

## Ravenna Township Dakota County. MN

1. Fred Johnson called the June 25, 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 and Brian Riches; Planning Commission members Allen Clement, Jeff Human, and Tiffany Soucek; Clerk/Treasurer Caroline Spurgeon; and Consultant Mike Lamb were present. This meeting was held in the town hall practicing social distancing due to Covid-19.
2. Paul moved to approve the agenda as printed. Jeff seconded; motion passed unanimously.
3. Allen moved to approve the joint meeting minutes of 5/28/2020 as printed. Brian seconded; motion passed unanimously.
4. The meeting was turned over to Mike Lamb.
5. Mike provided an updated annotated outline.
6. Review of Troy's response to IUP's and CUP's. IUP's are usually a temporary use and where they could impact the neighbors. CUP's are long-term and deemed appropriate for the neighborhood. An IUP could potentially convert to a CUP.
7. Reviewed suggested language for a new Section 080 – Conditional Use Permit Attachment A.1. Item G – “A certified copy of the conditional use permit shall be recorded with the Dakota County Office Property Taxation and Records” needs to remain. This is a Minnesota Statute.
8. Page 2 of Attachment A.1 item #2 – “the proposed use is consistent with the Comprehensive Plan and this Ordinance” was discussed. Need to ensure that we can make allowances for new uses.
9. Page 1 of Attachment A.1 item #3 – question of notices being sent out to properties located within 350 feet. Is this number high enough. Need to find state statute.
10. Discussion on making making IUP and CUP language consistent. Need to define and spell out the distinctions between the two under Section 040 – Definitions. Questions raised on current Section 055 – Existing Conditional Use Permits if Section 070 becomes IUP's and Section 080 becomes CUP's. Need to determine if Section 055 can go away.
11. Review of the MRCCA Overlay District. This would replace Section 102 CV Conservation District and Section 105 CA Critical Area Overlay District. The boundaries overlap and the MRCCA has more regulations. Need to define boundaries on zoning map. We have 1 year to adopt this district from official notification from the DNR. Mike to determine what that date is.
12. Reviewed suggested language for Section 605 – new line item #3 for conditional use permits. Fred asked about IUP's – needs to be the same for both CUP and IUP's and part of the application process. Also need to remove item #1 – C “signs located within a business, office, mall or other enclosed area that cannot be seen from the outside” as this does not pertain to our township.
13. Reviewed Table 202 Accessory Structure Sizing chart based on square foot ratio. All sidewall heights are at 16'. The allowable square footage for 1 to 1.9 acres went down. Allen stated that for a 2-acre lot they did not get enough of an increase in allowable square footage. Fred expressed concern for the smaller lots about having enough room for another septic system and impervious surfaces.
14. Reviewed Attachment E – Noise Nuisances for a new Section 910. Brian stated that right to farm/field work cannot be affected especially under item #9 “the operation of an internal combustion engine or the repairing, rebuilding, building or testing of vehicles or equipment in a manner to create unreasonably disturbing noises;”. Discussion on how the Event Center would be affected by this ordinance. Discussion on Item #2 under Subd. 2 – normal outdoor maintenance with implements and snow plowing should not have restrictions.
15. Allen asked about garage allowances and stated it needs to be more than 820 square feet. After some discussion, he moved to add 200 more square feet to the allowance. There was no second; motion failed. Need to determine how much space is needed for a 3 vehicle garage.

16. Next meeting is set for July 23<sup>th</sup> at 7:00 p.m. Will determine accessory structure table, noise ordinance and DNR schedule for MRCCA. There will be no meeting in August due to conflicts.
17. Fred moved to adjourn the meeting. Allen seconded; motion passed unanimously. The meeting was adjourned at 8:40 p.m.

Respectfully Submitted,

Caroline Spurgeon  
Ravenna Township Clerk / Treasurer