



RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, July 28, 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 - June 30, 2022

Sign-in Sheet & Registrant List - *Add on*

II. New Business

1. Waiver of Plat/Howe - Section 16, Morristown Township

Rachael Howe, on behalf of Larry Ahlman Estate, has applied for approval of a Waiver of Plat to create one new building site though the use of a Transfer Development Right (TDR). The property is described as: Part of the NE1/4 of the NW1/4 of Section 16, Morristown Township, Rice County, MN. PID#: 13.16.2.00.003. The property is Zoned A, Agricultural.

2. Waiver of Plat/Hofmaster - Section 31, Wells Township

Alan and Debbie Hofmaster have applied for approval of a Waiver of Plat to create one new building site though the use of a Transfer Development Right (TDR) and to modify an existing building site. The property is described as: Part of the SW1/4 of the SW1/4 of Section 31, Wells Township, Rice County, MN. PID#: 10.31.3.25.002 & 10.31.3.50.001. The properties are Zoned A, Agricultural.

3. Conditional Use Permit/Gillen - Section 6, Webster Township

Jon Gillen has applied for approval of a Conditional Use Permit (CUP) for a grading and filling operation exceeding 400-cubic yards. The property is described as: Part of the NW1/4 of the NW1/4 of Section 6, Webster Township, Rice County, Minnesota. PID#: 02.06.2.25.001. The property is Zoned A, Agricultural.

III. Public Hearing

Proposed Rice County Zoning Ordinance Amendments

The Rice County Board of Commissioners has proposed amendments to the Rice County Zoning Ordinance to include the following:

- Adding "Accessory Dwelling Unit (ADU)" as a Permitted use to Table 508-1, in the A, UR, RR, VMU, GDS, RDS, and NES Zoning Districts. Standards for the ADUs would also be added to Section 507 and Table 516-1 of the Ordinance.
- Chapter Purposes are proposed to be updated to align with the updated County Comprehensive Plan.
- Interim Uses are proposed to be added to Chapter 503 and as a category within Table 508-1 of the Ordinance and several existing Conditional Uses are converted to Interim Uses.
- Additional technical and administrative clarifications/corrections are being updated.

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 August 9, 2022 meeting.**

Remote access for the public includes the following:

Access by computer: Register using the following link:

<https://us02web.zoom.us/meeting/register/tZcsfuqtrj4oE9YuOjHx3T8AqkoB-WIdR8xO>

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: 831 9350 5292 Passcode: 051670

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.