

Stanton Township Planning Commission Approved Minutes

December 10, 2024

Attending: Chair, Hannah Regenscheid; Commissioner(s), Jeff Davis and Mary Lundell. Mr. and Mrs. Brent Jaeger.

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

Approval of Minutes from Tuesday November 12th, 2024: Time was dedicated to review the November 12th meeting minutes. Commissioner Lundell made comments and the minutes were updated. [] made a motion to approve the November 12th minutes with the updates. [] seconded the motion. The motion passed 3/0.

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

Zoning Requests:

1. Brent Jaeger, 31997 Willow Trail is requesting a zoning certificate for a ground mounted solar array. Parcel #410241800 section 24 is located in an A2 zoning district. Goodhue County zones this A3. MR. Jaeger hand commissioners solar array plans, and location of array on the parcel. Solar array is 14.2 kWh, and will take up about 715 sq. ft. of land, 55'X13'. Panels will cost around \$5,000.00 and ground poles about \$3,000.00. Chair Regenscheid made a motion to recommend to the Town Board for zoning application approval. Motion seconded by Commissioner Davis. All in favor; motion passed 3/0.

Old Business: None

New Business:

1. City of Stanton Research:
 - a. Commissioner Lundell mentioned that Town Supervisor Bob Benson gave some history regarding the dissolution of the City of Stanton. During the dissolution the city lots were to remain as plats and retain the same building rights as were allowed during the city reign.
 - b. Further discussion of Mr. Enberg's possible parcel scenarios ensued. No motions made.

Ordinance Review:

1. Continuance of "interim use permit" (IUP) discussion
 - a. Article 4 of Goodhue County Zoning Ordinances, section 2: We will use the County language to replace our B3 subdivision.
 - b. Article 4 of Goodhue County Zoning Ordinances, section 3, subdivision 5: reformat to match our ordinance formatting. Insert into our B to combine. When it refers to wetlands say "wetlands are referred to and regulated by Goodhue County". Subdivision 8; Leave the top language and takeout the list. Incorporate everything remaining.
 - c. Article 4 of Goodhue County Zoning Ordinances, section 4: This is similar to our subdivision B2. We would edit our current B2 to insert IUP.
 - d. Article 4 of Goodhue County Zoning Ordinances, section 5: We would use our ordinance B2c.
 - e. Article 4 of Goodhue County Zoning Ordinances, section 6 & 7: We would use our subdivision B2d. We will add "to ensure its conditions have been maintained".
 - f. Article 4 of Goodhue County Zoning Ordinances, section 8 & 9: We will use our F subdivision and add IUP to it.

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- g. Article 4 of Goodhue County Zoning Ordinances, section 10: This is our H9 subdivision.
- h. All of section 15 from our ordinances will need to be updated to add IUP to every instance of Conditional Use Permit (CUP).

Reports of Meetings: None

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

Adjourn: Commissioner Davis made a motion to adjourn. Commissioner Lundell seconded. The motion passed 3/0. Meeting adjourned at 8:31pm.

Respectfully submitted,

Cheryl Peters
Clerk, Stanton Township

Hannah Regenscheid
Chair, Stanton Township Planning Commission