

Special Meeting of the Village of Ravenna Zoning Board of Appeals was called to order by President Dohm at 6:36 PM at the Village meeting hall at 12090 Crockery Creek Dr Ravenna, MI.

Present: Steve Dohm, Shari Luce, Gordy Plescher, Steve Dodson.

Absent: Kent Boersema

President Dohm opened public comments for the First Reformed Church Height Variance public hearing at 6:41 PM and closed public comments at 6:42 PM. No comments made.

1) That the enforcement of the literal requirements of this Ordinance would cause unnecessary hardship or practical difficulties, as to a dimensional variance.

The ZBA agrees that there would be practical difficulties with the height limitation of 30'.

(2) That special conditions or circumstances exist which are peculiar to the land, structures or buildings involved and which are not applicable to other lands, structures or buildings in the same zoning district.

The ZBA agrees.

(3) That literal interpretation of the provisions of this Ordinance would deprive the applicant of property rights commonly enjoyed by other properties in the same zoning district.

The ZBA agrees.

(4) That the authorizing of such variance will not be of substantial detriment to adjacent or nearby lands, structures or buildings, and will not be contrary to the spirit and purpose of this Ordinance.

The ZBA agrees, the church had previously been on the site.

(5) That the special circumstances or conditions referred to in subsection (2) do not result from the actions of the applicant.

The ZBA agrees.

Motion by Dodson support by Luce to grant the height variance as requested (with the ZBA findings listed above.)

Yeas: Dodson, Plescher, Luce, Dohm

Nays: none

Motion carries 4-0. Height variance is granted.

Public Hearing for 3073 Mortimer St variance to expand the non-conforming use.

20x76 addition to the back of building for cold storage for raw materials. Concern with buffer zone. Semis coming in on Emery Lane are a concern to the residents on Emery Lane. Parcel combination of the lots was supposed to be done in 1990s.

President Dohm opened public comments at 6:51 PM and closed public comments at 6:59 PM. Several residents commented favorably. Sandy Rollenhagen raised concerns with existing commercial truck traffic on Emery Lane and that the three lots were supposed to have been adjusted in the 1990s but were not.

Motion by Plescher with support by Luce to table the decision to the 6/20 meeting. Motion carried 4-0.