

**RAVENNA TOWNSHIP
DAKOTA COUNTY, MINNESOTA
Resolution No. 2013-03**

**RESOLUTION APPROVING AN APPLICATION FOR A ZONING AMENDMENT
AND ADOPTING ORDINANCE NUMBER 01-2013**

WHEREAS, Dawn Lanning (“Applicant”) submitted an application to Ravenna Township on December 7, 2012 requesting an amendment to the Ravenna Township Zoning Ordinance (“Ordinance”) seeking to add horse training and agricultural related educational and therapeutic services to the Ordinance as permitted uses in the Rural Residential (RR-1) District (“Application”);

WHEREAS, the Ravenna Township Planning Commission conducted a public hearing on the Application on January 24, 2013 and, after hearing from the public and reviewing the written submissions, voted to forward the Application to the Town Board with a recommendation that it seek information from the Town Attorney and the Town Building Inspector regarding the legal and building code issues associated with the proposed amendment;

WHEREAS, the Town notified the Applicant in writing that it was extending the 60 day rule to allow it more time to gather additional information and advice regarding the Application and the proposed amendment to the Ordinance;

WHEREAS, the Town Board held a special meeting on February 21, 2013 to discuss the Application and to receive information from the Town Attorney and the Town Building Inspector. The Town Board hereby finds and determines, based on the record and consideration of this matter at the special meeting and the present meeting, as follows:

- a. The Town Board previously informed the Applicant that conducting day camps on her property for the public to learn about and ride horses is a commercial use that is not within the definition of Agricultural Use and therefore is not allowed. The Applicant submitted the Application seeking an amendment to allow such uses in the RR-1 District;
- b. The uses proposed by the Applicant have the potential to generate negative impacts, based in part on where they are conducted within the RR-1 District, that cannot be adequately anticipated and addressed in the Ordinance if the use was allowed as a permitted use. Instead, the Town Board determines the most appropriate method for allowing the proposed uses is to define them as a single use allowed in the RR-1 District as an interim use requiring the issuance of an interim use permit on which the Town can place conditions to address the impacts as needed;
- c. The Town Board acted to direct the Town Attorney to prepare the necessary language to amend the Ordinance to define the use, designate it an interim use in the RR-1 District, and to set out the administrative procedures to consider and issue interim use permits; and

- d. Because the establishment of an interim use permitting process in the Ordinance is not necessarily limited to the specific uses proposed by the Applicant, the Town will not charge the Applicant for the costs the Town incurred to process the Application that exceeds the escrow amount submitted with the Application; and

WHEREAS, this Resolution is adopted to formally act on the Application by approving an amendment to the Ordinance, as drafted by the Town Attorney, to allow commercial animal services in the RR-1 District as an interim use that requires the issuance of an interim use permit.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board as follows:

1. Ordinance Number 01-2013, an "Ordinance Amending the Ravenna Township Zoning Ordinance (01-2010) Regarding Commercial Animal Services", as presented to the Town Board is hereby approved and adopted, including an amendment to the Ravenna Township Fee Schedule adding a fee and escrow requirement related to seeking an interim use permit.
2. The adoption of this Resolution and Ordinance Number 01-2013 amending the Ravenna Township Zoning Ordinance constitutes final action on, and approval of, the Application with the modifications of defining the proposed uses collectively as commercial animal services and classifying the use as an interim use rather than a permitted use in the RR-1 District.
3. The Applicant is not allowed to establish or otherwise undertake any commercial animal services unless she applies for and obtains an interim use permit from the Town Board pursuant to the amended Ravenna Township Zoning Ordinance.
4. The Town Clerk-Treasurer is hereby authorized and directed to provide the Applicant a copy of this Resolution and of the Ordinance Number 01-2013.

Adopted on this 14th day of March, 2013.

BY THE TOWN BOARD



Mike Waxon, Chairperson

Attest:



Caroline Spurgeon, Clerk-Treasurer

