

August 12, 2024

**Attending:** Chair, Hannah Regenscheid; Secretary, Cheryle Peters; Commissioner, Jeff Davis and Commissioner, Mary Lundell; and Bruce Ohmann.

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

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

**Zoning Requests:**

1. Bruce Ohmann, 29764 23<sup>rd</sup> Avenue Way, is requesting a Zoning change for Parcel #411800060 from R-1 to A-2, currently 5 acres. The parcel is being considered, by Goodhue County, for a plat reconfiguration with Parcel #411800030. The final redraw would be approximately 30 acres in the township A-2; Goodhue County would also rezone to Agricultural. Jeff Davis made a motion for the required hearing. Hannah Regenscheid seconded the motion. The motion passed 4/0.

**Old Business:**

Ordinance language regarding frontage at township road intersections that serve only the subdivision, was reviewed and accepted as following under a Housekeeping category:

*Stanton Township Ordinances, §19 A (3), p 43.*

3. Corner Lots. *Corner lots, which abut on more than one road shall have a front yard abutting each such road. The front yard setback may be reduced to 42 feet when such public road is a minor street serving only a residential subdivision.*

**Reasoning:** Goodhue County allows for 25 ft setback on a front yard when the street is minor and only serves a residential subdivision. Goodhue County measures their setbacks from the road right of way. Stanton measures setbacks from the middle of the road. Calculating the distance from the measuring points between the two entities, Stanton has to add 16.5 ft to the Goodhue County 25 ft minimum to stay within the County minimum. 42 feet is rounded up from 41.5 ft. Stanton cannot allow something broader than the County minimum but can be more restrictive.

Jeff Davis made a motion to accept the language regarding frontage as written. Mary Lundell seconded the motion. The motion passed 4/0.

**New Business:**

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**Ordinance Review:**

A number of line by line housekeeping items were reviewed per Section 15 regarding Zoning Request Procedures, including Paragraph “E”, Submittal Information and definition of “zoning certificate”. Some clarification for “consult” as it appears in Section 15.

**Reports of Meetings Attended:**

**Announcements:**

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

**Adjourn:** Hannah Regenscheid made a motion to adjourn. Jeff Davis seconded the motion. The motion passed 4/0. The meeting adjourned at 8:34pm.

Respectfully submitted,

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Cheryle Peters  
Clerk, Stanton Township

Hannah Regenscheid  
Chair, Stanton Township Planning Commission

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