
Stanton Township Planning Commission Meeting April 9th, 2024

Approved Minutes

Attending: Chair, Hannah Regenscheid; Secretary, Cheryle Peters; Commissioner Jeff Davis; Karen Slininger, Commissioner, Mary Lundell, Scott Olson and Jenelle Sternitsky attended via Zoom.

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

Agenda: Time was dedicated to review the agenda. Mary Lundell requested discussion on the subject of Ordinance changes, under old business.

Approval of Minutes from March 11th, 2024: Time was dedicated to review the March 11th meeting minutes; Mary Lundell made a motion to approve the March 11th minutes. Jeff Davis seconded the motion. The motion passed 4/0.

Public to Speak: Cheryle Peters, 32840 Oxford Mill Road, requested to speak at a time pertinent to the public hearing.

Jenelle Sternitzky, 30991 Oxford Mill Road, noted the importance of the integrity of the Township Ordinance; the controls of the document should be honored, by approving fewer Variances.

Scott Greenslit, 5517 311th Street, came to the podium and noted that Variances can be appropriate as Ordinances age and are no longer practical in their application to particular properties.

Mary Lundell, 33100 42nd Avenue, noted that the Township zoning, for the Kuehn's property is different than Goodhue County zoning. Some discussion of historical characteristics of the property ensued. The integrity of the township Ordinance was noted, with the affect of frequently approving Variances.

Zoning Requests:

1. Larry and Susan Kuehn, 30340 Highway 56 Boulevard, Cannon Falls, MN 55009, requested a Variance allowing the construction of one additional accessory building, 40x80. Stanton Township zones Parcel #410170500 as R-1 and Goodhue County zones the parcel as A-2. The parcel is 8.30 acres in lot size.

The size of the proposed construction exceeds that allowed in the R-1 Zoning district and the number of Accessory buildings, depending on how they are counted. The Kuehns have asserted that their parcel in Section 17 had, at one time been, zoned Agricultural by the township. Some discussion ensued regarding township records indicating that in 2004 other properties in Section 17 had, also, been zoned Agricultural.

Cheryle Peters referenced the Stanton Township Rezone Project Report, 2023. The project had been charged by the Town Board and conducted by the Planning Commission to, hopefully, identify some solutions to the Accessory building size and number dilemma, in the township's Residential zoning district. The report recommended, to the Town Board, that Section 17 should be rezoned to an A-2

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designation, observing minimum lot sizes. Goodhue County zones all of section 17 as, A-2. Other recommendations were made, from the report, as well.

Cheryle Peters made a motion to recommend, to the Town Board, approval for the Kuehn's Variance request allowing the construction of a 3200 sq. building and adding to the existing number of Accessory buildings. Jeff Davis seconded the motion. The motion passed 3/1. Mary Lundell withheld approval contingent upon an appropriate Ordinance Amendment.

2. Jason Jurisch, 33370 Highway 56 Boulevard Dennison, MN 55018, requested a Zoning Certificate approving the construction of a 32x48 Accessory building in the Township's A-1. Parcel #410320600 is 25.58 acres. The site plan was reviewed, including setbacks, and the front porch. Mr. Jurisch requested a public hearing to consider a Variance to allow 70ft. setback on the side setback to the north property line. It was noted that in 1968, all seemed to be compliant for the property when the house was built. The Accessory building use was described as vehicle storage and would be constructed with 12 foot sidewalls.

Jeff Davis made a motion to recommend, to the Town Board, a public hearing to consider the Variance as requested. Cheryle Peters seconded the motion. The motion passed 4/0. Mr. Jurisch was advised to attend the Town Board meeting April 16th, for a review.

3. Scott Greenslit, 5517 311th Street, requested a Zoning Certificate approving the construction of a 40x24 bedroom addition to the existing home. The home is located within the Woodland Heights subdivision, .80 acres, R-1, Parcel #411500200. The site plan was reviewed. Hannah Regenscheid made a motion to recommend, to the Town Board, approval of the request as stated. Jeff Davis seconded the motion; the motion passed 4/0. Mr. Greenslit was advised to attend the Town Board meeting April 16th for a review.
4. Scott Greenslit, 5517 311th Street, requested a public hearing to consider a Variance on road setbacks for a separate project on the property, Parcel #411500200. The project was described as the addition of a third garage stall, onto the existing attached garage. The 14x22 garage addition construction would not meet the required 58ft. setback against 55th Avenue; the proposed setback would be 42ft from center.

