

# Stanton Township Planning Commission Unapproved Minutes

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December 14th, 2021

**Attending:** Chair, Hannah Regenscheid; Vice-Chair, Anson Brown; Commissioner, Karen Slininger; Secretary, Cheryle Peters; Supervisor, Ken Burns; Applicants: Tyler Harrison, Steve Hruby; Via Zoom, Mary Lundell.

**Pledge of Allegiance:** Chair, Hannah Regenscheid, due to technical difficulties, called the meeting to order at 7:03PM; the pledge of allegiance was recited.

**Approval of Agenda:** Karen Slininger made a motion to approve the agenda. Anson Brown seconded the motion. The motion passed 4/0.

**Approval of Minutes from November 9th, 2021:** Karen Slininger made a motion to approve the minutes from November 2021. Anson Brown seconded the motion. The motion passed 4/0.

**Public to Speak:**

**Public Hearing:**

**Zoning Requests:**

1. Tyler Harrison, 1475 300 Street Way, Cannon Falls, MN requested a Zoning Certificate approving the construction of a 12x24 deck in Section 08; .73 acres, Parcel #410080900. The property is located along shoreline of the Cannon River. Chair Regenscheid invited Mr. Harrison to the podium to make his request. He reported that Goodhue County requires a 100ft. setback from shorelines. Mr. Harrison reported that he has considered the county variance process. Chair Regenscheid advised that the township must be as restrictive as Goodhue County with shoreline regulations.

Mr. Harrison stated that the deck would be sited on the back of the house; Stanton Township rear setbacks are 30 feet for the R-1 Zoning District. Hannah Regenscheid made a motion to recommend, to the Town Board, approval of the request contingent upon the granting of a Goodhue County Variance, on the 100 ft. shoreline setback. Karen Slininger seconded the motion. The motion passed 4/0. Mr. Harrison stated that he would return for a Town Board review January 18<sup>th</sup>, 2022.

2. Steve Hruby, Sales Consultant for Morton Buildings, Inc., on behalf of Syngenta, Parcel #410302500, 317 Highway 19, 378.27, zoned A-1; Chair Regenscheid invited Mr. Hruby to the podium to make his request. Mr. Hruby requested a Zoning Certificate approving the construction of a cold storage building 20x120, 20 feet tall. He reported that the building would be sited on the east side of the property. Karen Slininger made a motion to recommend, to the Town Board, approval of the request, as stated. Anson Brown seconded the motion. The motion passed 4/0. Mr. Hruby was advised to attend the Town Board meeting, December 21<sup>st</sup>, for a review.

**Old Business:**

**New Business:**

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**Ordinance Review:** The edited Proposed Solar Ordinance Standards document was reviewed, for another Town Board review December 21<sup>st</sup>. Discussion ensued regarding Utility Scale Use allocated in the A-1 and A-2 zoning districts only, with a Conditional Use permit.

Utility Scale Use is not allowed in Residential Zones.

Discussion ensued regarding text definitions of all three Scale Uses: Residential Scale, Commercial Scale and the Utility Scale; Residential Scale Use would be allowed in the Park Zones.

Discussion ensued regarding Residential Scale Use: all Residential Scale Uses are considered Accessory to the property;

Discussion ensued regarding solar panel and mounting hardware area limits for Residential Scale Use; ground mounts not to exceed 1,000 sq. feet .

Clarification was stated regarding Decommissioning requirements; requirements would apply only to those properties covered by a Conditional Use Permit.

Chair Regenscheid offered to edit the document as she understood the requested changes, for a second review at the Town Board meeting in December. Karen Slininger made a motion to recommend, to the Town Board, approval of the Draft Solar Ordinance. Anson Brown seconded the motion. The motion passed 4/0.

### **Reports of Meetings Attended:**

**Announcements:** Cheryle made a request for timesheets, payroll ending December 15<sup>th</sup>, 2021.

**Adjourn:** Karen Slininger made a motion to adjourn. Anson Brown seconded the motion. The motion passed 4/0. The meeting adjourned at 7:45pm.

Respectfully submitted,

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Cheryle Peters  
Clerk, Stanton Township

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Hannah Regenscheid  
Chair, Stanton Township Planning Commission