



RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, May 25, 2023 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 - May 4, 2023

II. New Business

1. **Conditional Use Permit/Lindenfelser- Section 34, T112N, R19W, Northfield Township** Nick Lindenfelser, on behalf of landowner Paul and M Lindenfelser Trust, has applied for an amendment to an existing Conditional Use Permit for an Agricultural repair and fabrication shop. The property is described as: Part of the NW1/4 of the NW1/4, Section 34, Northfield Township, Rice County, Minnesota. PID#: 04.34.2.25.001. The property address is: 10075 Stanton Blvd, Northfield, MN 55057. The property is Zoned A, Agricultural.
2. **Final Plat/Johnson - Section 8, Wells Township** Colin Johnson has applied for a final plat to create three building lots. The property is described as: Part of Government Lot 3 in the NE1/4, Section 8, Wells Township, Rice County, Minnesota. PID#: 10.08.1.50.002. The property is Zoned RDS, Recreational Development Shoreland.
3. **Waiver of Plat/Schwartz - Section 30, Morristown Township** Corey Schwartz, on behalf of landowner Vincent Schwartz et al, has applied for a Waiver of Plat to create a building lot through the use of a Transfer Development Right. The property is described as: Part of the NW1/4 of the SW1/4, Section 30, Morristown Township, Rice County, Minnesota. PID#: 13.30.3.25.001. The property is Zoned A, Agricultural.
4. **Conditional Use Permit/Lynch- Section 26, Webster Township** Gary Lynch, on behalf of landowner Gary Lynch Trust, has applied for a Conditional Use Permit for a Liquefied Petroleum (Propane) Gas Distribution Service business. The property is described as: Part of the NE1/4 of the SW1/4, Section 26, Webster Township, Rice County, Minnesota. PID#: 02.26.3.00.002. The property is Zoned A, Agricultural.
5. **Waiver of Plat/Olson - Section 5, Wheatland Township** Hunter Olson, on behalf of landowners Kevin and Rita Olson, has applied for a Waiver of Plat to create a new building site through the use of a Transfer Development Right. The property is described as: Part of the SW1/4 of the NW1/4, Section 5, Wheatland Township, Rice County, Minnesota. PID#: 01.05.2.50.001. The property is Zoned A, Agricultural.
6. **Waiver of Plat/Pineur - Section 23, Shieldsville Township** Gregory Pineur has applied for a Waiver of Plat to create a building lot through the use of a Transfer Development Right. The property is described as: Part of the NW1/4 of the NE1/4, Section 23, Shieldsville Township, Rice County, Minnesota. PID#: 09.23.1.25.004. The property is Zoned A, Agricultural.

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 issues that require County Board approval will be heard
at the June 13, 2023 meeting.**

Remote access for the public includes the following:

Access by computer: Register using the following link:

<https://us02web.zoom.us/j/83465977389?pwd=U2VSM081L2RGcXBmNHA2UGRVdWtUQT09>

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: 834 6597 7389

Passcode: 305088

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.

Please note, by attending remotely, you are accepting the risk of technical difficulties that may prevent from viewing or participating in the meeting. The County is not liable or responsible for ensuring your ability to attend and/or participate in the meeting remotely. If this is a concern, please attend the meeting in person