



# RICE COUNTY PLANNING COMMISSION

*Commissioner's Room / Government Services Bldg. / Thursday, July 29, 2021 at 6:30 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 - July 1, 2021  
Sign-in Sheet & Zoom Registrant List - *Add on*

### II. Old 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.

### III. New Business

#### 1. Conditional Use Permit/Carver Garden LLC - Sections 28 & 33, Cannon City Township

Carver Garden LLC, on behalf of landowner Rita Carver, has applied for a Conditional Use Permit (CUP) for a 1MW solar energy production facility. The property is described as: Part of the SW1/4 of the SW1/4 of Section 28 and Part of the NW1/4 of the NW1/4 of Section 33 of Wells Township, Rice County, Minnesota. The property address is: 3119 197th St E, Faribault, MN 55021. PID#s: 11.28.3.50.005 & 11.33.2.25.001. The properties are Zoned UR, Urban Reserve.

#### 2. Conditional Use Permit/Tonjum (Witte) - Section 13, Morristown Township

Mary Tonjum, on behalf of landowner Witte Estate, has applied for a Conditional Use Permit (CUP) for a contractor's office and yard with outdoor storage for a transportation business. The property is described as: the NW1/4 of the NE1/4 of Section 13, Morristown Township, Rice County, Minnesota. PID#: 13.13.2.00.001. The property is Zoned A, Agricultural.

Public Comment - *Add on*

#### 3. Waiver of Plat/Johnson - Section 30, Walcott Township

Garett Johnson has applied for a Waiver of Plat to modify a 2.5-acre building parcel. The property is described as: Part of the NE1/4 of the SE1/4 of Section 30, Walcott Township, Rice County, Minnesota. PID#: 15.30.4.00.008. The property is Zoned A, Agricultural.

#### 4. Waiver of Plat/Sirba - Sections 20 & 21, Webster Township

John and Sue Ann Sirba have applied for a Waiver of Plat to create a 2.5-acre building parcel through the use of a Transfer Development Right (TDR). The property is described as: Part of the SW1/4 of the NE1/4 of Section 20, Webster Township, Rice County, Minnesota. PID#s: 02.20.1.50.001 & 02.21.3.00.002. The property is Zoned A, Agricultural.

#### 5. Final Plat/Olson - Section 15, Cannon City Township

Robert Olson has applied for a Final Plat to create Foster Hill Third Addition by combining two lots within the existing Foster Hill Addition and Foster Hill Second Addition plats. The properties are described as: Lot 2, Block 1, in Foster Hill Addition and Outlot A, Foster Hill 2nd Addition, Section 15, Cannon City Township, Rice County, Minnesota. The property address is: 17660 Cannon City Blvd, Faribault, MN 55021. PID#s: 11.15.3.01.001 & 11.15.4.26.002. The properties are Zoned NES, Natural Environment Shoreland.

**6. Zoning Ordinance Text Amendment/Bridgewater Township**

Cindy Nash, on behalf of Bridgewater Township, has applied for a Zoning Ordinance Text Amendment to create a new Zoning District titled Rural Industrial and to amend Chapter 508, table 508-1 to include uses for the new Rural Industrial Zoning District.

Public Comment - *Add on*

**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 items that require County Board approval will be heard  
at the August 24, 2021 meeting.**

Remote access for the public includes the following:

Access by computer:

Register using the following link:

[https://us02web.zoom.us/meeting/register/tZwtduCtqzguG9UInA\\_xNP1TCkLziDljJodp](https://us02web.zoom.us/meeting/register/tZwtduCtqzguG9UInA_xNP1TCkLziDljJodp)

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: 880-1955-3411

Passcode: 838178

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