

**RAVENNA TOWNSHIP  
DAKOTA COUNTY, MINNESOTA  
Resolution 2022-03**

**RESOLUTION GRANTING A CONDITIONAL USE PERMIT  
FOR THE PROPERTY LOCATED AT 19985 QUENTIN AVENUE**

**WHEREAS**, Chris Treptow and Breanna Treptow (collectively, the “Applicant”) own the property (PID 33-02100-50-013) located at 19985 Quentin 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 (“CUP”) to allow dog boarding service (“Business Use”) on the Property;

**WHEREAS**, Ordinance 03-2021 adopted October 14, 2021, amended the Ravenna Township Zoning Ordinance (“Zoning Ordinance”), to allow dog boarding services in a Rural Residential (“RR-1”) District as a conditional use;

**WHEREAS**, the Property contains approximately 12.41 acres and is located in the Town’s RR-1 District;

**WHEREAS**, the Ravenna Township Planning Commission held a public hearing regarding the requested CUP on February 16, 2022 and acted 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 March 10, 2022 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 as follows:

- a. The application received from the Applicant on January 5, 2022 regarding this matter is attached as Exhibit B (“Application”) and is incorporated herein;
- b. Section 101.2.4(10) of the Zoning Ordinance allows the Business Use 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 Section 080.3 of 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, and the findings contained herein, the requested CUP for the Property to conduct dog boarding services conditioned on compliance with all of the following:

1. Scope. The CUP granted by this Resolution allows the Applicant to provide dog boarding services as described in the Application.
2. Sign. An unlit sign no larger than five square feet in display surface must be installed at the driveway entrance. The sign must be kept in good physical condition in accordance with Section 604 of the Zoning Ordinance.
3. Screening. Fencing at a minimum of 8 feet high with screening which limits boarded dogs from seeing people or dogs outside of the kennel and its exercise area must be installed and maintained.
4. Dog Control. Dogs must be on a leash at all times to/from car and kennel during drop off and pick up.
5. Hours of Operation. Dogs must be dropped off or picked up between the hours of 8:00 a.m. and 6:00 p.m.
6. Kennels. There are to be no more than 10 kennels.
7. Building. Building must have 6" insulation and insulated windows to mitigate noise. There also is to be a double door narthex.
8. Setbacks. The kennel must be at least 50 feet from the east property line. Conifer trees must also be planted between kennel and east property line.
9. Exercise Limit. No more than three boarded dogs may be outside of the kennel at a time.
10. Condition Review. Dogs shall not begin to be boarded on the Property until Applicant provides the Town written notice of the date on which dog boarding services are to start. Within the three months of the start date, provided at least three regular Town Board meetings occur within that time, the Town Board may review the adequacy of the CUP conditions with the Applicant. If the Town Board and the Applicant agree that additional or revised conditions should be added to this CUP, the Town Board may adopt a resolution amending this CUP. The Applicant shall be required to comply with all of the conditions on this CUP, including the agreed upon amendments. If there is an amendment resolution, it shall be recorded against the Property.
11. 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.
12. 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.

13. 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.
14. Revocation. The violation of any term or condition 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.
15. 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.
16. 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.
17. Recording. The Applicant is responsible for, at its own cost, recording this CUP against the Property with the County and for providing the Town a copy of the recorded CUP within 10 days of the recording.
18. 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:   X   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 14<sup>th</sup> day of April 2022.

Ravenna Township,

Dakota County, Minnesota

Attest:

