

**RAVENNA TOWNSHIP
DAKOTA COUNTY, MINNESOTA
Resolution No. 2017-05**

**A RESOLUTION ISSUING AN INTERIM USE
PERMIT FOR EVENT HOSTING
ON LAND WITHIN THE TOWN**

WHEREAS, Paul and Kari Curtis (“Applicant”) submitted an application to Ravenna Township (“Town”) requesting the issuance of an interim use permit (“IUP”) for the operation of event hosting on the property located at 21321 Polk Avenue, Hastings, Minnesota, 55033 and which is legally described in the attached Exhibit A (“Property”);

WHEREAS, the Town previously undertook, at the Applicant’s request, the process to amend the Ravenna Township Zoning Ordinance (“Ordinance”) to allow event hosting in the Rural Residential (RR-1) District as an interim use;

WHEREAS, the Applicant is seeking an IUP for the operation of event hosting in the forms of weddings, receptions, graduation parties, or corporate events on the Property;

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

- a. The Property contains approximately 75.15 acres and is located within the Town’s RR-1 District;
- b. The proposed uses are within the definition of event centers 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;
- c. The Ravenna Township Planning Commission conducted a public hearing on the application on January 26, 2017 after due notice having been provided. The Planning Commission considered the comments made at the hearing and were deadlocked;
- d. The Planning Commission forwarded the application to the Town Board with a recommendation that it be approved with certain conditions;
- e. The Town Board considered the application at its meeting held on February 9, 2017;

NOW, THEREFORE, BE IT RESOLVED, that, based on the record of this matter, and the findings and determination contained herein, the Town Board hereby approves and issues an interim use permit for the operation of event hosting on the Property provided the Applicant complies with, and remains in compliance with, all of the following conditions and limitations:

1. Scope of Permit. This permit allows for the operation of event hosting by Paul and Kari Curtis on their property 21321 Polk Avenue, Hastings, Minnesota.

2. Duration of Permit. This permit shall terminate six (6) years from the date of its issuance. The Town Board may renew the permit at their discretion upon receiving a renewal request in writing from the permit holder at least sixty (60) days in advance of the permit expiration date. If a renewal decision is not made by the Town Board before the expiration date of the IUP, the IUP remains in effect until a decision is obtained. A renewal of the IUP shall not be unreasonably denied.
3. Compliance. This permit is subject to the requirements of the Town's ordinances and the Applicant and Owner are responsible for any and all activities and events on the property and must comply with all applicable federal, state, and local laws, rules, regulations, and ordinances, and to obtain such other permits and permissions as may be required by law.
4. Lighting. Outdoor lighting between the event center building and Polk Avenue shall be down lighting.
5. Inspection. The Applicant shall be required to comply with an annual inspection by a member of the Town Board to ensure compliance with the permit conditions.

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 9th day of March, 2017.

Attest:

Ravenna Township,
Dakota County, Minnesota

By: Carl Reuter
Carl Reuter, Town Board Chairperson

By: Brian Riches
Brian Riches, Town Board Supervisor

By: Mike Waxon
Mike Waxon, Town Board Supervisor

Caroline Spurgeon
Caroline Spurgeon
Clerk/Treasurer

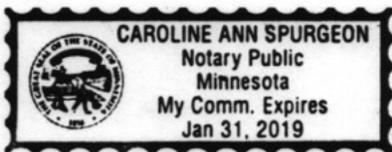


EXHIBIT A
Legal Description of the Property

Parcel ID 33-03100-01-013

Section 31 Twn 114 Range 16

E ½ of NE ¼ EX PART 14
MN DOT R/W PLAT 19-133
SUBJ TO FNAP EASEMENT OVER
68.6 ACRES

NOTE: Parcel 33-03100-01-011 and 33-03100-01-012 were combined January 27, 2017