

Stanton Township Planning Commission Meeting May 14th, 2024

Approved Minutes

Attending: Chair, Hannah Regenscheid; Secretary, Cheryle Peters; Commissioner Jeff Davis; Karen Slininger, Commissioner, Mary Lundell, Jason Jurisch, Theresa Jurisch, Scott Greenslit and Dave Lorentz.

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 April 9th, 2024: Time was dedicated to review the April 9th meeting minutes; Mary Lundell made a motion to approve the April 9th minutes. Jeff Davis seconded the motion. The motion passed 4/0.

Public to Speak:

Zoning Requests:

1. Jason Jurisch, 33370 Highway 56 Boulevard Dennison, MN 55018, requested a Variance to allow the construction of a 32x48 Accessory building in the Township's A-1, using a 70 foot setback against the side to the north property line. Parcel #410320600 is 25.58 acres, in Section 32.
 - a. Setbacks were reviewed. Goodhue County zones the property A-1; setbacks are 30 feet on each side, 30 feet on the back and 60(from right of way lines) on front. Livestock carries 100 foot setback controls on sides and back. Mary Lundell noted that an original building had been constructed closer to the setback boundary than the proposed Accessory building.
 - b. Hannah Regenscheid made a motion to recommend, to the Town Board, approval of the Variance as requested. Jeff Davis seconded the motion. The motion passed 4/0.
 - c. Mary made a motion to add the contingency for the associated Zoning Certificate. Jeff Davis seconded the motion to amend. The motion to amend passed 4/0.
 - d. The Jurisches indicated that they might not be able to attend the Town Board meeting May 21st, but that they would make arrangements for the review.
2. Scott Greenslit, 5517 311th Street, requested 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.
 - a. Mr. Greenslit indicated that he had discussed the proposal with his neighbors; no objections were noted. He noted that 55th Avenue is not a heavily traveled roadway. Setbacks were reviewed.
 - b. Jeff Davis made a motion to recommend, to the Town Board, approval for the Variance request, as it had been requested. The approval was noted as contingent upon Town Board approval and also Goodhue County approval. The associated Zoning Certificate would receive

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recommendation for approval, also, contingent upon Town Board and Goodhue County approval. Mary Lundell seconded the motion. The motion passed 4/0. Mr. Greenslit was advised to attend the Town Board meeting, for a review, May 21st.

Mary Lundell made a motion to recommend, to the Town Board, approval to adopt the setback control adjustments, per discussion. Setback changes located on the Ordinance chart would be applied to Zoning Districts A-1, A-2 and R-1. Jeff Davis seconded the motion. The motion passed 4/0.

Some discussion ensued regarding the subject of Rezones; Hannah Regenscheid made a motion to recommend, to the Town Board, Zoning district rezones for the following Sections such as follows:

- Section 14 was slated for a review and possible exclusion for zoning changes. (Tabled)
- Section 15 would be moved forward with a Rezone to A-2, mostly Boy Scout Camp acreage.
- Section 16 would be moved forward for a rezone to A-2; current plats (Lake Byllesby West Second Plats) would remain R-1 including Parcel #'s 411800020 and 411800010.
- Section 17 would be moved forward for a Rezone to A-2, excluding Nate's Garage Rural Business.
- Section 18 would be moved forward with the recommendation that parcels north of Sciota Trail remain R-1; farmland south of Sciota Trail would be re-zoned to A-2.

Jeff Davis seconded the motion; the motion passed 4/0.

3. Dave Lorentz, 4900 Scout Ridge Road, regarding Parcel #410141500, 6.1 acres, Stanton Township, R-1, Goodhue County R-1. Mr. Lorentz would like to split the parcel for the sale of a buildable lot.

Mr. Lorentz was advised that the township Ordinance would treat the proposal as non-conforming. A full subdivision plat process would be required from Goodhue County and the township would need to approve the subdivision by a vote of the supervisors. Mr. Lorentz indicated that he had no objections to the requests that had been proposed at the public hearings.

