



RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, April 1, 2021 at 6:00 PM

AGENDA

Immediately following the Board of Adjustment meeting.

I. Call to Order

- A. Roll Call
- B. Reading of Notice
- C. Approval of Agenda
- D. Approval of Minutes - Regular Meeting - March 4, 2021

Registrant List - *Add on*

II. Old Business

1. Zoning Map Amendment to Rezone property from Urban Reserve to Agricultural/Kes - Section 31, Webster Township

Timothy & Kimberly Kes, on behalf of landowners, have applied for a Zoning Map Amendment to change the zoning of land for five parcels totaling approximately 141-acres from the UR, Urban Reserve District to the A, Agricultural District. The properties are described as: Part of the NW1/4, SW1/4 and the SE1/4 of Section 31, Webster Township, Rice County, Minnesota. PID#s: 02.31.2.00.002, 02.31.2.75.001, 02.31.2.75.002, 02.31.3.00.001 & 02.31.4.25.001.

III. New Business

1. Conditional Use Permit/Almen (Hohrman) - Section 9, Northfield Township

Colleen Almen, on behalf of landowner DuWayne Hohrman, has applied for a Conditional Use Permit (CUP) for an agricultural tourism business to provide public education about agriculture. The property is described as: Part of the SE1/4 of Section 9, Northfield Township, Rice County, Minnesota. The property address is: 9748 110th St E, Northfield, MN 55057. PID#: 08.09.4.50.001. The property is Zoned A, Agricultural.

2. Conditional Use Permit/Engel - Section 24, Wheatland Township

Jared Engel has applied for a Conditional Use Permit (CUP) for a contractor's office and yard for an appliance installation business. The property is described as: Part of the NE1/4 Section 24, Wheatland Township, Rice County, Minnesota. PID#: 01.24.1.00.002. The property is Zoned UR, Urban Reserve.

3. Conditional Use Permit/Tempel (Hu) - Section 18, Northfield Township

Scott Tempel, on behalf of landowner Bo Hu, has applied for a Conditional Use Permit (CUP) for a 1MW solar energy production facility. The property is described as: Part of the SE1/4 of the SW1/4 of Section 18, Northfield Township, Rice County, Minnesota. The property address is: 7609 Dennison Blvd, Northfield, MN 55057. PID#: 08.18.3.75.001. The property is Zoned A, Agricultural.

IV. Adjournment

Planning Commission Hearing Procedure:

The Chair calls the item to be heard and planning staff to present the staff report and answer questions from the members. The Chair asks the applicant to present their information and answer questions of the members. Chair then opens the meeting to the public. Each speaker will have a set number of minutes to present their information. They must come to the speaker stand and state their name and address before presenting their comments. After the public comments, the Planning Commission publicly discusses the information and reviews the findings before making a motion to recommend approval, denial or to continue the item.

**All issues that require County Board approval will be heard
at the April 13, 2021 meeting.**

Minn. Stat. §13D.021 requires the chief legal counsel or chief administrative officer to make a determination that an in-person meeting is not practical or prudent because of a health pandemic or an emergency declared under Chapter 12 of Minnesota Statutes. At this time, the governor has declared an emergency under Chapter 12 of Minnesota Statutes because of the COVID-19 health pandemic. Therefore, the chief legal counsel has determined that an in-person meeting is not practical or prudent. Accordingly, the Rice County Board of Adjustment and Planning Commission meetings will be conducted by telephone or other electronic means.

The meeting location at 320 Third Street NW, Faribault, MN 55021 is closed to the public. Therefore, telephone or another electronic means will be used to conduct the meeting. To the extent practical, the Planning Commission shall allow a person to monitor the meeting electronically from a remote location. The Planning Commission may require the person making a connection to pay for the documented additional cost that the body incurs as a result of the additional connection.

Remote access for the public includes the following:

Access by computer:

Register using the following link:

<https://us02web.zoom.us/join/register/tZ0qf-yurjwiH9wlePCKHM92SSzVebmq8td3>

Access by phone:

Please call: (507) 332-6030 or toll free options – (877)853-5247, (888)788-0099, (833)548-0276,
Meeting ID: 897-8560-7858 (833)548-0282

If you would like to virtually attend or participate in this public meeting and are in need of assistance, please call the County's Environmental Services Office at 507.332.6113 or e-mail aaguilar@co.rice.mn.us. Please call 24 hours before the meeting, if possible, if assistance is needed.