



RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, May 6, 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 - April 1, 2021

II. Old 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 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.

III. New Business

1. Conditional Use Permit/County Line Aggregate - Section 1, Webster Township

County Line Aggregate, on behalf of landowner Janet M Tornell Trust, has applied for a Conditional Use Permit (CUP) for an aggregate mining operation. The property is described as: Part of the SE1/4 of the NW1/4 of Section 1, Webster Township, Rice County, Minnesota. The property address is: 3240 Hazelwood Ave, Webster, MN 55088. PID#: 02.01.2.75.001. The property is Zoned A, Agricultural.

2. Conditional Use Permit/Hintz - Section 5, Erin Township

Stacy Hintz has applied for a Conditional Use Permit (CUP) for an agricultural tourism business proposing to provide farmstay vacation lodging. The property is described as: The SE1/4 of the SE1/4 of Section 5, Erin Township, Rice County, Minnesota. The property address is: 11172 100th St W, Montgomery, MN 56069 PID#: 05.05.4.75.001. The property is Zoned A, Agricultural.

3. Conditional Use Permit/Speckmann - Section 4, Webster Township

Charlie Speckmann, on behalf of landowner Inez Esther Horejsi Trust, has applied for a Conditional Use Permit (CUP) for a contractor's office and yard for an excavation company also to include the grading and filling of 3,000-cubic yards of material for the installation of a new building and outside storage area. The property is described as: The N1/2 of the NE1/4 of Section 4, Webster Township, Rice County, Minnesota. The property address is: 4480 30th St W, Webster, MN 55088. PID#: 02.04.1.00.001. The property is Zoned A, Agricultural.

4. Waiver of Plat/Van Erp - Section 9, Walcott Township

Arthur Van Erp has applied for a Waiver of Plat to create a 1.32-acre building parcel with the use of a Transfer Development Right (TDR). The property is described as: Part of the SE1/4 of the SW1/4 of Section 9, Walcott Township, Rice County, Minnesota. PID#: 15.09.3.75.003. 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 May 25, 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 Board of Adjustment shall allow a person to monitor the meeting electronically from a remote location. The Board of Adjustment 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/meeting/register/tZEpcOqrDojGdK6t8fzAjrQ40hcy71GPdK2>

Access by phone:

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

Meeting ID: 854-7362-1936

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 RCPlanningZoning@co.rice.mn.us. Please call 24 hours before the meeting, if possible, if assistance is needed.