

## Ravenna Township Dakota County. MN

1. Fred Johnson called the May 28, 2020 Joint Meeting of the Town Board and the Planning Commission to order with the Pledge of Allegiance at 7:00 p.m. Town Board Supervisor Paul Curtis, Carl Reuter and Brian Riches (arrived at 7:52); 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 in the town hall practicing social distancing due to Covid-19.
2. Carl moved to approve the agenda as printed. Allen seconded; motion passed unanimously.
3. Carl moved to approve the joint meeting minutes of 4/23/2020 as printed. Randy seconded; motion passed unanimously.
4. The meeting was turned over to Mike Lamb.
5. Mike provided an updated annotated outline. Once all items are annotated, new language will be written.
6. Section 204 - reviewed a definition of Right to Farm from Waterford Township. Consensus is to leave current language as is.
7. Section 070 - discussion on adding conditional use permits to this section. Need to look at listing allowable uses in RR-1 Section 101.2. Troy is advising that a IUP should not be converted to a CUP. Need further clarification on that response along with what should be considered an IUP versus a CUP; how do we address ownership changes of a business if original owner is still on property; what would need to happen if a current IUP wants to be a CUP if we start allowing CUP's. Also discussed was locations of businesses within the township – does this trigger an IUP versus a CUP?
8. Section 202.3 Accessory Structures was discussed. Consensus that we do not need language that materials need to be in relation to principal structure. Also, we don't want to specify location of buildings. Reviewed a couple of townships ordinances that height limits of accessory structures are set a maximum height as the principal structure. It was noted that a rambler style house would be at a disadvantage.
9. Reviewed Table 202. Mike suggested grouping by similar lot size and number of structures allowed, require a 25' setback of principal structure and 7+ acre lots permitted 16' sidewalls. Discussion on 16' sidewall heights for all parcels as this is lower than a 2-story house. Allen provided a table showing size increases of 30%, 40% and 45% on current allowances as people need more space to put their bigger items in such as campers. Brian stated that our current table allowance ratio of accessory building square feet allowed per acreage decreases when you have more acreage: 1 acre = 43,560 square feet and allowable bldg. square feet is 1500 which is 3.4435% of acreage. Whereas a 7-acre parcel = 304,920 square feet and allowable bldg. square feet is 3300 sq ft which is 1.0823% of acreage. Most were in agreement that we need to look at using a base % of square feet of acreage proportion ratio. Also, need to look at sidewall height could increase if set back increases.
10. Discussion on garage allowances before it affects accessory structure allowance. Need to determine a standard 3 car garage as our current allowance is for a 2-car garage.
11. Section 600 Signs was discussed. Troy has advised that sign regulations are under extreme scrutiny that regulate the message of the sign. Look at permanent signs for IUP's/CUP's only and have it be part of the application process. Also look at the possibility of wall signs and sizing will depend on road frontage – township/county/highway. Also need to look at branding/identity/logo of a business if that is considered art or signage.
12. Currently there is no regulations on fencing. Calls are received as to whether or not they are allowed, placement, materials, etc. Discussion as to whether or not it is required. Consensus was no language needs to be added.

13. MRCCA Ordinance language was tabled to next month.
14. Next meeting is set for June 25<sup>th</sup> at 7:00 p.m.
15. Carl moved to adjourn the meeting. Jeff seconded; motion passed unanimously. The meeting was adjourned at 9:10 p.m.

Respectfully Submitted,

Caroline Spurgeon  
Ravenna Township Clerk / Treasurer