

Ravenna Township, Dakota County

1. Planning Commission Vice-Chair, Jan Langenfeld, called to order this Public Hearing for Interim Use Application with the pledge of Allegiance at 7:00 p.m.
2. In attendance were, Allen Clement, Jan Langenfeld, Junie Mundt, Rich Otteson, Tiffany Soucek, Mike Wheeler, and Clerk/Treasurer Caroline Spurgeon.
3. Jan Langenfeld stated that the purpose of this hearing is to hear comments and concerns regarding the interim use application for agricultural education and animal assisted therapeutic services. Jan further stated that the planning commission will do the Facts and Findings upon completion of this hearing and present it to the Board of Supervisors.
4. Rich Otteson moved to approve the agenda as presented. Allen Clement seconded; motion passed unanimously.
5. Caroline Spurgeon stated that the hearing notice was published June 9th in the Hastings Star Gazette. Notices were posted on the board and the township website. Letters were also sent to surrounding residents of Dawn Lanning.
6. Jan Langenfeld read the General Guidelines for the public hearing and advised copies are available for all to review.
7. Jan Langenfeld stated that the planning commission will hear questions and comments from the public and opened the hearing to public comment.
8. Dawn Lanning - 16032 180th St E- spoke on her application and is requesting a five year period to end 12/31/21 so it ends at the end of the season instead in the middle of the season. There are no changes from her initial application. She addressed that the comprehensive plan includes farm-related service businesses and that is what she does. She further stated that her IUP promotes economic viability to the area.
9. Questions were raised about the current ownership of the property and if an agreement exists between the owner – Adam Bauer and applicant – Dawn Lanning.
10. Dawn stated the application for IUP reads only a statement authorizing or supporting application is required, not a full lease agreement. Rich Otteson spoke on insurance coverage and trying to ensure someone does not come after the township if someone gets hurt.
11. Adam Bauer – 23212 Cty 19 Blvd – Welch – advised he is the current owner of the property 16032 180th St E. He is working on a full agreement with Dawn and has no issues with her business on the property. He advised that Dawn will hold the insurance. Adam advised he would provide a full copy of the lease agreement.
12. Laura Smith – 16032 180th St E – barn manager and instructor at HHH. She spoke on “privilege.” She works with the special Olympic kids, special needs, and campers.
13. Kathy Taylor – 21370 Old Windsor Rd – she personal interest in Dawn’s renewal. She has a daughter on the Hastings Sharks and would like to see Dawn’s business continue. Hastings Sharks carries insurance under Special Olympics. Next closest facility is in Stillwater.
14. Hearing no further comments from the public, Jan Langenfeld asked if there were any written comments. Four written comments were received.
15. Kim Dimmick – Dakota Ridge Stables – states that educating the public in agriculture and livestock is important and Dawn provides this service.
16. Gregory Ries – Vermillion Elevator – states that HHH Ranch brings great value to the community and local businesses.
17. Lisa Sieben – Hastings Sharks – wrote on the special Olympics team and their training would not be possible without HHH Ranch. The program is valued.
18. Therese Behnke – wrote about the difference she has seen with her sister since having a stroke. This would not be possible without HHH Ranch.

19. Jan Langenfeld closed this portion of the public hearing and there will be no further comments from the floor unless a planning commission member asks a question.
20. Mike Wheeler spoke on legality of IUP's and referenced Minnesota Statute §17.459 subd. 2. Rich Otteson stated the township acts accordingly and abides by the township attorney's advice.
21. Jan Langenfeld stated that there were issues raised – change of ownership on application and a signed copy of the lease agreement between Dawn Lanning and Adam Bauer. Junie Mundt stated there should be a continuation of this hearing or denial until those two documents are received.
22. Allen Clement moved that paperwork – lease agreement and new application – must be presented at next board meeting and application continue to proceed. Mike Wheeler seconded. Upon vote: 4 yes: Allen, Jan, Mike, Rich; 2 no: Junie, Tiffany. Motion approved.
23. There was discussion on transferability of the IUP. The IUP should read that Adam Bauer is the owner; Dawn Lanning is the applicant, and the property address. If any one of those three things change, the IUP is void.
24. There was discussion on the 5 year renewal. Mike Wheeler moved to recommend a five year renewal as long as there are no changes. Allen Clement seconded. Upon vote: 4 yes: Allen, Jan, Mike, Rich; 2 no: Junie, Tiffany. Motion approved.
25. There was discussion on building inspection. Junie Mundt moved that the building inspector needs to do an inspection before the board considers IUP renewal. Tiffany Soucek seconded. Upon vote: 2 yes: Junie, Tiffany; 4 no: Allen, Jan, Mike, Rich. Motion denied.
26. The planning commission discussed what they felt should be in the findings and Jan Langenfeld recessed the hearing at 8:26 p.m. to generate the written Findings of Fact and Recommendations based on the discussions. Jan Langenfeld called the hearing back to order at 8:28 p.m.
27. Jan Langenfeld read the printed “Findings of Fact and Recommendation” for the Planning Commission.
28. Mike Wheeler made a motion to approve the “Findings of Fact and Recommendation.” Allen Clement seconded. Upon vote: 4 yes: Allen, Jan, Mike, Rich; 2 no: Junie, Tiffany. Motion approved. Jan Langenfeld signed the written “Findings of Fact and Recommendation” and Caroline Spurgeon attested Jan's signature. A complete copy is attached to these minutes.
29. Jan Langenfeld adjourned the hearing at 8:31 p.m.

Respectfully Submitted for the Planning Commission,

Caroline Spurgeon