

Stanton Township Rezone Project

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Summary

This report is a result of the Stanton Township Planning Commission research and data gathering. The Stanton Town Board tasked the Planning Commission with trying to figure out if there is a possible solution to the issue of parcel owners wanting to put up accessory buildings in excess of the allowed square footage of Residential 1 (R-1) township zone and being denied due to the zoning district limitations. Some parcels operate as agricultural and meet or exceed the acreage size to be considered for a zoning district that allows for more square footage in constructing accessory buildings.

Introduction

County Zoning Legend

☑ County Data Layers ...

▸ ☐ Trout Easements ...

☑ Zoning ...

- A1 - Agricultural Protection
- Split Zone
- A2 - Agricultural
- A3 - Urban Fringe
- B1 - General Business
- B2 - Highway Business
- I - Industry
- MXH - Mixed Use
- R1 - Suburban Residential
- SCN - Cannon River Scenic
- Within City Limits
- CS - Conservation Subdivision
- PT - Park and Trail

☐ Additional Zoning ..

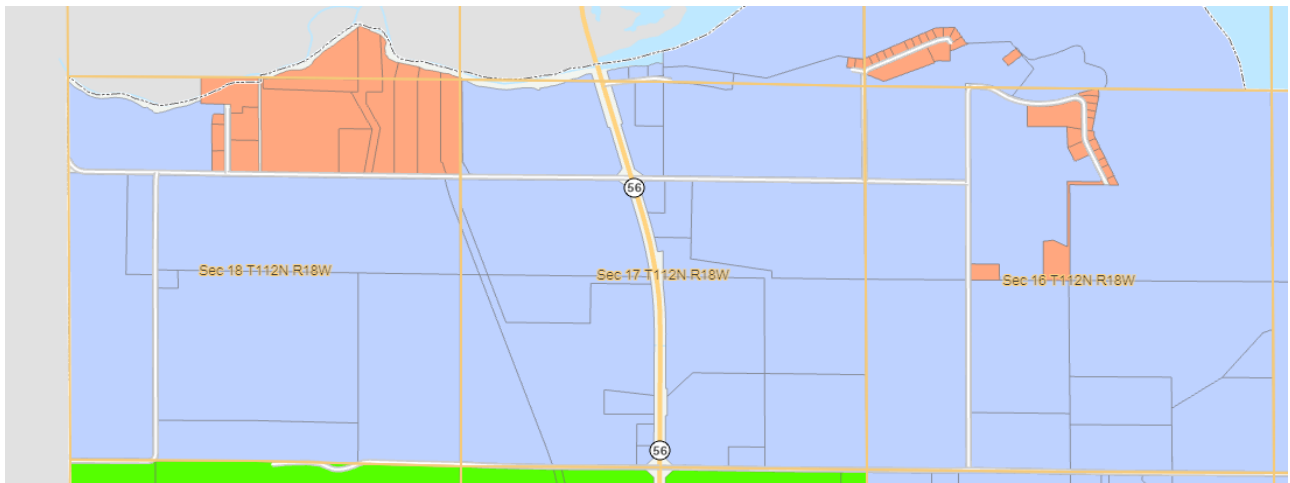
- A1 - Agricultural Protection
- A2 - Agricultural
- A3 - Urban Fringe
- B1 - General Business
- B2 - Highway Business
- CR - Commercial Recreation
- I - Industry
- MXH - Mixed Use
- R1 - Suburban Residential
- REC - Cannon River Recreational
- SCN - Cannon River Scenic
- Within City Limits or No Data; city Cannon Falls; city Goodhue; city Kenyon; city Lake City; city Red Wing; city Wanamingo

Findings

Sections 16, 17, & 18

At the October regularly scheduled Planning Commission Meeting on 10/11/2022 the Planning Commission researched Sections 16, 17, and 18 of Stanton Township.

Figure 1: County Zoning Map Sections 16, 17, & 18



Stanton Township Zoning:

All three of these parcels are zoned Residential 1 (R-1) at the township level.

Goodhue County Zoning:

Section 16-

The majority of the parcels (16) are zoned Suburban Residential 1 (R-1) for Goodhue County. The parcels with the largest acreage are zoned Agricultural (A-2).

Section 17-

Goodhue County zones all parcels in section 17 as Agricultural (A-2).

Section 18-

Goodhue County zones the majority of section 18 as Agricultural (A-2). Above or north of Sciota Trail the majority of parcels in section 18 are listed as Suburban Residential (R-1)

Section Characteristics

Section 16-

This section has 27 parcels total. Acreage size of parcels in this section range from 148.70ac to .25ac or 10,890 sq. ft. The parcels with the largest acreage are zoned Agricultural (A-2) by the County and are mainly used as farm fields without homesteads.

Section 17-

This section has 18 parcels total. Acreage size of parcels in this section range from 140.60ac to 2.05 ac or 89,298 sq. ft. Most of the parcels appear to be agricultural fields and woodland. One parcel in section 17 is zoned rural business.

Section 18-

This section has 23 parcels total. Acreage size of parcels in this section range from 124.22ac to 0.49 or 21,344.4 sq. ft. Most of the parcels appear to be agricultural fields, woodland and shoreland/bluff.

Sections 13, 14, 15

At the November regularly scheduled Planning Commission Meeting 11/7/2022 (Monday meeting due to Tuesday being Election day), the Planning Commission reviewed sections 13, 14, and 15 of Stanton Township.

