



RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, October 7, 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 - September 2, 2021
Sign-in Sheet & Zoom Registrant List - *Add on*

II. Public Hearing

- 1. **7:00 p.m. - Public Hearing of Resolution #21-039/Amendment to the Rice County Zoning Ordinance 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 (Bridgewater Township)**
Public Comment submitted at meeting - *Add on*
- 2. **7:15 p.m. - Public Hearing of Resolution #21-040/Adoption of a Zoning Map Amendment to Rezone approximately 160-acres in Section 17 in Northfield Township from Urban Reserve to Agricultural.**

III. New Business

- 1. **Conditional Use Permit/Ag Partners Coop - Section 30, Warsaw Township**
Ag Partners Coop has applied for an amendment to a Conditional Use Permit (CUP) to add buildings to an existing agricultural orientated business. The property is described as: Part of the NE1/4 of the NW1/4 of Section 30, Warsaw Township, Rice County, Minnesota. The property address is: 6676 250th St W, Morristown, MN 55052. PID#: 14.30.2.00.001. The property is Zoned A, Agricultural.
- 2. **Conditional Use Permit/Peters (Sherwin) - Section 26, Northfield Township**
Andrew Peters, on behalf of landowner Kenneth Sherwin Trust, has applied for a Conditional Use Permit (CUP) to operate a sand and gravel mining and aggregate crushing operation. The property is described as: Part of the SW1/4 of the NW1/4 of Section 26, Northfield Township, Rice County, Minnesota. The property address is: 13265 Kane Ave, Dennison, MN 55018. PID#: 08.26.2.50.001. The property is Zoned A, Agricultural.
- 3. **Waiver of Plat/Reese - Section 26, Shieldsville Township**
Daniel and Sandra Reese 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 NE1/4 of the NW1/4 of Section 26, Shieldsville Township, Rice County, Minnesota. PID#: 09.26.1.00.003. The property is Zoned A, Agricultural.
- 4. **Waiver of Plat/Strese - Section 12, Northfield Township**
Michael Strese has 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 S1/4 of

Section 12, Northfield Township, Rice County, Minnesota. PID#s: 08.12.3.00.001 and 08.12.4.50.001. The properties are Zoned A, Agricultural.

5. Waiver of Plat/Edel (Smisek) - Section 28, Wheatland Township

Jake Edel, on behalf of landowner Edward Smisek, has 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 NW1/4 of the NW1/4 of Section 28, Wheatland Township, Rice County, Minnesota. PID#: 01.28.2.25.001. The property is Zoned A, Agricultural.

6. Waiver of Plat/Morris - Section 29, Morristown Township

Debbie Korman, on behalf of landowner David Morris, has applied for a Waiver of Plat to separate a 34.07-acre parcel from the current property. The property is described as: Part of the S1/2 of the NW1/4 of Section 29, Morristown Township, Rice County, Minnesota. PID#: 13.29.1.75.002. The property is Zoned A, Agricultural and NES, Natural Environment Shoreland.

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 October 26, 2021 meeting.**

Remote access for the public includes the following:

Access by computer:

Register using the following link:

<https://us02web.zoom.us/join/zoom/register/tZckd-ygqTopG9IgshFq-OezNOVJS2kl2vr->

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: 839-0587-1316

Passcode: 617917

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.