

## Stanton Township Planning Commission Approved Minutes

January 14, 2025

**Attending:** Chair, Hannah Regenscheid; Commissioner(s), Jeff Davis, Mary Lundell, Cheryle Peters and Dalton Leritz.

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

**Agenda:** The agenda was reviewed; no change.

**Approval of Minutes from Tuesday December 10<sup>th</sup>, 2024:** Time was dedicated to review the December 10<sup>th</sup> meeting minutes; the minutes were updated. Mary Lundell made a motion to approve the December 10<sup>th</sup> minutes noting updates from the November minutes. Jeff Davis seconded the motion. The motion passed 3/0; Cheryle Peters declined to vote in light of her absence from the December and November meetings.

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

### **Zoning Requests:**

1. Mr. Dalton Leritz, 32880 Stanton Trail, requested a recommendation for approval to construct a 2880 square foot post frame building on Parcel # 410261000, 10 acres in the Township A-2. Goodhue County also zones the property A-2.

The site plan was reviewed; dimensions were stated as 45X64 with 16 tall walls and a 4/12 degree roof pitch. Mr. Leritz indicated that he planned to commence construction, pending the seasonal thaw. Jeff Davis made a motion to recommend, to the Town Board, approval for Mr. Leritz's request as it had been described. Mary Lundell seconded the motion. The motion passed 4/0. Mr. Leritz was advised to attend the Town Board meeting January 21<sup>st</sup>, for a review.

### **Old Business:**

### **New Business:**

### **Ordinance Review:**

Per Continued Discussion regarding December's PC meeting "interim use permit" (IUP) content:

1. Continuance of "interim use permit" (IUP) discussion
  - a. Article 4 of Goodhue County Zoning Ordinances, section 2: We will use the County language to replace our B3 subdivision.
  - b. Article 4 of Goodhue County Zoning Ordinances, section 3, subdivision 5: reformat to match our ordinance formatting. Insert into our B to combine. When it refers to wetlands say "wetlands are referred to and regulated by Goodhue County". Subdivision 8; Leave the top language and takeout the list. Incorporate everything remaining.
  - c. Article 4 of Goodhue County Zoning Ordinances, section 4: This is similar to our subdivision B2. We would edit our current B2 to insert IUP.
  - d. Article 4 of Goodhue County Zoning Ordinances, section 5: We would use our ordinance B2c.

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- e. Article 4 of Goodhue County Zoning Ordinances, section 6 & 7: We would use our subdivision B2d. We will add “to ensure its conditions have been maintained”.
  - f. Article 4 of Goodhue County Zoning Ordinances, section 8 & 9: We will use our F subdivision and add IUP to it.
  - g. Article 4 of Goodhue County Zoning Ordinances, section 10: This is our H9 subdivision.
  - h. All of section 15 from our ordinances will need to be updated to add IUP to every instance of Conditional Use Permit (CUP).
2. In summary, a clean copy working reference is planned to be available for continued review in February.

**Reports of Meetings:**

**Announcements:** Planning Commissioners, please complete and sign a time sheet for Planning Commission service ending January 15<sup>th</sup>, 2025.

**Adjourn:** Hannah Regenscheid made a motion to adjourn. Jeff Davis seconded. The motion passed 4/0. The meeting adjourned at 8:16pm.

Respectfully submitted,

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Cheryl Peters  
Clerk, Stanton Township

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Hannah Regenscheid  
Chair, Stanton Township Planning Commission