

**OFFICIAL PROCEEDINGS OF THE
RICE COUNTY PLANNING COMMISSION
Commissioner's Room / Government Services Building
Tuesday, August 17, 2021 at 6:00 PM**

I. Call to Order

A. Roll Call

The meeting was called to order both in-person and electronically by Chair Preston Bauer at 6:02p.m.

Members present were: Preston Bauer, Michael Streiff, Charlie Peters, John McCarthy.

Members absent were: Jill Ellingson.

Staff present were: Zoning Administrator Trent McCorkell, Environmental Planner Julia Hogan, Administrative Coordinator Anna Aguilar.

Commissioners present: Jeff Docken.

Others present: see Sign-in sheet & Zoom Registrant List *(no participants via Zoom)*.

B. Motion by Michael Streiff, seconded by Charlie Peters, Reading of the Notice.

RESULT: Approved, AYES: Preston Bauer, Charlie Peters, Michael Streiff, John McCarthy, NAYS: None

C. Motion by Charlie Peters, seconded by Michael Streiff, Approval of the Agenda.

RESULT: Approved, AYES: Preston Bauer, Charlie Peters, Michael Streiff, John McCarthy, NAYS: None

II. Old Business

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

Garrett 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.

Motion by Michael Streiff, seconded by Charlie Peters, to recommend approval for the Waiver of Plat request with the following conditions and findings for Garrett Johnson. The property is located in Section 30 of Walcott Township.

RESULT: Approved, AYES: Preston Bauer, Charlie Peters, Michael Streiff, John McCarthy, NAYS: None

CONDITIONS OF APPROVAL – Johnson – Waiver of Plat

1. The modified 2.5-acre Transfer Development Rights (TDR) receiving parcel shall contain one single family dwelling.
2. Any new construction on the parcels is to adhere to all Rice County codes and ordinances.
3. The remaining parcel(s) shall not be further subdivided unless approved under the Rice County subdivision regulations.
4. The residual parcel shall be combined with the parcel to the west that is owned by the applicant.
5. Recording of the new parcel(s) shall be done within one year of the approval.

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Hearing Minutes:**

Environmental Planner Julia Hogan (JH) presented the request to the Planning Commission (PC).

The PC asked the applicant, Garrett Johnson (GJ), to come forward to add comments or answer questions regarding the request.

GJ - More than half of the current TDR lies within the wetland and there really isn't enough space to

build there.

PB - Are you aware of the 5 conditions?

GJ - Yes.

Chair Bauer opened the public testimony portion of the item to the public and no one spoke.

Chair Bauer closed the public testimony portion of the item to the public.

Discussion:

MS - It is straight forward, I will motion.

CP - I will second that.

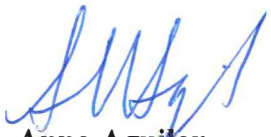
Motion to recommend approval with stated conditions and findings made by Streiff, seconded by Peters, and approved unanimously.

III. Adjournment

Hearing no other items before the PC, a motion was made by Peters, second by McCarthy, to adjourn the meeting at 6:09 pm. Motion carried 4-0.

Respectfully Submitted

Planning Commission



Anna Aguilar
Administrative Coordinator



Preston Bauer, Chair