



RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, July 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 - June 3, 2021
Sign-in Sheet & Zoom Registrant List - *Add on*

II. Old Business

1. Conditional Use Permit/Bertram - Section 17, Warsaw Township

Joshua Bertram has applied for a Conditional Use Permit (CUP) for an agricultural equipment repair business. The property is described as: Part of the SW1/4 of the SW1/4 of Section 17, Warsaw Township, Rice County, Minnesota. The property address is: 23790 Essig Ave, Morristown, MN 55052. PID#: 14.17.3.50.003. The property is Zoned A, Agricultural.

Photos submitted by Public - *Add on*

III. New Business

1. Conditional Use Permit/Langdon - Section 5, Erin Township

James Langdon has applied for a Conditional Use Permit (CUP) for a home occupation therapy business. The property is described as: Part of the SW1/4 of the SE1/4 of Section 5, Erin Township, Rice County, Minnesota. The property address is: 9733 Kent Ave, Montgomery, MN 56069. PID#: 05.05.4.50.003. The property is Zoned A, Agricultural.

2. Conditional Use Permit/Simms (Prieve) - Section 23, Wells Township

Michelle Simms of US Solar, on behalf of landowners Mark & Susan Prieve, 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 NW1/4 of Section 23, Wells Township, Rice County, Minnesota. The property address is: 18425 Belview Trail, Faribault, MN 55021. PID#: 10.23.2.50.001. The property is Zoned UR, Urban Reserve.

3. Conditional Use Permit/Johnson - Section 29, Forest Township

Gary Johnson, on behalf of landowner Max Johnson Trucking Inc., has applied for a Conditional Use Permit (CUP) for a gravel mining and crushing operation. The property is described as: Part of the E1/2 of the NW1/4 of Section 29, Forest Township, Rice County, Minnesota. PID#: 06.29.2.75.001. The property is Zoned A, Agricultural.

4. Waiver of Plat/Anderson - Section 5, Wheatland Township

Conrad Anderson, on behalf of landowners Cecil & Virgilene Anderson, has applied for a Waiver of Plat to create a 2.5-acre building parcel with the use of a Transfer Development Right (TDR) and to modify an existing home parcel. The property is described as: Part of the N1/2 of the NW1/4 of Section 5, Wheatland Township, Rice County, Minnesota. PID#: 01.05.2.75.001. The property is Zoned A, Agricultural.

5. Waiver of Plat/Tutewohl (Nielsen) - Section 9, Forest Township

Corey Tutewohl, on behalf of landowners Richard Nielsen, Kyle Tuma, and Mary Cristofaro, has applied for a Waiver of Plat to create a 1.82-acre building parcel with the use of a Transfer Development Right (TDR) and also to combine property with neighboring parcels. The property is described as: Part of the N1/2 of the SE1/4 of Section 9, Forest Township, Rice County, Minnesota. PID#: 06.09.4.00.006. The property is Zoned A, Agricultural.

6. Waiver of Plat/Jacobson - Section 20, Wells Township

Kari Jacobson has applied for a Waiver of Plat to create a 2.5-acre building parcel with the use of a Transfer Development Right (TDR). The property is described as: Part of the NE1/4 of the NE1/4 of Section 20, Wells Township, Rice County, Minnesota. PID#: 10.20.1.00.003. 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 July 13, 2021 meeting.**

Remote access for the public includes the following:

Access by computer:

Register using the following link:

<https://us02web.zoom.us/meeting/register/tZAvfuGvqTkiGdUIXRBPZdrAgzX7tGAh9vzE>

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: 879-4500-2013

Passcode: 408955

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.