



RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, April 7, 2022 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 - March 3, 2022
Sign-in Sheet & Registrant List - *Add on*

II. New Business

1. Temporary Equipment Placement Permit/Kiellmeyer (Donkers) - Section 12, Walcott Township

Corey Kiellmeyer, on behalf of landowner Paul Donkers, has applied for a Conditional Use Permit (CUP) for a temporary equipment placement aggregate crushing operation from April to December of 2022. The property is described as: Part of the S1/2 of the SE1/4 of Section 12, Walcott Township, Rice County, Minnesota. The property address is: 22762 Gates Ave, Faribault, MN 55021. PID#: 15.12.4.75.001. The property is Zoned A, Agricultural.

2. Temporary Equipment Placement Permit/Kiellmeyer - Section 34, Webster Township

Corey Kiellmeyer has applied for a Conditional Use Permit (CUP) for a temporary equipment placement aggregate crushing operation from April to December of 2022. The property is described as: Part of the NW1/4 of the NE1/4 of Section 34, Webster Township, Rice County, Minnesota. The property address is: 8127 Chester Ave, Northfield, MN 55057. PID#: 02.34.1.25.001. The property is Zoned A, Agricultural.

3. Conditional Use Permit/County Line Aggregate (Christenson) - Section 1, Webster Township

John Larson, of County Line Aggregate on behalf of landowner Delane Christenson, has applied for a Conditional Use Permit (CUP) for an aggregate mining and crushing operation. The property is described as: Part of the S1/2 of the N1/2 of Section 1, Webster Township, Rice County, Minnesota. PID# 02.01.4.25.002. The property is Zoned A, Agricultural.

4. Preliminary Plat/Petelinsek - Section 21 Forest Township

Craig Clarkson, of ISG Inc. on behalf of landowner Dale Petelinsek, has applied for a preliminary plat to create three building lots. The property is described as: Part of Government Lot 5 in the SE1/4 of Section 21, Forest Township, Rice County, Minnesota. PID#: 06.21.4.75.001. The property is Zoned RDS, Recreational Development Shoreland.

Public Comment - *Add on*

5. Waiver of Plat/Shambour - Section 11, Wheatland Township

Michael Shambour has applied for a Waiver of Plat to create one building lot through the use of a Transfer Development Right (TDR). The property is described as: Part of the W1/2 of the NW1/4 of Section 11, Wheatland Township, Rice County, Minnesota. PID# 01.11.2.50.001. The property is Zoned A, Agricultural.

6. Zoning Map Amendment to Rezone property - Sections 29, 31 and 32 Bridgewater Township

Bridgewater Township, on behalf of landowners, has applied for rezoning of properties from A, Agricultural to RI, Rural Industrial. A total of approximately 311-acres of land is proposed for the rezoning. The property is described as: Part of the S1/2 of Section 29 and Part of the E1/4 of Section 31 and Part of the W1/2 of Section 32, all in Bridgewater Township, Rice County, Minnesota. PID#s: all of 07.29.3.50.002, 07.29.3.50.004, 07.29.3.50.005, 07.29.3.75.003, 07.29.4.00.002, 07.29.4.00.003, 07.31.1.00.001, 07.32.2.50.001, 07.32.3.25.001 and parts of 07.31.1.25.002, 07.31.4.00.001, and 07.32.2.25.003. Properties are currently Zoned A, Agricultural.

Public Comment Letter from City of Northfield - *Add on*

III. 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 April 26, 2022 meeting.**

Remote access for the public includes the following:

Access by computer: Register using the following link:

https://us02web.zoom.us/meeting/register/tZAtdOmrrD4oGdAe_dwJaU7Jruj2ldYe7pg6

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: 840 3032 5234 Passcode: 042936

Anyone wishing to attend virtually or participate in this public meeting that is 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.