

## Ravenna Township Dakota County. MN

1. Fred Johnson called the April 23, 2020 Joint Meeting of the Town Board and the Planning Commission to order with the Pledge of Allegiance at 7:06 p.m. Town Board Supervisor Paul Curtis, Carl Reuter and Brian Riches; Planning Commission members Randy Arndtson, Allen Clement, Jeff Human, Jeremy Rother and Tiffany Soucek; Clerk/Treasurer Caroline Spurgeon; and Consultant Mike Lamb were present. This meeting was held via Zoom due to Covid-19.
2. Carl moved to approve the agenda as printed. Paul seconded; motion passed unanimously.
3. Paul moved to approve the joint meeting minutes of 1/23/2020 as printed. Randy seconded; motion passed unanimously.
4. The meeting was turned over to Mike Lamb.
5. Brief review of priority ranking exercise. The top four items are businesses, accessory structures, sign ordinances and density/lot sizes.
6. Mike reviewed the comprehensive plan and provided a summary of take-aways. Met Council is estimating household growth of an additional 160 households in the next 20 years. Our current ordinance covers the solar protection outlined in the comp plan. The MRCCA will be an added district.
7. Mike provided a partial annotated outline and went over some of the notes. Section 040 Definitions – need to move other definitions found throughout the ordinance to this section. Also need to look at definition of “farm” and “right to farm.”
8. Section 050 – need to add some language about virtual meetings.
9. Section 060 – Ag Preserves / Green Acres. Do we need to add a district overlay? These need to be mapped out.
10. Section 102 – Conservation District and Section 105 – Critical Area Overlay appear to be one in the same since they overlap boundaries and are consistent with the MRCCA boundaries. The new district could be named Mississippi Critical Overlay. This new district mostly affects Blackbird Trail development.
11. Section 202 Performance Standards – need consistency between items 202.2 #2 and 202.2 #5. 202.2 #6 needs to add more common building materials like vinyl siding.
12. Section 202.3 Accessory Structures were discussed. Allen stated we need more square footage allowed – up to 45% more. Also need to look at garage allowance since most need 3 car garage. Jeremy stated we need to add aesthetics and not set allowances on random numbers. Carl noted that we need to watch impervious surfaces so we don’t have more flooding issues. Randy asked if there was some type of formula, we to determine allowable sizes. Fred noted that we need to make sure there is enough room for a 2<sup>nd</sup> septic system site or a possible new well and setbacks. Mike noted that he will look at impervious coverage, storm water run of and comparable townships. Paul noted we need to look at sidewall height due to the size of items people need to store and likes a formula-based allowance. Carl asked that when comparing townships that we look at townships’ densities compared to ours. Brian stated he would like to see more garage as a 3-car garage is standard. He also likes the idea of formula based and would like to see 16 feet sidewalls.
13. Section 600 – Signs was discussed. Possibly tie sign regulations to an IUP or Home Occupation or General Use. Samples of other township sign ordinances were provided prior to the meeting. Paul stated he liked Hampton Township ordinance. Would also like to see wall signs be allowed for businesses. Tiffany stated we need to watch the lighting – nothing flashy. Jeremy stated we have different sizes based on business vs. non-business use. Paul further stated size could be based on setbacks from the road – 75’ from a highway vs. 33’ from a township road.
14. Discussion on IUP’s and CUP’s. Discussion on converting an IUP to a CUP after a certain length of time. After x number of years have an option of converting to a CUP if requested by owner and voted on by the board to allow. Paul would like to see that the IUP ordinance does not

need to amended first to allow the use and then apply for the permit. Should all be in one process. Need to discuss with Troy if this is allowable and logistics.

15. Discussion on Home Occupations. Need to look at what really is classified as a home occupation. Should some be considered as IUP's based on the type of business. Need to look at the \$20 application fee and what is the value of knowing who has a home occupation.

16. Next meeting May 28<sup>th</sup> at 7:00 p.m. Mike will continue working on an annotated outline and look at other townships at how they are doing IUP's/CUP's and accessory structures.

17. Fred moved to adjourn the meeting. Allen seconded; motion passed unanimously. The meeting was adjourned at 9:06 p.m.

Respectfully Submitted,

Caroline Spurgeon  
Ravenna Township Clerk / Treasurer