

**OFFICIAL PROCEEDINGS OF THE
RICE COUNTY PLANNING COMMISSION
Commissioner's Room / Government Services Building
Thursday, September 2, 2021 at 6:30 PM**

I. Call to Order

A. Roll Call

The meeting was called to order both in-person and electronically by Chair Preston Bauer at 6:44p.m.

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

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

Commissioners absent: Jeff Docken

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

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

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

C. Motion by Michael Streiff, seconded by Jill Ellingson, Approval of the Agenda.

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

D. Motion by Charlie Peters, seconded by Jill Ellingson, to approve the minutes of July 29 and August 17, 2021.

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

II. New Business

1. Zoning Map Amendment to Rezone property from Urban Reserve to Agricultural/Tussing (Snesrud) - Section 17, Northfield Township

Andrew Tussing, on behalf of landowners Lance Snesrud, Peterson Brothers LLP and Steven Tralle Trust, has applied for a Zoning Map Amendment to change the zoning of land from the UR, Urban Reserve District to the A, Agricultural District. The properties are described as: Part of the N1/2 of Section 17, Northfield Township, Rice County, Minnesota. PID#s: 08.17.1.25.001, 08.17.1.50.001, 08.17.2.00.001.

Motion by Jill Ellingson, seconded by Charlie Peters, to recommend approval for the Zoning Map Amendment to Rezone property from Urban Reserve to Agricultural for Andrew Trussing, on behalf of landowners Lance Snesrud, Peterson Brothers LLP and Steven Tralle Trust. The properties are located in Section 17 of Northfield Township.

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

Hearing Minutes:

Zoning Administrator Trent McCorkell (TM) presented the request to the Planning Commission (PC).

CP - Was there any comments from the City of Northfield?

TM - We have not received any comments on this item.

MS - The City was made aware of this item?

TM - Yes.

The PC asked the applicant, Andrew Tussing & Lance Snesrud (AT & LS), to come forward to add comments or answer questions regarding the request.

AT - I have nothing further to add.

PB - It looks common sense.

CP - It looks like an island out there right now zoning wise.

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:

JE - This is straight forward. We approved one previously on the West side of this and it stands on its own right now. I will motion to refer this to the Commissioners.

CP - I will second.

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

2. **Waiver of Plat/Hein - Section 9, Walcott Township**

William Hein has applied for a Waiver of Plat to create a 6.56-acre parcel that will contain an existing home. The property is described as: Part of the N1/2 of Section 9, Walcott Township, Rice County, Minnesota. PID#s: 15.09.1.25.001, 15.09.1.25.002, 15.09.1.50.001. The properties are Zoned UR, Urban Reserve.

Motion by Michael Streiff, seconded by Charlie Peters, to recommend approval for the Waiver of Plat request with the following conditions and findings for William Hein. The property is located in Section 9 of Walcott township.

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

CONDITIONS OF APPROVAL – Hein – Waiver of Plat

1. The new 6.56-acre parcel shall only shall only contain one single family dwelling and accessory structures.
2. The conservation easement shall be recorded on the 45.93-acre bare land parcel at or before the time of recording the 6.56-acre house parcel.
3. Any new construction on the parcels is to adhere to all Rice County codes and ordinances.
4. All parcels and easements shall be recorded prior within one year of the approval.

Hearing Minutes:

Zoning Administrator Trent McCorkell (TM) presented the request to the Planning Commission (PC).
PB - What are some of the stipulations with the conservation easement (CE) in the Urban Reserve (UR).
TM - It is the same as those used with a transfer of development right. It has restrictions. It has to remain as open space uses. It can be farmed. The only buildings that can be built are Agricultural buildings, but no homes or businesses.

JM - Since it is in the UR, if it was ever annexed into the City of Faribault, does the CE remain?

TM - The CE stays with the land but the CE language spells out that is one of the times that the County should release the easement. There would be a request process and the County would release it. The purpose of the UR district is to keep large parcels open for the City to grow into that area.

The PC asked the applicant, William Hein (WH), to come forward to add comments or answer questions regarding the request.

WH - I'm not sure what was meant by business, but we have berry plantings on this property. I am hoping someone will take it over and continue it while we stay and live in the home. The berry planting business can continue there, correct?

TM - Yes.

PB - Are you aware of the 4 conditions?

WH - Yes, I understand what they say and can abide by them.

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 - I will make a motion to approve.

CP - I will second.

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 Streiff, to adjourn the meeting at 6:57 pm. Motion carried 5-0.

Respectfully Submitted



Anna Aguilar
Administrative Coordinator

Planning Commission



Preston Bauer, Chair