

**RAVENNA TOWNSHIP
DAKOTA COUNTY, MINNESOTA
Resolution 2025-03**

**RESOLUTION GRANTING REVISIONS TO A CONDITIONAL USE PERMIT
FOR THE PROPERTY LOCATED AT 20395 OTERO AVENUE**

WHEREAS, Jonathan Husie (“Applicant”) owns the property (PID 33-63000-04-040) located at 20395 Otero Avenue, and which is legally described in the attached Exhibit A (“Property”);

WHEREAS, Applicant currently holds a conditional use permit (“CUP”) for boat repair services (“Business Use”) on the Property;

WHEREAS, Applicant submitted a new application to Ravenna Township (“Town”) for revisions to CUP for the Business Use on the Property;

WHEREAS, Ordinance 01-2021 Amended thru 2-13-2025 requires a new application if any conditions to original CUP are not observed;

WHEREAS, the Ravenna Township Planning Commission held a public hearing regarding the requested CUP on July 8, 2025 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 July 10, 2025 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 May 29, 2025 regarding this matter is attached as Exhibit B (“Application”) and is incorporated herein;
- b. Section 101.2.4(4) 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 re-issues, based on the record of this matter, the Application, and the findings contained herein, the requested CUP for the Property to conduct boat repair services conditioned on compliance with all of the following:

1. Scope. The CUP granted by this Resolution allows the Applicant to provide boat repair services as described in the Application.
2. Sign. No sign was applied for.
3. Hours of Operation. 9:00 am – 5:30 pm Monday – Friday: customer drop off/pick up; 8:00 am – 6:00 pm Monday- Friday: repair services to be performed inside shop; 9:30 am – 3:00 pm weekend drop off/pick up by appointment only; closed on major holidays; closed when they are not at home.
4. Materials. Used oil, rags, oil filters are to be disposed of properly. They are not to be put in normal garbage bins.
5. Visibility. Trees planted will be a barrier between Applicant and surrounding neighbors. If any trees die or are storm damaged, they are to be replaced in a reasonable amount of time.
6. Boat Storage. No boats will be stored overnight outside tree line area except personal boat.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.

12. 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.
13. Recording. The Applicant is responsible for reimbursing the Town within 10 days' notice for the recording of this CUP against the Property with the County.
14. 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:

Brent Anderson: X Randy Arndtson: X Carl Reuter: X

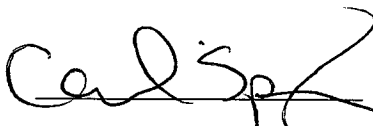
The following supervisors voted in opposition to said Resolution:

Brent Anderson: _____ Randy Arndtson: _____ Carl Reuter: _____

WHEREUPON, the Chairperson declared the Resolution to be duly passed on this 10th day of July 2025.

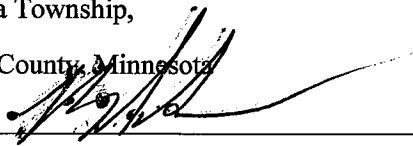
Attest:




Caroline Spurgeon - Clerk/Treasurer

Ravenna Township,

Dakota County, Minnesota

By:  _____

Brent Anderson, Town Board Supervisor

By:  _____

Randy Arndtson, Town Board Supervisor

By:  _____

Carl Reuter, Town Board Supervisor

EXHIBIT A

Legal Description of the Property

Lot 4, Block 4, Raven Wood, Dakota County, Minnesota

EXHIBIT B
Application

[Attached hereto]

RAVENNA TOWNSHIP

20425 Red Wing Blvd. Hastings, MN 55033 Phone: 651/480-1902
e-mail: clerk@ravennatownshipmn.com Website: www.ravennatwpmn.govoffice2.com

Conditional Use Permit Application

Please return this completed registration form and payment on or before the Friday preceding the Town Board Meeting to the town clerk at:

Ravenna Township
20425 Red Wing Blvd.
Hastings, MN 55033

For Township use only:	
Date received:	MAY 28 2025
Registration fee paid:	\$570.00
Escrow fee paid:	check # 1100

\$570.00 is due with application. An escrow may be required.

Please Print or Type All Information

Applicant:	Husie	Jonathan	651-592-2518	
	Last Name	First	Home Phone	Work Phone
	20395 Otero Ave	Hastings	MN	55033
	Street Address	City	State	Zip

Owner (If different than applicant) _____

Note: If owner is different from applicant, a statement authorizing or supporting this application must be obtained from the landowner and included in this application.

Parcel Identification Number(s): 33- 63000 - 04 - 040
33- - - - - - - - - -

Legal Description of Property: Residential-Single Family

Street Address of Site: 20395 Otero Ave Hastings MN 55033

RAVENNA TOWNSHIP

20425 Red Wing Blvd. Hastings, MN 55033 Phone: 651/480-1902
e-mail: clerk@ravennatownshipmn.com Website: www.ravennatwpmn.govoffice2.com

Provide the name and mailing address of all property owners of record, according to the county auditor's property tax records, contiguous to the property to which the application relates: (attach extra pages as necessary to cover all properties)

Jonathan Husie	2023-present
Tony Scully	2013-2023

Describe the proposed use including, to the extent applicable, hours of operation, parking, anticipated traffic and routes, lighting plans, identification and explanation of any potential sources of significant noise, dust, vibration, other impacts reasonably anticipated to be generated by the proposed use which could affect surrounding properties: (attach extra pages as necessary to cover all details)

general boat repair, tune ups, water pump replacement, engine and sterndrive replacement.

Hours of operation Monday-Friday 8-6 pm, Saturday by appointment.

No customer parking as boats are dropped off for repair and picked up when complete.

Anticipated traffic, 1-10boats per week,. Lighting plan N/A.

Noise, about as loud as a zero turn lawn mower when boats are ran.

No impacts to surrounding properties.

AGREEMENT: I hereby certify that the information contained herein is true and correct, and if registration is granted, agree to do the proposed work in accordance with the description above set forth and according to the provisions of the ordinances of Ravenna Township, Dakota County, Minnesota.

I agree that any plans and specifications submitted herewith shall become part of this Conditional Use Permit.

I further agree to pay the **application fee** to the Township regarding the registration of this business and it is non-refundable. I understand an escrow fee may be required to cover the Township's out-of-pocket expenses caused by the review of the application. Any unexpended escrow funds will be returned.

Dated: 5/23/2025 Signature of Applicant: 