



RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, June 2, 2022 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 - May 5, 2022

Sign-in Sheet - *Add on*

II.

New Business

1. Temporary Equipment Placement Permit/Oconnor – Section 22, Warsaw Township

Kevin Oconnor has applied for a Conditional Use Permit (CUP) for a temporary equipment placement aggregate crushing operation from July through August of 2022. The property is described as: Part of the SE1/4 of the SW1/4 of Section 22, Warsaw Township, Rice County, Minnesota. The property address is: 3637 250th St W, Faribault, MN 55021. PID#: 14.22.3.75.001. The property is Zoned A, Agricultural.

2. Conditional Use Permit/Grazzini – Section 9, Shieldsville Township

Frank Grazzini has applied for a Conditional Use Permit (CUP) for a grading and filling operation exceeding 400-cubic yards for construction of a residential driveway. The property is described as: Part of the W1/2 of the NE1/4 of Section 9, Shieldsville Township, Rice County, Minnesota. PID#: 09.09.1.50.001. The property is Zoned A, Agricultural.

3. Conditional Use Permit/Ims (DeGroot) – Section 24, Forest Township

Doug Ims, on behalf of landowner Robert DeGroot, has applied for a Conditional Use Permit (CUP) for a sand mining operation. The property is described as: Part of the S1/2 of the NE1/4 and Part of the N1/2 of the SE1/4 of Section 24, Forest Township, Rice County, Minnesota. PID#: 06.24.4.00.002. The property is Zoned A, Agricultural.

4. Conditional Use Permit/Ims (Artley) – Section 13, Forest Township

Doug Ims, on behalf of landowners Andrew & Ann Artley, has applied for a Conditional Use Permit (CUP) for grading and filling exceeding 400-cubic yards. The property is described as: the NE1/4 of the NE1/4, Section 13, Forest Township, Rice County, Minnesota. The property address is: 11152 Base Line Rd, Dundas, MN 55019. PID#: 06.13.1.00.001. The property is Zoned HC, Highway Commercial.

5. Conditional Use Permit/US Solar (Prieve) –Section 23, Wells Township

Luke Gildemeister, on behalf of landowners Mark & Susan Prieve, has applied for a Conditional Use Permit (CUP) for a 1MW solar energy production facility. The property is described as: the S1/2 of the NW1/4 of Section 23, Wells Township, Rice County, Minnesota. PID#: 10.23.2.50.001. The property is currently Zoned UR, Urban Reserve.

Applicant Project Comments Letter - *Add on*

Public Comment - *Add on*

6. Waiver of Plat/Tussing (Snesrud) – Section 17, Northfield Township

Andrew Tussing, on behalf of landowners Lance & Lauren Snesrud and Petersons Brothers LLP, has applied for a Waiver of Plat to create a 2.5-acre building lot through the use of a Transfer Development Right and to reduce the size of an existing house parcel to 5-acres. The properties are described as: Part of the N1/4 of Section 17, Northfield Township, Rice County, Minnesota. The property address of the existing home is: 8615 110th St E, Northfield, MN 55057. PID#s:

08.17.1.25.001 & 08.17.1.50.001. The properties are Zoned A, Agricultural.

7. Waiver of Plat/Schmidtke – Section 10, Morristown Township

Ryan Schmidtke, on behalf of landowners Kenard & Jean Schmidtke, has applied for a Waiver of Plat to create one 2.39-acre building lot 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 10, Morristown Township, Rice County, Minnesota. The current property address is: 9678 220th St W, Morristown, MN 55057. PID#: 13.10.2.00.001. The property is Zoned A, Agricultural.

8. Waiver of Plat/Sandford – Section 23, Forest Township

Gene & Marcella Sandford have applied for a Waiver of Plat to create one 2.5-acre building lot through the use of a Transfer Development Right (TDR). The property is described as: Part of the SW1/4 of the NW1/4, Section 23, Forest Township, Rice County, Minnesota. PID#: 06.23.3.00.001. The property is Zoned A, Agricultural.

9. Waiver of Plat/Fredrickson – Section 2, Webster Township

Dan Fredrickson has applied for a Waiver of Plat to create one 2.5-acre building lot through the use of a Transfer Development Right (TDR). The property is described as: Part of the NE1/4 of the SW1/4 of Section 2, Webster Township, Rice County, Minnesota. PID#: 02.02.3.00.002. The property is Zoned A, Agricultural.

10. Waiver of Plat/Emery (Piepho) – Section 6, Richland Township

Kurt Emery, on behalf of landowner Piepho Family Trust, has applied for a Waiver of Plat to split off a 2.5-acre existing home site through the use of a Transfer Development Right (TDR). The property is described as: Part of the NE1/4 of the NE1/4 of Section 6, Richland Township, Rice County, Minnesota. The property address is: 7997 Kenyon Blvd, Faribault, MN 55021. PID#: 16.06.1.00.001. The property is Zoned A, Agricultural.

11. Preliminary Planned Unit Development/Dwyer (Carlson) – Section 16, Wells Township

RJ Dwyer, on behalf of landowner Suzanne Carlson, has applied for approval of a Preliminary Development Plan for a Planned Unit Development to contain the two existing homes and a cabin on a single parcel. The property is described as: Part of Government Lot 2 of Section 16, Wells Township, Rice County, Minnesota. The property address is: 4306 172nd St W, Faribault, MN 55021. PID#: 10.16.1.25.001. The property is Zoned GDS, General Development Shoreland.

12. 7:00 PM – Public Hearing on Amending the Rice County Comprehensive Plan and Adoption of a Zoning Map Amendment to Rezone approximately 311-acres in Section 29, 31, and 32 in Bridgewater Township from Agricultural to Rural Industrial.

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 June 14, 2022 meeting.**

Remote access for the public includes the following:

Access by computer: Register using the following link:

<https://us02web.zoom.us/meeting/register/tZAqdu2orTgtHd3Lk8Xcm7QJBszTJYMWHJQM>

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: 847 1403 3779 Passcode: 213721

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.