



RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, October 6, 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 - September 1, 2022
Sign-in Sheet - *Add on*

II. Public Hearing

1. 7:00 pm - Zoning Map Amendment to Rezone property/Bridgewater (Conrad) - Section 29, Bridgewater Township

Bridgewater Township, on behalf of Larry Conrad, has applied for rezoning of a 43-acre parcel from A, Agricultural to RI, Rural Industrial. The property is described as: Part of the SE1/4 of Section 29, Bridgewater Township, Rice County, Minnesota. PID#: 07.29.4.50.001. The property is currently Zoned A, Agricultural.

III. New Business

1. Waiver of Plat/Divine– Section 11, Webster Township

Mike Divine 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 SW1/4 of Section 11, Webster Township, Rice County, Minnesota. PID#: 02.11.3.25.001. The property is Zoned A, Agricultural.

2. Conditional Use Permit/MCJK Holdings (Seal King) – Section 26, Wells Township

Jared Breitenfeldt, on behalf of landowner MCJK Holdings LLC, has applied for an amendment to an existing Conditional Use Permit (CUP) to expand the fenced yard area for a contractor's office and yard for a sealcoating business. The property is described as: Lot 2, Block 1, Caron Addition in Section 26, Wells Township, Rice County, Minnesota. The property address is: 2663 Cedar Lake Blvd, Faribault, MN 55021. PID#: 10.26.3.76.002. The property is Zoned VMU, Village Mixed Use.

3. Conditional Use Permit/Bongers – Section 5, Cannon City Township

William Bongers has applied for a Conditional Use Permit (CUP) for an aggregate mining and crushing operation. The property is described as: Part of the SW1/4 of the SE1/4 of Section 5, Cannon City Township, Rice County, Minnesota. PID#: 11.05.4.50.001. The property is Zoned A, Agricultural.

4. Conditional Use Permit/Al Rahawi (M&L Investment Properties) – Section 36, Webster Township

Mahmood Al Rahawi, on behalf of landowner M&L Investment Properties LLC, has applied for a Conditional Use Permit (CUP) for a Truck Repair business. The property is described as: Part of Government Lot 2 in the NW1/4 of Section 36, Webster Township, Rice County, Minnesota. PID#: 02.36.2.75.001. The property is Zoned HC, Highway Commercial.

5. Preliminary Plat/Johnson – Section 8, Wells Township

Colin Johnson has applied for approval of a preliminary plat to create three building lots. The property is described as: Part of Government Lot 3 in the NE1/4 of Section 8, Wells Township, Rice County, Minnesota. PID#: 10.08.1.50.002. The property is Zoned RDS, Recreational Development 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 25, 2022 meeting.**

Remote access for the public includes the following:

Access by computer: Register using the following link:

<https://us02web.zoom.us/meeting/register/tZAIfuCsqjoiGNUzvQEPR5omuSKjaLoWPDhO>

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: 848 9944 1821 Passcode: 393982

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.