

**RAVENNA TOWNSHIP
DAKOTA COUNTY, MINNESOTA
Resolution 2025-05**

**RESOLUTION DENYING A VARIANCE APPLICATION
FOR THE PROPERTY LOCATED AT 18950 RED WING BLVD**

WHEREAS, Dennis Kirchner (“Applicant”) owns the property (PID 33-01800-50-017) located at 18950 Red Wing Blvd (“Property”);

WHEREAS, Section 202.3 of the Ravenna Township Zoning Ordinance (“Zoning Ordinance”) only allows an accessory structure on a property when constructed as an accessory to a new or existing dwelling;

WHEREAS, Applicant submitted a variance application to Ravenna Township (“Town”) to allow him to construct an accessory building on the Property, which does not contain a dwelling and on which Applicant is not currently constructing a new dwelling;

WHEREAS, the Ravenna Township Planning Commission, after due notice having been provided, held a public hearing regarding the variance application on September 3, 2025 and acted to forward the request to the Town Board with a recommendation that the variance be denied based on the attached findings of fact;

WHEREAS, the requested variance application came before the Town Board at its September 11, 2025 meeting at which the Town Board considered the matter; and

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

- a. The Applicant indicated the proposed accessory structure would be used to store equipment and tools used for maintaining the Property.
- b. The process for seeking variance is set out in Section 056 of the Zoning Ordinance.
- c. The criteria the Town Board must consider when evaluating a variance request are set out in Section 056.1 of the Zoning Ordinance. The Town Board finds as following with respect to each criteria:
 - 1) Applicant did not demonstrate the existence of practical difficulties sufficient to allow the variance to be granted. The prohibition on placing an accessory structure on a property without a dwelling reflects a policy decision to avoid a number of potential negative impacts ranging from owners turning them into living quarters to converting them commercial storage facilities. The variance is not needed in order for the Applicant to use the Property in the same manner as other owners of property in the area.
 - 2) There are no exceptional or extraordinary circumstances related to this Property that justify the variance request. The Applicant simply wants to do something that is prohibited by the Zoning Ordinance.

- 3) Complying with the Zoning Ordinance does not deprive the Applicant the use of his property. The Applicant can use the Property in the same manner as anyone else in the area, it is just that he is not allowed to place an accessory structure on the Property prior to having a dwelling on the Property.
 - 4) There are no special circumstances in this case, but the current situation does reflect Applicant's choices or preferences.
 - 5) There are no special privileges being granted here.
 - 6) This would not be a use variance as accessory structures are an allowed use in this district.
- d. Based upon a review of the criteria, the Applicant is not eligible for the requested variance.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board, based on the findings contained herein and the record of this matter, that it hereby denies the variance requested by the Applicant.

Upon being put to a vote,

The following supervisors voted in favor of said Resolution:

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

The following supervisors voted in opposition to said Resolution:

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

WHEREUPON, the Chairperson declared the Resolution to be duly passed on this 11th day of September 2025.

Ravenna Township,

Dakota County, Minnesota

By: _____

Brent Anderson, Town Board Supervisor

By: _____

Randy Arndtson, Town Board Supervisor

By: _____

Carl Reuter, Town Board Supervisor



Attest: Caroline Spurgeon
Caroline Spurgeon Clerk/Treasurer