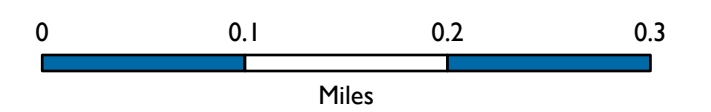


DRAFT Village of Ravenna General Reference Map

For Internal Use
and Markup Only

Map Features

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



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