

**RAVENNA TOWNSHIP  
DAKOTA COUNTY, MINNESOTA  
Resolution 2021-11**

**RESOLUTION GRANTING A CONDITIONAL USE PERMIT  
FOR THE PROPERTY LOCATED AT 15335 RAVENNA TRAIL**

**WHEREAS**, Jean Evans (“Applicant”) owns the property (PID 33-03600-04-020) located at 15335 Ravenna Trail, 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 (“CUP”) to allow an unlit 4’x 8’ multi-faced sign with an optional phone number addition of 1’x 8’ (“Use”) on the Property;

**WHEREAS**, the Ravenna Township Zoning Ordinance, Ordinance 01-2021 adopted February 11, 2021, (“Zoning Ordinance”) allows for signs in a Rural Residential (“RR-1”) District as a conditional use;

**WHEREAS**, the Property is located in the Town’s RR-1 District;

**WHEREAS**, the Ravenna Township Planning Commission held a public hearing regarding the requested CUP on November 18, 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 December 9, 2021 meeting, at which the Town Board considered the matter and 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 October 14, 2021, regarding this matter is incorporated herein by reference and attached as Exhibit B;
- b. The Use is allowed by Zoning Ordinance in the RR-1 District with the issuance of a CUP; and
- c. The Applicant’s proposal meets the applicable use standards and the criteria for approving a CUP under the Zoning Ordinance.

**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 for the Sign conditioned on compliance with all of the following:

1. Scope. The CUP granted by this Resolution allows the Applicant to place and maintain one unlit 4'x 8' multi-faced sign with an optional phone number addition of 1'x 8' as described in attached Exhibit B.
2. Maintenance and Repair. The sign must be kept in good physical condition per Section 604 of the Ravenna Township Zoning Ordinance.
3. 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.
4. 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.
5. 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.
6. Revocation. The violation of any terms or conditions of this CUP including, but not limited to, violation of any applicable federal, state, or local laws, rules, regulations, and ordinances, may result in revocation of this CUP. The Applicant shall be given written notice of any violation and reasonable time to cure the violation before a revocation of the CUP may occur. Adherence to the terms of this CUP shall be monitored on a complaint basis.
7. Binding. This CUP 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 CUP is revoked as provided herein. The obligations of the Applicant under this CUP shall also be the obligations of the current and any subsequent owners of the Property.
8. Acceptance of Conditions. Utilization of the Property for any of the uses allowed by this CUP shall automatically be deemed acceptance by the Applicant of, and agreement to, the terms and conditions of this CUP without qualification, reservation, or exception.
9. Amendments. Any alteration or expansion of the use authorized by this CUP, or the alteration of any plans submitted related to that use, shall not be allowed unless an amended CUP is obtained from the Town.

Upon being put to a vote,

The following supervisors voted in favor of said Resolution:

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

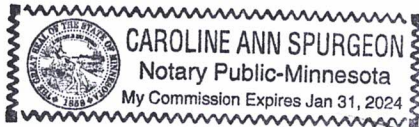
The following supervisors voted in opposition to said Resolution:

Paul Curtis: \_\_\_\_\_ Jeff Human: \_\_\_\_\_ Carl Reuter: \_\_\_\_\_

WHEREUPON, the Chairperson declared the Resolution to be duly passed on this 9<sup>th</sup> day of December 2021.

Attest:

Ravenna Township,  
Dakota County, Minnesota



By: Paul Curtis  
Paul Curtis, Town Board Supervisor

By: \_\_\_\_\_  
Jeff Human, Town Board Supervisor

By: Carl Reuter  
Carl Reuter, Town Board Supervisor

Caroline Spurgeon  
Caroline Spurgeon - Clerk/Treasurer



**EXHIBIT A**  
Legal Description of the Property

That part of Section Thirty Six (36), Township One Hundred Fifteen (115), Range Seventeen (17), described as follows: Commencing at the Southeast corner of the West one-half (W 1/2) of the Southeast Quarter (SE 1/4); thence due North on an assumed bearing along the East line of the West one-half (W 1/2) of the East one-half (E 1/2) of said Section Thirty Six (36) for a distance of 2835.58 feet to a point; thence due North along said East line of said West one-half (W 1/2) of the East one-half (E 1/2) a distance of 110.84 feet; thence North 64 degrees 27' 07" West for a distance of 419.00 feet; thence North 25 degrees 32' 53" East for a distance of 248.91 feet to the centerline of County Highway No. 54; thence North 64 degrees 27' 07" West along said centerline for a distance of 249.70 feet to a point which is the point of beginning of the description of the land herein described; thence South 25 degrees 32' 53" West a distance of 348.91 feet, thence North 50 degrees 50' 12" West a distance of 562.92 feet; thence North 0 degrees 04' 0" East 206.16 feet to a point in the centerline of County Highway No. 54; thence along the centerline of said County Highway No. 54 a distance of 637.06 feet, more or less, to the point of beginning and there terminating, according to the Government Survey thereof.