

Stanton Township Planning Commission Approved Minutes

November 19, 2024

Attending: Chair, Hannah Regenscheid; Commissioner(s), Jeff Davis and Mary Lundell. Justin Doty, Steven Opatril, and Don Enberg attended in person. Jenelle Sternitzki, and Cody Rossman attended via zoom.

Pledge of Allegiance: Chair, Hannah Regenscheid, called the meeting to order; the pledge of allegiance was recited.

Approval of Minutes from Tuesday October 8th, 2024: Time was dedicated to review the October 8th meeting minutes; Jeff Davis made a motion to approve the October 8th minutes. Mary Lundell seconded the motion. The motion passed 3/0.

Public to Speak: Chair Regenscheid invited input; no public audience requested to speak.

Zoning Requests:

1. Justin Doty, on behalf of Kerry Banks, 31158 55th Avenue Way, requested a zoning certificate approving the construction of a deck, 800 sq. ft., replacing an existing deck; no change in footprint. Parcel #410240500 is located in an R-1 zoning district; Goodhue County zones this as R-1, as well. Setbacks appear to be conforming.

Chair Regenscheid called for a motion. Commissioner Lundell made a motion to recommend to the Town Board, approval for the proposed zoning certificate to construct an 800 sq. ft. deck in the original footprint of the prior deck. Commissioner Davis seconded the motion. The motion passed 3/0.

2. Steven Opatril, 33504 Warsaw Trail, requested a zoning certificate approving the construction of a 28' x 72' shop for storage purposes. Building will be 2,016 sq. ft. Parcel # 410363000 is located in an A-2 zone with 38.5 acres. Mr. Opatril originally went to Warsaw Township and received approval to build his shop, but when he went to Goodhue County they told him that he needed approval from Stanton Township because that is the township the property is located.

Chair Regenscheid called for a motion. Commissioner Davis made a motion for approval recommendation to the Town Board. Commissioner Lundell seconded. The motion passed 3/0.

3. Cody Rossman representing Wolf River Electric, 101 Isanti Parkway NE, Suite G, Isanti, MN 55040, is requesting approval of a ground mounted solar array on parcel #410240700 5901 315 Street Way approximately 5 acres. Property owner is Josh Banks. The solar array has already been constructed, but was kicked back to Wolf River Electric by Goodhue County. Goodhue County does not approve of the setbacks. The system is a 14.9 KW with 39 total solar panels, 840 sq. ft. The system was installed in June 2024, and Chair Regenscheid noted the Stanton Township application date was dated September 17, 2024, but no representative was at the September or October Planning Commission meeting.

Chair Regenscheid asked for the measurements on the north (back) setback because the CAD 9 drawing the Planning Commission had stated it was 6ft to the property line which does not meet backyard setbacks. Mr. Rossman stated the CAD 10 drawing he was looking at claimed the solar array was 47ft from the North property line which was measured yesterday 11/11/2024. Mr. Rossman first said that one of his people went to the property to measure, but then retracted and said the measurement was taken using the Goodhue County GIS online map. Chair Regenscheid pulled up the Goodhue County GIS with the 2024 Satellite imagery, and the Solar Array was not on the property at the time, therefore the Planning Commission was wondering how they measured using the Goodhue County GIS.

Commissioner Davis asked for the CAD 10 drawing to be sent to the Stanton Clerk email.

Commissioner Lundell stated the East or side yard setback also was not in compliance because the property abuts the Petersen Turkey Farm which has livestock. The livestock setback is 100ft.

Mr. Rossman stated he is committed to bringing the ground mounted solar array into compliance and is willing to move it.

Chair Regenscheid made a motion to recommend to the Town Board that someone go to 5901 315th street way to measure how far the ground mounted solar array is from the property line on the North and East side of the property because there have been too many inconsistencies from Wolf River Electric. Commissioner Davis seconded the motion. The motion passed 3/0.

4. Mr. Don Enberg, 32913 10th Avenue is seeking assistance from the Planning Commission to determine his future options for multiple parcel zonings. Mr. Enberg would like to combine parcel #'s 411400040 and 411400050 into his current homestead parcel # 410300500. Mr. Enberg also owns parcel # 41140030 which abuts his homestead parcel to the northeast, and would like to know if it is buildable. The latter parcel was platted as part of the City of Stanton and used to have a motel on it. 41140030 has a septic that is rated for 7 bedrooms/baths. Mr. Enberg just recently purchased the parcel northeast of the latter parcel from the County, today. The new parcel # is 411400020 and he would also like to know if it is buildable. This parcel has the buried garbage berm. Goodhue County advertised parcel #'s 411400030, and 411400020 as buildable.

Chair Regenscheid acknowledged at some point that the City of Stanton dissolved, and the Planning Commission would have to do some research to figure out if the plats still stand after the City was dissolved, because the current property size in R-1 is 2 acres minimum. This will be discussed at the December meeting.

Old Business: None

New Business: None

Ordinance Review:

Discussion ensued about the various definitions Goodhue County has and whether or not we need to include anything else in our ordinance definitions. It was determined that we would add the definitions of interim use and conditional use that mirror Goodhue County.

Reports of Meetings: None

Announcements: Planning Commissioners, please complete and sign a time sheet for Planning Commission service ending November 15th, 2024.

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Adjourn: Commissioner Davis made a motion to adjourn. Commissioner Lundell seconded. The motion passed 3/0. Meeting adjourned at 8:44pm.

Respectfully submitted,

Cheryl Peters
Clerk, Stanton Township

Hannah Regenscheid
Chair, Stanton Township Planning Commission