

September 10, 2024

Attending: Chair, Hannah Regenscheid; Secretary, Cheryle Peters; Commissioner, Jeff Davis and Commissioner, Mary Lundell; Mairi Doerr, Larry Kuhn, Susie Kuhn, Jason Otto, Jessica Otto, Mary Ohmann, Susan Mieska and applicant, Bruce Ohmann. Jenelle Sternitzki 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.

Approval of Minutes from Monday August 10th, 2024: Time was dedicated to review the August 10th meeting minutes; Jeff Davis made a motion to approve the August 10th minutes. Mary Lundell seconded the motion. The motion passed 4/0.

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

Public Hearing @ 7:15 Chair Regenscheid suspended the Regularly Scheduled Planning Commission meeting, opening the public hearing at 7:15pm. She read aloud the notice published in the Cannon Falls Beacon and invited Mr. Ohmann to the podium. Mr. Ohmann described his request to those attending the hearing. He indicated that property contiguous to his 5 acre would be included in a future reconfiguration of the parcel; total included approximately 43 acres total. That total re-draw would include property on the other side of 23rd Avenue Way.

Mr. Ohmann related that Goodhue County Zoning was reluctant to process and subsequently record a parcel that would have planned multi, mixed zonings. The rezone would create more consistency within the total survey; most of the acreage in Section 16 is currently zoned A-2 by the township and Goodhue County.

Nine people signed the attendance roster:

- ❖ Mairi Doerr, 29555 23rd Avenue Way, spoke from the podium. She noted the absence of a Rural Business zoning for current activities on the property in question and stated that her goal is to have some added clarification for the proposal.
- ❖ Jenelle Sternitzki, 30991 Oxford Mill Road, spoke via Zoom, on the subjects of current Conditional Use Permits, historic Conditional Use Permits and in process Conditional Use Permits and current operations and public opinion. Mr. Ohmann stated that he had been operating for about three years, on the property.

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Chair Regenscheid called for any remaining questions, for Mr. Ohmann, from the public. Hearing none, she closed the public hearing and reinstated the Regularly Scheduled Planning Commission meeting, for discussion among the commissioners and Mr. Ohmann.

Zoning Request:

Bruce Ohmann, 29764 23rd Avenue Way, requested 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 43 acres in the township A-2; Goodhue County would also rezone to Agricultural.

Commissioner Davis noted that more consistency would be established with the Zoning change, particularly when the additional acreage is included.

Commissioner Lundell noted that Mr. Ohmann seems to be upfront with what he plans to do with the property, going forward.

Commissioner Peters noted that Stanton Township has taken official action to rezone, to A-2, multiple properties located in the northwestern end of the township, including Section 16. The trend has been documented as a way to be more consistent with Goodhue County zoning characteristics toward agricultural uses.

Chair Regenscheid called for a motion to approve; Jeff Davis made a motion to recommend, to the Town Board, approval for the proposed Zoning Change as it had been requested: A-2 from R-1 for the final reconfiguration; Mary Lundell seconded the motion. The motion passed 4/0.

Old Business:

New Business: An Email from Chair Slininger regarding proposed change of procedure for zoning requests that require a public hearing, was reviewed. No change to the Ordinance is being proposed on this subject. Some discussion ensued regarding the Planning Commission's restriction to spend money, without Town Board approval. There seemed to be agreement that the current procedure has been in place, maybe, since the inception of the Ordinance. No motion was considered necessary as, a Planning Commission. The Planning Commission agreed to make the change if that is the decision of the Town Board.

Ordinance Review:

Housekeeping items for discussion and proposed edits: Hannah offered a clean copy for further housekeeping adjustments in language for **Letter E**. regarding **Required Submittal Information**. Some discussion ensued regarding an appropriate use and description for an Interim Use Permit; Statutes were reviewed §394.303. More discussion was considered for the October meeting.

Reports of Meetings Attended:

Announcements:

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

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Adjourn: Hannah Regenscheid made a motion to adjourn. Jeff Davis seconded the motion. The motion passed 4/0. The meeting adjourned at 8:06pm.

Respectfully submitted,

Cheryle Peters
Clerk, Stanton Township

Hannah Regenscheid
Chair, Stanton Township Planning Commission