No Planning Commission motion was made for recommendation, to the Town Board; Mr. Lorentz indicated that he would attend the Town Board meeting May 21st.

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. Jason Jurisch, 33370 Highway 56 Boulevard Dennison, MN 55018, was invited to the podium to describe his request for a Variance. The Variance would allow the construction of a 32x48 Accessory building in the Township's A-1, using a 70 foot setback against the side to the north property line. Parcel #410320600 is 25.58 acres, in Section 32. Goodhue County zones the property A-1.

Dave Lorentz, 4900 Scout Ridge Road, noted that no neighbors attended to oppose. The neighbor to the north property line did not attend the hearing. No opposition was heard. Last call of three, for questions, addressed to Jason or Theresa Jurisch, was given. The public hearing was closed to the public, resuming the Regularly Scheduled Planning Commission meeting.

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Public Hearing 7:20 Chair Regenscheid suspended the Regularly Scheduled Planning Commission meeting, opening the public hearing. She read aloud the notice published in the Cannon Falls Beacon. Scott Greenslit, 5517 311th Street, was invited to the podium to describe his request for a Variance. The Variance would allow 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. Parcel #411500200 is located in the Woodland Heights area.

No opposition to the proposal was heard; no neighbors attended the hearing. Mr. Greenslit indicated that he had discussed the proposed addition with his neighbors. It was noted that 55th Avenue was not a highly trafficked area. The third and last call was given for questions directed to Mr. Greenslit. Hearing none, Chair Regenscheid the public hearing was closed. The Regularly Scheduled Planning Commission meeting resumed, for discussion of the commissioners.

Public Hearing 7:30 Chair Regenscheid suspended the Regularly Scheduled Planning Commission meeting, opening the public hearing. She read aloud the notice published in the Cannon Falls Beacon. Cheryle Peters was invited to give a summary for the subject matter of the public hearing. She described some of the township history regarding zoning requests, controls, conformity, Goodhue County Zoning jurisdiction and requested variances.

One portion of the proposal would relax setback controls in the R-1 and the Ag Districts, outside of Livestock purposes:

- 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.

Another portion would restore some of the sections in the northwest part of the township, to an Agricultural zoning, from Residential zoning. Characteristics of the zoning areas would, ideally, compare similarly to Goodhue County zoning jurisdictions. Township controls would be retained under township jurisdiction. A report titled the Stanton Township Rezone Project was referenced.

- 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.

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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.

- ❖ Ken Burns, 4691 Scout Ridge Way, commented on the current zoning distributions of Residential and Agricultural in Sections 14 and 16: higher numbers of residential properties. He suggested that 14 and 16 remain Residential; Section 15 has some large acreage and the Boy Scout Camp and could be considered Agricultural. Sections 17 and 18 could be split using Sciota Trail as a boundary. He contended that there will be a tradeoff in variance requests from residential zonings.
- ❖ Mary Lundell, 33100 42nd Avenue, noted that she has heard feedback supporting setbacks changed to be exactly the same as Goodhue County.
- ❖ Karen Slininger, 459 Sciota Trail, recommends that the township jurisdiction retain its own controls regardless of Goodhue County zoning controls, if the county is less restrictive.
- ❖ Scott Greenslit, 5517 311th Street, suggested that developed areas remain Residential.
- ❖ Larry Kuehn, 30340 Highway 56 Boulevard, asked if the minimum 20 acre minimum lot size would be applied to a zoning change to Agricultural, in Section 17.

Old Business:

New Business:

Ordinance Review: Discussion of “housekeeping” language changes is planned for discussion at the June PC meeting, including corner lot language.

Reports of Meetings Attended:

Announcements:

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

Adjourn: Hannah Regenscheid made a motion to adjourn. Jeff Davis seconded the motion. The motion passed 4/0. The meeting adjourned at 9:12pm.

Respectfully submitted,

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Cheryle Peters
Clerk, Stanton Township

Hannah Regenscheid
Chair, Stanton Township Planning Commission
