

Attending: Chair, Hannah Regenscheid; Commissioners, Mary Lundell and Cheryle Peters; Dave Lorentz, Brian Benson, Bobby Johnson; Dave Garner attended via Zoom.

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

Agenda: The agenda was reviewed.

Approval of Minutes from January 13th, 2026: Mary Lundell made a motion to approve the January 2026 meeting minutes; Hannah Regenscheid seconded the motion. The motion passed 3/0.

Public to Speak: Brian Benson, 30739 Highway 19 Boulevard, Cannon Falls, MN 55009, attended to inquire about land use controls for Parcel #410141102, 2.9 acres and 4101104, 37 acres; Goodhue County zones the properties A-2; Stanton Township zones the properties R-1.

Mr. Benson would like to construct 100 units for cold storage, one building with concrete floor. The units would be offered as retail storage spaces. There are no such provisions currently offered under the Stanton Township Zoning Ordinance.

Zoning Requests:

Bobby Johnson, 4898 Scout Ridge Way, Cannon Falls, MN 55009, requested a Zoning Certificate approving the construction of a 30x48 shed with concrete apron for the purposes of cold storage. Parcel #410141501 is 6.67 acres in the R-1 Zoning District. Size and allowances were reviewed for 6.67 acres in Residential; setbacks were reviewed.

Hannah Regenscheid made a motion to recommend to the Town Board, approval of the request as it had been submitted. Mary Lundell seconded the motion. The motion passed 3/0. Mr. Johnson was advised to attend the Town Board meeting February 17, 2026 for a review.

Public Hearing 7:15pm-

Chair Regenscheid suspended the Regularly Scheduled Planning Commission meeting, opening the public hearing portion for input from Mr. Lorentz.

Dave Lorentz, 4900 Scout Ridge Road, attended the hearing to request a quarter/quarter density Variance for Parcel # 410141500; however no documented survey depicting the newly proposed land split was submitted, to the Planning Commission for review. Mr. Lorentz had been advised that if he wanted the survey to be conforming to Stanton Township Land Use ordinance controls, said survey would need to reflect 2 acre parcels consistent with the township minimum lot size for subdivisions (Plats). The quarter, quarter section is saturated with two dwellings already; one additional dwelling would make three. Mr. Lorentz had been advised, in January, that he would need to request and receive a Variance for quarter, quarter density.

Chair Regenscheid called for input from the attendees:

Mr. Ron Freeberg, 30741 Highway 19 Boulevard, Cannon Falls, MN 55009, expressed concerns regarding the minimum lot sizes called out in the Stanton Township Planning and Zoning Ordinance; lot sizes in the proximity seem to appear to be increasingly smaller. In discussion, it was noted that there are already two constructed dwellings sited in the NE Quarter of the SE of Section 14.

The Regularly Scheduled Planning Commission meeting was resumed following call for more input. None was heard; four people signed the public hearing roster. Some discussion among the commissioners ensued.

Recommendation for advancement, to the Town Board, was made provided that a survey showing the platted lots, conforming to Stanton Township Land Use standards. Required documentation is called out in the township ordinance; any township approvals will be contingent upon Goodhue County requirements for a plat.

Old Business:

Discussion ensued using various phrases to begin the draft for appropriate controls within the Stanton Township Planning and Zoning Ordinance specific to the Stanton Airfield and other private aircraft landing fields and associated facilities that are open, to the public, for use. Discussions were expected to continue into future months.

New Business:

Ordinance Review:

Reports of Meetings: Mary Lundell reported that she had attended the Goodhue County Association of Township Officers Saturday February 7, 2026. Most discussed were the topics of annexation and data centers.

Announcements:

- * Planning Commissioners were asked to please complete and sign a time sheet for Planning Commission service ending March 15th, 2026.

Mary Lundell made a motion to adjourn. Hannah Regenscheid seconded the motion; the motion passed 3/0. The meeting adjourned at 8:55pm.

Respectfully submitted,

Cheryle Peters
Clerk, Stanton Township

Hannah Regenscheid
Chair, Stanton Township Planning Commission