Jeff Davis made a motion to recommend, to the Town Board, a public hearing to consider the request for a Variance on Front setback, against 55th Avenue, reduced to 42 feet. Cheryle Peters seconded the motion. The motion passed 4/0. Mr. Greenslit was advised to attend the Town Board meeting, for a review.

5. Jeff Ballstadt and Jessie Stoltenberg, 32957 County 24 Boulevard, would like to add onto their home on three sides: 18x18 on the front, 22x22 on the east side and 16x24 to the west. Parcel #411000050 is located in the Township R-1 zoning district, 1.27 acres.

Setbacks were reviewed. Mary Lundell made a motion to recommend, to the Town Board, approval of the request for a Zoning Certificate allowing the construction as stated. Jeff Davis seconded the motion. The motion passed 4/0. Mr. Ballstadt was advised to attend the Town Board meeting April 16th, for a review.

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Public Hearing 7:15 Chair Regenscheid suspended the Regularly Scheduled Planning Commission meeting, opening the public hearing. She read aloud the notice published in the Cannon Falls Beacon. The Kuehns came to the podium to describe their request.

The Kuehns, requested a Variance to construct a 40x80 Accessory building in the Township's R-1 Zoning district. The proposed construction would be added to the number of existing accessory buildings. Goodhue County zones the property A-2, 8.30 acres, Parcel #410170500. The Kuehns related their understanding that the area had been considered to be agricultural for many years and the Residential restrictions for building size and number were a surprise to them.

Cheryle Peters, 32840 Oxford Mill Road, noted that the section had been considered to be Agricultural by the township, in the year of 2004; this had been documented in an old building permit on record. She did not know when the changes had occurred.

Chair Regenscheid called for additional public comment, also, on line. Hearing none three times, the public hearing was closed. The Regularly Scheduled Planning Commission meeting resumed, for discussion of the commissioners.

Old Business:

Discussion ensued regarding the subjects of the Rezone Project Report, A-2, A-1 Zoned Parcels and sections Stanton Township Planning Commission Recommendation Report, and township setbacks compared to Goodhue County controls for setbacks.

- Stanton Township A-1 setbacks are the same as Stanton Township A-2 setbacks, 100(from center) feet all around.
Compared to Goodhue County, A-1 setbacks are 60(from right of way lines), 30 and 30 contingent on livestock use. County A-2 setbacks are the same as A-1 setbacks, 60, 30, and 30 with the same livestock caveat as the A-1.

Stanton Township R-1 Setbacks were called out as 100 (from center) on the front, 15 feet on each side and 30 feet on the back. The proposed changes to the R-1 were called out as 100 feet (from center) on the front, 15 feet on each side and 15 feet on the back.

Jeff Davis made a motion to recommend, to the Town Board, setback changes for A-1 and A-2 at 100 feet from center of the road for front, 30 feet for each side, and 50 feet for the rear, including the caveat for Livestock use, 100 feet all around; proposed setback changes to the R-1, included as discussed: 100 feet (from center) on the front, 15 feet on each side and 15 feet on the rear. Mary Lundell seconded the motion; the motion passed 4/0.

- Jeff Davis made a motion to recommend, to the Town Board on the subject of Re-Zoning, a public hearing to consider re-zoning to Township A-2, applied to sections 14, 15, 16, 17, 18, matching with Goodhue County Zoning A-2 sections. The Stanton Township Rural Business zoning of Nate's Garage would be an exception and the Public Park area in Section 14, would be excluded, as well. Mary Lundell seconded the motion. The motion passed 4/0.

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Karen Slininger came to the podium, as a resident property owner, stating her favor upon Township Ordinances that are more similar to Goodhue County regarding Zoning districts.

Scott Greenslit , 5517 311th Street, came to the podium to comment on property owners' options for development related to zoning changes; Chair Regenscheid briefly noted process for Ordinance changes and platting.

New Business:

Ordinance Review: Handouts from the Annual Meeting are posted on the website for reference.

Reports of Meetings Attended:

Announcements:

- * Planning Commissioners were asked to please complete and sign a time sheet for Planning Commission service ending April 15th, 2024.

Adjourn: Hannah Regenscheid made a motion to adjourn. Jeff Davis seconded the motion. The motion passed 4/0. The meeting adjourned at 9:03pm.

Respectfully submitted,

Cheryle Peters
Clerk, Stanton Township

Hannah Regenscheid
Chair, Stanton Township Planning Commission
