



RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, June 29, 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 25, 2023
Sign-in Sheet - *Add on*

II. Old Business

1. 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.

III. New Business

1. Interim Use Permit/Shافر (Witte) – Section 34, Wells Township

Shafer Contracting Co., Inc, on behalf of landowner Harold D. Witte Trust, has applied for an amendment to the existing Interim Use excavation permit to allow for the temporary placement and operation of a Concrete Plant for a 2023-2024 I-35 construction project. The property is described as: Part of the SE1/4, Section 34, Wells Township, Rice County, Minnesota. PID#: 10.34.4.25.002. The property address is: 3151 Wells Lake Dr, Faribault, MN 55021. The property is Zoned GDS, General Development Shoreland.

2. Interim Use Permit/Carlson (Bo Hu) – Section 18, Northfield Township

Evan Carlson, of EESolar23 LLC, on behalf of landowners Bo Hu and Wei Cao, has applied for an Interim Use Permit to allow for a 1-MW solar energy production facility. The property is described as: Part of the SW1/4 of the SE1/4, Section 18, Northfield Township, Rice County, Minnesota. PID#: 08.18.4.50.002. The property is Zoned A, Agricultural.

3. Conditional Use Permit/Terrones – Section 33, Cannon City Township

Reymundo Terrones has applied for a Conditional Use Permit to allow for a contractor's office and yard with outdoor storage for a property improvement business. The property is described as: Part of the NE1/4 of the SE1/4, Section 33, Cannon City Township, Rice County, Minnesota. PID#: 11.33.4.00.002. The property address is: 3819 Daly Ave, Faribault, MN 55021. The property is Zoned UR, Urban Reserve.

4. Waiver of Plat/LeBrun – Section 32, Shieldsville Township

John and Kimberly LeBrun have 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 NW1/4, Section 32, Shieldsville Township, Rice County, Minnesota. PID#: 09.32.2.25.003. The property address is: 11948 200th St W, Waterville, MN 56096. The property is Zoned A, Agricultural.

5. Preliminary Plat/Hubers – Section 18, Northfield Township

David and Jacquelyn Hubers have applied for a preliminary plat to create six building lots through the use of Transfer Development Rights. The property is described as: Part of the NE1/4, Section 18, Northfield Township, Rice County, Minnesota. PID#s: 08.18.1.50.004 & 08.18.1.75.001. The property is Zoned A, Agricultural.

Base SSTS Survey - *Add on*

6. Preliminary Plat & Final Development Plan/Bloch (Winjum) – Section 21, Wells Township

Krystle Bloch, on behalf of landowners Roy and Myrna Winjum, has applied for a preliminary plat and final development plan to create eight building lots. The property is described as: Part of the NW1/4 in Government Lot 004, Section 21, Wells Township, Rice County, Minnesota. PID#: 10.21.2.26.016. The property is Zoned GDS, General Development Shoreland.

Open Area Exhibit - *Add on*

Public Comment #3 - *Add on*

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 issues that require County Board approval will be heard
at the July 11, 2023 meeting.**

Remote access for the public includes the following:

Access by computer:

Register using the following link:

<https://us02web.zoom.us/j/81930191966?pwd=TnNXNkxrUWlMb0FFT0QvTTZLRzBmQT09>

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: 819 3019 1966

Passcode: 949784

If you would like to virtually attend or participate in this public meeting and are 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.