By: Paul Curtis

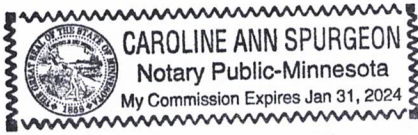
Paul Curtis, Town Board Supervisor

By: Jeff Human

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

#### CADASTRAL LEGAL DESCRIPTION

The West 500 feet of the SW 1/4 of the SW 1/4 of Section 21, Township 114, Range 16, Dakota County, Minnesota, lying southerly of the following described lines: Beginning at a point on the West line of said SW 1/4 of the SW 1/4, distant 483.32 feet north of the Southwest corner of said SW 1/4 of the SW 1/4, said point being in the centerline of an existing driveway; Thence northeasterly along said driveway, along a non-tangential curve, concave to the northwest, having a radius of 324.09 feet, a central angle of 111° 06', a chord bearing of N 19° 03' 03" E (the West line of said SW 1/4 of the SW 1/4 is assumed to bear N 127° 48' W), a distance of 63.74 feet; thence N 21° 00' 00" E, tangent to said curve, a distance of 165.00 feet; Thence northeasterly and easterly along a tangential curve, concave to the southeast, having a radius of 250.00 feet, a central angle of 90° 00' 00", a distance of 392.70 feet; Thence S 89° 00' 00" E tangent to the last described curve, a distance of 87.00 feet to the East line of said West 500 feet and there terminating.

The East 403.00 feet of the Southeast Quarter of the Southeast Quarter (SE 1/4, SE 1/4), Section 20, Township 114, Range 16, Dakota County, Minnesota, lying southerly of the following described lines: Beginning at a point on the West line of said SW 1/4 of the SW 1/4 of Section 21, distant 483.32 feet north of the southwest corner of said SW 1/4 of the SW 1/4, said point being in the centerline of an existing driveway; thence southwesterly and westerly, along said driveway, along a non-tangential curve, concave to the northwest, having a radius of 324.09 feet, a central angle of 80° 35' 17", a chord bearing of N 89° 33' 44" E (the West line of said SW 1/4 of the SW 1/4 is assumed to bear N 127° 48' W), a distance of 455.84 feet; Thence N 74° 08' 37" W, tangent to said curve, a distance of 30.00 feet and there terminating, reserving and excepting an easement for driveway purposes 15 feet southerly of the following described lines: A. Beginning at a point on the West line of said SW 1/4 of the SW 1/4, said point being in the centerline of an existing driveway, thence northeasterly along said driveway, along a non-tangential curve, concave to the northwest, having a radius of 324.09 feet, a central angle of 111° 06', a chord bearing of N 19° 03' 03" E (the West line of said SW 1/4 of the SW 1/4 is assumed to bear N 127° 48' W), a distance of 63.74 feet; thence N 21° 00' 00" E, tangent to said curve, a distance of 165.00 feet; Thence northeasterly and easterly along a tangential curve, concave to the southeast, having a radius of 250.00 feet, a central angle of 90° 00' 00", a distance of 392.70 feet; Thence S 89° 00' 00" E tangent to the last described curve, a distance of 87.00 feet to the East line of said West 500 feet and there terminating. B. Beginning at a point on the West line of said SW 1/4 of the SW 1/4 of Section 21, distant 483.32 feet north of the Southwest corner of said SW 1/4 of the SW 1/4, said point being in the centerline of an existing driveway; thence southwesterly and westerly, along said driveway, along a non-tangential curve, concave to the northwest, having a radius of 324.09 feet, a central angle of 80° 35' 17", a chord bearing of N 89° 33' 44" E (the West line of said SW 1/4 of the SW 1/4 is assumed to bear N 127° 48' W), a distance of 455.84 feet; Thence N 74° 08' 37" W, tangent to said curve, a distance of 30.00 feet and there terminating.

Commencing at the northeast corner of said West 519.84 feet of the North 310.00 feet of the West Half of the Northwest Quarter; thence South 89 degrees 03 minutes 52 seconds West (assumed bearing) along the north line thereof 19.96 feet to the point of beginning of the easement to be described; thence South 3 degrees 51 minutes 15 seconds East 270.35 feet to the northeast corner of the East 33.00 feet of the South 40.00 feet of said West 519.84 feet of the North 310.00 feet of the West Half of the Northwest Quarter; thence South 89 degrees 03 minutes 52 seconds West along the north line thereof 20.03 feet; thence North 3 degrees 51 minutes 15 seconds West 270.35 feet to said north line of the West 519.84 feet of the North 310.00 feet of the West Half of the Northwest Quarter; thence North 89 degrees 03 minutes 52 seconds East along said north line 20.03 feet to the point of beginning.

**EXHIBIT B**  
Application

[Attached hereto]