**Attending:** Chair, Hannah Regenscheid; Secretary, Cheryle Peters, Commissioner, Bill Hoyt; Commissioner, Jeff Davis; Supervisor, Ken Burns; Laurie Johnson, Joe Prestwood, Terry Forehand, Dave Sprangers, Vince Cockriel and Susan Pfliger. Applicant, Pat and Arden Forehand, Kathy Anderson w/ Staff; Mary Lundell, Janelle Sternitzke, Rosie Schluter and Danny Lundell, attended via Zoom.

**Pledge of Allegiance:** Chair, Hannah Regenscheid, called the meeting to order; the pledge of allegiance was recited.

**Approval of the Agenda:** Hannah Regenscheid made a motion to approve the agenda, adding discussion of the characteristics of Section 25. Jeff Davis seconded the motion. The motion passed 4/0.

**Approval of Minutes from December 13th, 2022:** Hannah Regenscheid made a motion to approve the December minutes. Bill Hoyt seconded the motion. The motion passed 4/0.

**Public to Speak:**

**Zoning Requests**:HannahRegenscheid invited Kathy Anderson to the podium to address the Planning Commission. She spoke on behalf of Pat and Arden Forehand, 33264 County 24 Boulevard, citing health issues; some family members were present and two prospective buyers.

The Forehands requested building rights for Parcel #410362500. The parcel is zoned A-2 by the township and satisfies the minimum lot size of 20 acres, at 24.53 acres. Section 36 density is saturated at 12 dwellings. The section sites 14 dwellings. The Quarter, quarter is full, as well.

Goodhue County Section density controls are saturated, as well; the Quarter, quarter is full as well. Goodhue County zones the parcel as A-2 and sites 14 dwellings. No buildings are currently on the site.

Process was discussed: dual jurisdictions, prevailing state statutes, contingency recommendations to the Town Board, Variance applications and the ensuing process.

Discussion ensued regarding a proposed split of parcel 410362500 leaving 20.49 acres for the proposed build. It was recommended that the split occur before any other processing should go forward, for the sake of properly referencing the parcel. A survey was offered.

Using a map, the building site was called out as being outside of the flood zone, driveway within the flood zone. Township A-2 setbacks were called out as 100ft on all sides.

The construction of the Stanton Township Planning and Zoning Ordinance regarding grammar was discussed. It was noted that the Ordinance had been written under legal counsel and that the Ordinance states that the Town Board is allowed to interpret the Ordinance. Goodhue County language was compared for clarity.

Ken Burns requested to speak. He approached the podium. He noted that historically the Ordinance has been interpreted to mean that all of the conditions are needed to satisfy density control requirements. The welfare of the buyers and sellers was noted if process falls within the context of an unconventional interpretation of the Ordinance. Precedent was noted when applying the Ordinance density controls.

Commissioner Hoyt explained that the state statute requires that the township is as restrictive as its county ordinance; it can be more restrictive than its county.

The prospective buyers expressed a desire to use the property as a “hobby farm” property caring for some animals and gardening, a less intensive farming enterprise.

Chair Regenscheid explained that the county has not yet assigned the new parcel #; the township has not scheduled a public hearing to consider a density variance, the county has not yet rezoned as a way to remedy the county density controls. Goodhue County recommended executing the split before any further processing occurs.

David Sprangers, friend of the family, came to the podium to speak regarding process and ask can the two jurisdictions process simultaneously?

**Old Business:**

**New Business:**

Section 25 was reviewed in preparation for an eventual recommendation to the Town Board. Chair Regenscheid indicated that she would be offering a report in the future. Discussion ensued regarding a resident survey, an informational public hearing and a joint Planning Commission/ Town Board meeting, workshop style.

Parcels would be systematically characterized by size and section; 16, 17 and 18 would be reviewed next. Discussion ensued regarding parcels 20 acres or larger, in Section 25. A-2 zoning per property owner’s discretion seemed to be fitting for those parcels.

Bill offered to take up Section 17; Hannah offered to take up Section 16.

**Ordinance Review:**

**Reports of Meetings Attended:**

**Announcements:**

* Planning Commissioners, please complete and sign a time sheet for Planning Commission time ending January 15th, 2022; Thank you.
* The Braver Angels Workshop conducted Thursday, January 5th, 2022 from 6-8pm at the Stanton Town Hall.

**Adjourn:** Hannah Regenscheid made a motion to adjourn @9:10pm. Bill Hoyt seconded the motion. The motion passed 4/0.

Respectfully submitted,

Cheryle Peters

Clerk, Stanton Township

Hannah Regenscheid

Chair, Stanton Township Planning Commission

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