

**RAVENNA TOWNSHIP
DAKOTA COUNTY, MINNESOTA
Resolution 2021-09**

**RESOLUTION GRANTING A CONDITIONAL USE PERMIT
FOR THE PROPERTY LOCATED AT 21321 POLK AVENUE**

WHEREAS, Paul Curtis, (“Applicant”) owns the property (PID 33-03100-01-013) located at 21321 Polk Avenue, and which is legally described in the attached Exhibit A (“Property”);

WHEREAS, Applicant submitted an application to Ravenna Township (“Town”) for a conditional use permit to allow the operation of an event-hosting business on the Property;

WHEREAS, the Applicant proposes to operate a year-round event center (“Use”) for events up to 340 people with two signs and parking for 125 cars on the Property;

WHEREAS, the Applicant is currently operating the Use under an interim use permit and Town Ordinance 01-2021, adopted February 11, 2021, now allows event hosting in a Rural Residential (“RR-1”) District as a conditional use;

WHEREAS, the Applicant has obtained a Commercial Entry permit from the Minnesota Department of Transportation to use the current entrance to the Property on Polk Avenue for the Use; *CS Transportation*
C.R.

WHEREAS, the Property contains approximately ~~68.6~~ ^{*CS*} ~~68.6~~ acres and is located in the Town’s RR-1 District; *75.15*
C.R.

WHEREAS, the Ravenna Township Planning Commission held a public hearing regarding the requested conditional use permit (“CUP”) on September 23, 2021, and took action to forward the request to the Town Board with a recommendation that the CUP be granted based on the presented findings and with certain conditions;

WHEREAS, the requested CUP came before the Town Board at its October 14, 2021, at which the Town Board allowed further comments by the Applicant and the public; and

WHEREAS, the Town Board hereby finds and determines the following:

- a. The application received on August 2, 2021, regarding this matter is incorporated herein by reference and attached as Exhibit B;
- b. The Use is allowed by Ravenna Township Zoning Code (“Zoning Code”) in the RR-1 District with the issuance of a CUP;
- c. The proposed signage is allowed by the Zoning Code in the RR-1 District with the issuance of a CUP; and

- d. The Applicant's proposal meets the applicable use standards and the criteria for approving a CUP under the Zoning Code.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board, that it hereby approves and issues, based on the record of this matter, the application materials, and the findings contained herein, the requested CUP conditioned on compliance with all of the following:

1. Scope. The CUP granted by this Resolution allows the Applicant to operate a year-round event center on the Property. Events shall not host more than 340 people nor park more than 125 passenger vehicles.
2. Signage. The CUP granted by this Resolution allows the Applicant to place and maintain two signs as described in attached Exhibit B.
3. Lighting. Lighting on the Property, including lighting for signage, shall be arranged so as to deflect light away from adjacent lots and streets and the source shall be hooded or shielded so as to prevent beams or rays of light from being directed at any portion of adjoining properties or streets.
4. Sound. Live and recorded music and the sound of any special effects shall not be audible beyond the limits of the Property between sunset and sunrise.
5. Representations. All representations, written and oral, made by the Applicant and the Applicant's agents and representatives to the Town contained in and concerning the application must have been true, complete, and accurate at the time they were made.
6. Compliance. The Applicant shall comply, and remain in compliance at all times, with all applicable federal, state, and local laws, rules, regulations, and ordinances concerning the development of the Property and operation of the approved use. The Applicant shall also be required to obtain and comply with all other permits and permission that may be required.
7. Inspections. The Town, its officers, and consultants may enter the Property, after providing reasonable notice to the Applicant, at all reasonable times to conduct inspections for the purpose of ensuring compliance with this approval. Prior notice to inspect the Property is not required in the event of an emergency.
8. Revocation. The violation of any terms or conditions of this permit including, but not limited to, violation of any applicable federal, state, or local laws, rules, regulations, and ordinances, may result in revocation of this permit. The Applicant shall be given written notice of any violation and reasonable time to cure the violation before a revocation of the permit may occur. Adherence to the terms of this permit shall be monitored on a complaint basis.
9. Binding. This permit and its conditions are binding on the Applicant, its successors and assigns, and shall run with the Property, and shall not in any way be affected by the

subsequent sale, lease, or other change from current ownership, until the permit is revoked as provided herein. The obligations of the Applicant under this permit shall also be the obligations of the current and any subsequent owners of the Property.

19. Only Permit. This permit supersedes and replaces any other permits previously issued by the Town for the Property, and all such previous permits shall be deemed repealed.
20. Acceptance of Conditions. Utilization of the Property for any of the uses allowed by this permit shall automatically be deemed acceptance by the Applicant of, and agreement to, the terms and conditions of this permit without qualification, reservation, or exception.
21. Amendments. Any alteration or expansion of uses authorized by this permit, or the alteration of any plans submitted related to those uses, shall not be allowed unless an amended conditional use permit is obtained from the Town.

Upon being put to a vote,

The following supervisors voted in favor of said Resolution:

Paul Curtis: abstain Jeff Human: X Carl Reuter: X

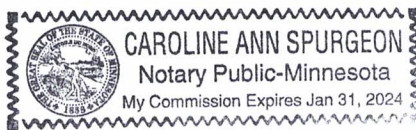
The following supervisors voted in opposition to said Resolution:

Paul Curtis: abstain Jeff Human: _____ Carl Reuter: _____

WHEREUPON, the Chairperson declared the Resolution to be duly passed on this 14th day of October 2021.

Attest:

Ravenna Township,
Dakota County, Minnesota



By: abstain
Paul Curtis, Town Board Supervisor

By: [Signature]
Jeff Human, Town Board Supervisor

By: [Signature]
Carl Reuter, Town Board Supervisor

[Signature]
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 PAR 14 MN DOT R/W PLAT 19-133 SUBJ TO FNAP EASEMENT OVER
68.6 ACRES

EXHIBIT B
Application

[Attached hereto]