

Stanton Township Planning Commission Meeting July 9th, 2024

Approved Minutes

Attending: Chair, Hannah Regenscheid; Secretary, Cheryle Peters; Commissioner, Jeff Davis and Commissioner, Mary Lundell; Tom Whipple, Tyler Swanson and Chris Weigman.

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.

Approval of Minutes from June 11th, 2024: Time was dedicated to review the June 11th meeting minutes; Mary Lundell made a motion to approve the May 14th minutes. Jeff Davis seconded the motion. The motion passed 4/0.

Public to Speak: Chair Regenscheid offered an “unmute” based upon a “hand raise”. No public audience requested to speak.

Zoning Requests:

1. Thomas Whipple, 1128 5th Street SE, Faribault, MN 55021, submitted an application on behalf of Wendy Carrol. Mr. Whipple requested a Zoning Certificate approving the construction of a (55x 76) addition to an existing pole barn (52x40 horse shelter). Parcel # 410261200, 30.32 acres is zoned A-2 under Stanton Township jurisdiction; Goodhue County zones the property A-2, under their jurisdiction. Sidewalls were stated as 14 feet high. The project would be sited on property owned by Wendy Carrol, 32740 Stanton Trail, Cannon Falls, MN 55009.

The added building would be used for agricultural purposes, primarily hay storage. Setbacks were reviewed. The closest property line was stated as 242 feet from the proposed building site.

Jeff Davis made a motion to recommend, to the Town Board, approval of the request as it had been presented. Mary Lundell seconded the motion. The motion passed 4/0. Mr. Whipple was advised to attend the Town Board meeting, July 16th for a review.

2. Chris Weigman, 31090 55th Avenue, described a construction proposal for an Accessory building in the Woodland Heights Subdivision area; the property is located on a corner. Setbacks and the site plan were reviewed. It was determined that the setbacks could not satisfy the Stanton Township Ordinance requirements. Topography was noted. Goodhue County controls were referenced, as well. Mr. Weigman was given some procedural advice. He did not apply for any zoning requests, at that time.

Old Business:

1. The Second draft of the map amendment was reviewed and found to be accurate; it was compared to the Goodhue County Zoning Map for continuity. Hannah Regenscheid made a motion to recommend, to the Town Board, re-zones to A-2, per the Second draft map product. Jeff Davis seconded the motion. The motion passed 4/0.

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2. Beginning with a comparison of Stanton Township Right of Way frontage setbacks, to Goodhue County frontage setback language page 43 in the Stanton Ordinance; Articles 21, 22, 23 and 24 in the Goodhue County Zoning Ordinance.

Discussion regarding frontage setbacks language was suspended, slated for resumption Monday, August 12th at the next scheduled Planning Commission meeting.

3. Some housekeeping items for Ordinance Review: The PC minutes from September 2023 were reviewed as a reference, including a motion regarding federal, state and local jurisdictional authority. Housekeeping was noted as a possible ongoing line by line endeavor.

Exerpt from September 2023 discussed housekeeping items within the Ordinance:

- a) *Section 15 regarding Zoning Requests Procedures-Section 15 page 26 “Paragraph E.” submittal information*
- b) *Roof Mount PV Systems-Chart Section 31-Meeting Requirement? p. 35*
- c) *Administrative Fees/Application Fee-Terminology-Discussion Tabled for a Word*
- d) *Search Full Legal Descriptions were discussed as maybe not needed for some applications*
- e) *Goodhue County Recording for Zoning Certificates was discussed; proposed edits were to strike the word Zoning Certificate on P. 28*
- f) *“Consultants” might imply an expense, p. 20; replace with “research” or “qualified resources”.*
- g) *Definitions of Ordinance/Zoning Amendment-p.24, D. can be defined as a zoning change of property, a language/text amendment or a map amendment. All would be considered a change of the Ordinance.*

Bill Hoyt made a motion to strike the FAA language from b., and substitute “shall comply with rules and tate and local jurisdictions.” Page, 76, under IV, b. Jeff Davis supported the motion using an amendment to the motion: “shall comply with rules and regulations of federal, state and local jurisdictions.” This Planning Commission motion for a revision of language was slated to be included in a final review of the final Ordinance product subject to Town Board Supervisor approval.

New Business: Ground mount solar systems were briefly discussed as similar to Roof mount, within the permitting process.

Ordinance Review: Road Frontage Setback language was discussed; more discussion was slated for Monday, August 12th.

Reports of Meetings Attended:

Announcements:

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

Adjourn: Hannah Regenscheid made a motion to adjourn. Jeff Davis seconded the motion. The motion passed 4/0. The meeting adjourned at 8:57pm.

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Respectfully submitted,

Cheryle Peters
Clerk, Stanton Township

Hannah Regenscheid
Chair, Stanton Township Planning Commission
