

Township Officials Attending: Chair, Hannah Regenscheid; Commissioners: Mary Lundell, Cheryle Peters and Jeff Davis; Danny Lundell

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 June 9th, 2026: Mary Lundell made a motion to approve the June 9th meeting minutes; Jeff Davis seconded the motion. The motion passed 4/0.

Public to Speak:

Zoning Requests:

1. Jill Burcum, 31159 37th Avenue Way, Cannon Falls, MN 55009, requested a zoning certificate approving the construction of a 34x40 horse barn. Parcel # 410220100 is 20 acres in the A-2 zoning district. Setbacks were reviewed. Demo has been finished. Hannah Regenscheid made a motion to recommend, to the Town Board, approval for the request. Jeff Davis seconded the motion. The motion passed 4/0. The Burcums were advised to attend the Town Board meeting July 21, 2026 for a review.
2. Saundra Urbacke and Tom Fletcher, 33205 57th Avenue, Cannon Falls, MN 55009, requested a zoning certificate approving the construction of a 60x40x10 barn for livestock shelter and a 11x16 chicken coop. Parcel #410361000 is 5.34 acres in the A-2 zoning district. The project is a replacement for property damaged in a fire, June 1st, 2026. Jeff Davis made a motion to recommend, to the Town Board, approval of the request. Mary Lundell seconded the motion. The motion passed 4/0. The applicants stated that they would not be able to attend the Town Board meeting due to a previous commitment. Mr. Fletcher submitted payment for the zoning certificate. In the absence of the applicants, Cheryle had offered to communicate the characteristics of the project, to the Town Board, for review.
3. Jonathan Lechner, 5810 324th Street, Cannon Falls, MN 55009, requested a zoning certificate approving the construction of a 50x41 addition to the existing home. Parcel #411700220 is 1.28 acres in the R-1 zoning district. The addition would be attached to the back side of the house. The site plan was reviewed. Jeff Davis made a motion to recommend, to the Town Board, for approval of the request. Hannah Regenscheid seconded the motion. The motion passed 4/0. Mr. Lechner was advised to attend the Town Board meeting July 21, 2026 for a review.
4. Ann Knutson, 29883 20th Avenue Way, Cannon Falls, MN 55009, requested a zoning certificate approving the construction of a 22x32 addition to the existing home, R-1, township zoning district, Parcel #411820080 of the Lake Byllesby Third Plat. Goodhue County regulates the shoreland in that area and might require a Variance to reconcile the lake front setback. Hannah Regenscheid made a motion to recommend, to the Town Board, approval of the request contingent upon Goodhue County approval of the shoreland setbacks. Mary Lundell seconded the motion. The motion passed 4/0. Ms. Knutson was advised to attend the Town Board meeting July 21, 2026 for a review.

Public Hearing 7:15

Hannah Regenscheid suspended the Regularly Scheduled Planning Commission meeting, opening the Public Hearing on the subject of Data Center development:

1. Danny Lundell, 33100 42nd Avenue, Cannon Falls, MN 55009, came to the podium and expressed his appreciation for the attention given to the subject of Data Center development in Stanton Township, by the Town Board.
2. Jan Montez, 5256 Highway 19 Boulevard, Cannon Falls, MN 55009, came to the podium and asked if the township had been approached for a proposed location for a Data Center. She was informed that the township had not been publicly approached.

Chair Regenscheid called for any added contributions once, twice and three times. Upon hearing none, she closed the public hearing, resuming the Regularly Scheduled Planning Commission meeting. Brief discussion ensued among the commissioners. Jeff Davis made a motion to recommend, to the Town Board, approval of the Text Amendment regarding Data Centers development in the township; Mary Lundell seconded the motion. The motion passed 4/0.

Old Business:

New Business:

Ordinance Review:

**STANTON TOWNSHIP
GOODHUE COUNTY, MINNESOTA**

Ordinance No. 07212026

**AN ORDINANCE AMENDING THE STANTON TOWNSHIP PLANNING
AND ZONING ORDINANCE TO EXPRESSLY PROHIBIT DATA CENTERS**

The Board of Supervisors of the Town of Stanton ordains:

Section 1. Definitions. Section 13 of the Stanton Township Planning and Zoning Ordinance is hereby amended by adding a new definition as follows:

Data Center: A building, group of buildings, or portion thereof containing at least 5,000 square feet on a single property, and whose principal use is the storage, processing, management, hosting, transmission, or distribution of digital data through interconnected information technology and telecommunications equipment. The term includes associated infrastructure such as backup power generation, electrical substations, power distribution systems, cooling systems, security systems, and other utility infrastructure

serving the facility. The term shall not include information technology equipment or facilities that are accessory and subordinate to another lawful principal use on the same property, provide that all such equipment and facilities do not exceed 5,000 square feet.

Section 2. Data Centers. Section 18(C) of the Stanton Township Planning and Zoning Ordinance is hereby amended by adding a new Subsection 1 as follows:

C. Uses Not Provided for in Zoning District. Whenever, in any zoning district, a use is ~~neither~~ not specifically designated as a permitted, accessory or conditional/Interim Use Permit, the use shall be considered prohibited.

1. **Data Centers Prohibited.** Notwithstanding anything to the contrary in this Ordinance, and without limiting the general rule stated above that prohibits any use that is not listed as an allowed use in a zoning district, data centers are not an allowed use anywhere within the Township.

Section 3. Effective Date. This ordinance shall be effective on the first day of publication of an approved summary after adoption.

Section 4. Incorporation. The Town Clerk is authorized and directed to work with the Town Attorney as may be needed to incorporate this amendment into the Stanton Township Zoning Ordinance. Once incorporated, the updated document shall become the official Stanton Township Planning and Zoning Ordinance. C

Additional Ordinance Review:

Review of language for housekeeping item regarding 7200 square foot size threshold for Accessory building use in Goodhue County Ordinance. Hannah Regenscheid made a motion to recommend, to the Town Board, approval for a change in Stanton Township Ordinance language on this subject; Jeff Davis seconded the motion. The motion passed 4/0. A public hearing would be scheduled upon Town Board review of the proposed language:

Section 18 D 3 (c) iv:

iv. ~~On lots 40 acres or greater – detached accessory building(s) size and number is the same as in Agricultural Zoning District A-2. Detached accessory building(s) which are accessory to a residential use,~~ shall be limited in total cumulative square footage to seven thousand two hundred (7200) square feet. Requests to construct an accessory building or buildings in excess of 7200 square feet may be permitted by conditional or interim use permit.

Reports of Meetings:

Announcements:

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

Hannah Regenscheid made a motion to adjourn. Jeff Davis seconded the motion; the motion passed 4/0. The meeting adjourned at 8:05pm.

Respectfully submitted,

Cheryle Peters
Clerk, Stanton Township

Hannah Regenscheid
Chair, Stanton Township Planning Commission