

RAVENNA TOWNSHIP
DAKOTA COUNTY, MINNESOTA
Resolution No. 2016-04

**A RESOLUTION DENYING AN INTERIM USE
PERMIT FOR A COMMERCIAL ANIMAL SERVICES
OPERATION ON LAND WITHIN THE TOWN**

WHEREAS, Dawn Lanning (“Applicant”) submitted an application to Ravenna Township (“Town”) requesting the issuance of an interim use permit (“IUP”) to provide commercial animal services on the property owned by Adam Bauer, located at 16032 180th Street East, Hastings, Minnesota, 55033, and which is legally described in the attached Exhibit A (“Property”);

WHEREAS, the Applicant is seeking an IUP renewal to conduct agricultural education programs, in the form of day camps, and equine assisted therapeutic services on the Property;

WHEREAS, the Town Board hereby finds and determines as follows regarding the application:

- a. The Property contains approximately 61.03 acres and is located within the Town’s RR-1 District;
- b. The Applicant indicates in her application that there are no changes in use from the original IUP issued under Resolution 2013-07 as it relates to commercial animal services;
- c. The proposed uses are within the definition of commercial animal services in Section 40 of the Ordinance and are allowed by Section 101.2.5 in the RR-1 district with the issuance of an IUP from the Town;
- d. The Ravenna Township Planning Commission conducted a public hearing on the application on June 23, 2016 after due notice having been provided. The Planning Commission considered the comments made at the hearing and found that the use, as proposed, satisfies the criteria set out in Section 70.3 of the Ordinance. Specifically, the Planning Commission found the following with respect to the satisfaction of the criteria, taking into account the conditions to be imposed on the IUP: a specific termination date or event can be established; an application is required stating the current owner of the property; a copy of the signed lease agreement between Owner and Applicant is required; The IUP is issued to the property; the IUP is null and void if Owner and Applicant do not have an agreement;
- e. The Planning Commission voted to forward the application to the Town Board with a recommendation that it be approved with certain conditions;
- f. The Town Board considered the application at its meeting held on July 19, 2016;

g. The Town Board concurs with the findings of the Planning Commission and determines the issuance of the requested IUP is consistent with the Ordinance.

WHEREAS, the applicant was advised at the public hearing May 23, 2016 that a new application and signed lease agreement between applicant and owner was required;

WHEREAS, the applicant was further advised via letter dated July 20, 2016 and email dated July 27, 2016 that a new application and signed leased agreement between applicant and owner was required;

WHEREAS, to date Township has not received required documents;

NOW, THEREFORE, BE IT RESOLVED, that, based on the record of this matter, and the findings and determination contained herein, the Town Board hereby denies an interim use permit to provide commercial animal services on the Property.

Upon being put to a vote, the following supervisors voted in favor of said Resolution:

Carl Reuter: X Brian Riches: X Mike Waxon: X

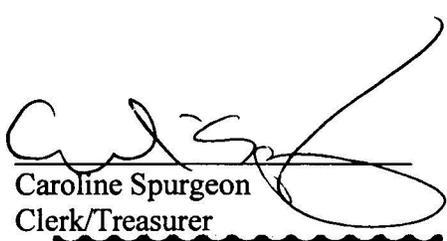
The following supervisors voted in opposition to said Resolution:

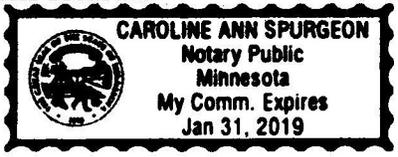
Carl Reuter: Brian Riches: Mike Waxon:

WHEREUPON, the Chairperson declared the Resolution to be duly passed and adopted this 11th day of August, 2016.

Attest:

Ravenna Township,
Dakota County, Minnesota


Caroline Spurgeon
Clerk/Treasurer



By: *Carl Reuter*
Carl Reuter, Town Board Chairperson

By: *Brian Riches*
Brian Riches, Town Board Supervisor

By: *Mike Waxon*
Mike Waxon, Town Board Supervisor

EXHIBIT A
Legal Description of the Property

Wolcott Acres – 3rd Addition

Lot 1 Block 1