Figure 2: County Zoning Map Sections 13, 14, & 15



Stanton Township Zoning:

All three of these parcels are zoned Residential (R-1) at the township level, with the exception of some Public Park zones abutting Lake Byllesby in Section 14.

Goodhue County Zoning:

Section 13-

This section has a mixture of mainly Urban Fringe (A3) and Suburban Residential 1 (R-1) with one parcel zoned as Commercial Recreation (CR).

Section 14-

All but 2 parcels are zoned Agricultural (A-2) at the County level. Two parcels in this section are zoned Suburban Residential (R-1) at the County level.

Section 15-

All parcels are zoned Agricultural (A-2) at the County level.

Section Characteristics

Section 13-

This section has 64 parcels. There is a subdivision off of Highway 19. Acreage size of parcels in this section range from 77.30ac to 0.37ac or 16,117 sq. ft.

Section 14-

This section has 22 parcels. Acreage size of parcels in this section range from 77.00ac to 1.07ac. The largest parcel in this section belongs to the Northern Star Council BSA. Most of the parcels abutting Lake Byllesby are zoned Public Park.

Section 15-

This section has 10 parcels. Acreage size of parcels in this section range from 160.00ac to 12.40ac. This section has the majority of the acreage pertaining to the Northern Star Council BSA.

Sections 24, 25, & 36

The December regularly scheduled Planning Commission Meeting 12/14/22, the Planning Commission reviewed sections 24, 25, and 36 of Stanton Township.

Figure 3: County Zoning Map Sections 24, 25, & 26



Stanton Township Zoning:

All three of these parcels have a mixture of Agriculture Zoning District (A-2) and Residential 1 (R-1) at the township level.

Goodhue County Zoning:

Section 24-

This section has a mixture of Urban Fringe (A-3) and Suburban Residential 1 (R-1).

Section 25-

This section has a mixture of Agricultural (A-2) and Suburban Residential 1 (R-1).

Section 36-

This section has a mixture of Agricultural (A-2) and Suburban Residential 1 (R-1).

Section Characteristics

Section 24-

This section has 105 parcels. Acreage size of parcels in this section range from 42.67ac to 0.35ac or 15,250 sq. ft. Woodland Heights Subdivision. Other random areas where new homes have been built and the county has changed to Suburban Residential (R-1).

Section 25-

This section has about 108 parcels. Possibly 5 different Oxford subdivisions but within the same area and connecting. New houses have been given the Suburban Residential R-1 zoning from the County. One feedlot that has already changed to Stanton zone A2 (parcel #410253100) with multiple agricultural outbuildings and one of the buildings is 12,000 sq. ft.

Section 36-

One subdivision (Oxford Hills) and a 30+ acre parcel all on the right side of 57th Avenue. Everything else is Agricultural (A-2) for the County. Stanton has a similar zoning setup as the county pertaining to the parcels.

Recommendations to the Town Board

The below recommendations will incorporate the option and discretion of the legal parcel owner. Any Public Park parcels will remain in the same township zoning district.

Section 16

The Planning Commission recommends to the Town Board to rezone the parcels that are 20 acres or greater to Agricultural (A-2) and leave the parcels with less than 20 acres at the current township Residential 1 (R-1).

Section 17

The Planning Commission recommends to the Town Board that section 17 be rezoned to Agricultural (A-2) at the township zoning level for parcels 20 acres or greater and leave the parcels with less than 20 acres at the current township Residential 1 (R-1). The parcel belonging to Nate's Garage (41.017.1101) should remain unchanged for the current township zone of rural business.

Section 18

The Planning Commission recommends to the Town Board to split the zoning in section 18. The parcels to the North of Sciota Trail will remain the current town zone of Residential 1 (R-1). The parcels to the south of Sciota Trail are recommended to be zoned to Agricultural (A-2) for 20 acres or greater and leave the parcels with less than 20 acres at the current township Residential 1 (R-1).

Section 13

The Planning Commission recommends to the Town Board to keep the current town zoning districts.

Section 14

The Planning Commission recommends to the Town Board to rezone the parcels that are 20 acres or greater to township zone Agricultural (A-2) and leave the parcels with less than 20 acres at the current township Residential 1 (R-1). The current Public Park parcels will remain the same zoning district.

Section 15

The Planning Commission recommends to the Town Board to rezone the parcels that are 20 acres or greater to township zone Agricultural (A-2) and leave the parcels with less than 20 acres at the current township Residential 1 (R-1).

Section 24

The Planning Commission recommends to the Town Board to keep the current town zoning districts.

Section 25

The Planning Commission recommends to the Town Board to rezone properties greater than or equal to 20 acres from the current township zone of Residential 1 (R-1) to Agricultural (A-2).

Section 36

The Planning Commission recommends to the Town Board to keep the current town zoning districts.

Conclusion

The Stanton Township Planning Commission has come to the conclusion based on the Planning Commission's zoning district parcel research, findings, and observations that the township needs to adjust zoning to appropriately match parcel use and terrain in sections 13-18, sections 24-25, and section 36. The Planning Commission's next step in this process would be to send out a survey to the numerous parcel owners in the sections mentioned above. The survey results will influence the above recommendations to the Town Board. The survey will allow the Planning Commission to finalize the recommendations.