



RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, January 4, 2024 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 - December 7, 2023
- Sign-in Sheet - *Add on*

II. House Keeping Items

1. Election of 2024 Planning Commission Chair
2. Election of 2024 Planning Commission Vice Chair
3. Appointment of 2024 Planning Commission Secretary
4. 2024 Meeting Schedule
5. Public Comment Time Limit

III. 7 p.m. - Public Hearing

1. Rice County Zoning Ordinance Amendments

After numerous work sessions and public informational meetings, the County Board of Commissioners and Planning Commission have come to consensus on numerous proposed amendments to the Rice County Zoning Ordinance to better align with the updated 2040 Rice County Comprehensive Plan. The proposed amendments contain the following revisions:

- Modification of standards for Transfer of Development Rights, Cluster Developments, the RR, Rural Residential District and the VMU, Village Mixed-Use Districts;
- Changes to utilizing Crop Productivity Index, instead of the outdated Crop Equivalency Rating, to determine density in the A, Agricultural District;
- Revisions to the boundaries of the UR, Urban Reserve and URI, Urban Reserve Industrial Districts as shown in the 2040 Rice County Comprehensive Plan and to better align with city expansion areas as defined in the various city comprehensive plans;
- Establishment of a Village Planned Unit Development Overlay District and deletion of the Village Mixed Use Extension provisions; and
- Other technical and administrative clarifications and corrections.

The proposed amendments are attached for your reference.

The Planning Commission will hold a public hearing on January 4, 2024 at 7:00 pm, regarding the proposed amendments to the Rice County Zoning Ordinance and Zoning Districts Map. After the public hearing, the Planning Commission would make a recommendation on the proposed amendments to the County Board for a final vote.

IV. New Business

1. Preliminary Plat/Thom – Section 15, Warsaw Township

Dave Thom, on behalf of landowners, has requested approval of a preliminary plat to create three building lots and one outlot. The property is described as: the SW1/4, Section 15, Warsaw

Township, Rice County, Minnesota. PID#14.15.3.00.001. The existing home, on the current parcel, address is: 23775 Dalton Ave, Faribault, MN 55021. The property is Zoned A, Agricultural.

2. Final Plat/Kluzak – Section 22, Forest Township

Keith Kluzak has applied for approval of a Final Plat for three building lots. The property is described as: Part of Government Lot 3, Section 22, Forest Township, Rice County, Minnesota. PID#06.22.1.75.002. The property is Zoned RDS, Recreational Development Shoreland.

3. Interim Use Permit/Steeves – Section 18, Cannon City Township

Zach Steeves, on behalf of landowners, has applied for approval of an Interim Use Permit to allow for continuation of an aggregate mining operation. The property is described as: Part of the E1/2 of the SW1/4 and Part of the W1/2 of the SE1/4, Section 18, Cannon City Township, Rice County, Minnesota. PID#11.18.3.00.001. The property address is: 17613 Alvey Trail, Faribault, MN 55021, The property is Zoned UR, Urban Reserve.

4. Interim Use Permit #1/Steeves – Section 6, Cannon City Township

Zach Steeves, on behalf of landowners, has applied for approval of an Interim Use Permit to allow for continuation of an aggregate mining operation. The property is described as: Part of the N1/2 of the NE1/4 and Part of the E1/2 of the NW1/4, Section 6, Cannon City Township, Rice County, Minnesota. The property address is: 1503 150th St E, Faribault, MN 55021. PID#11.06.1.25.001. The property is Zoned A, Agricultural.

5. Interim Use Permit #2/Steeves – Section 6, Cannon City Township

Zach Steeves, on behalf of landowners, has applied for approval of an Interim Use Permit to allow for continuation of an aggregate mining operation. The property is described as: Part of the S1/2 of the NE1/4, Section 6, Cannon City Township, Rice County, Minnesota. PID#11.06.1.75.001. The property is accessed from an address of: 1503 150th St E, Faribault, MN 55021. The property is Zoned A, Agricultural.

V. 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 January 23, 2024 meeting.

Remote access for the public includes the following:

Access by computer: <https://us02web.zoom.us/j/89253629521?pwd=c2p6Qi9KTkJYTmVpdE5YVFNDTW9Odz09>

Access by phone: (507) 332-6030 or toll-free options -- (877)853-5247, (888)788-0099, (833)548-0276,
(833)548-0282

Meeting ID: 892 5362 9521 **Passcode:** 451054

Anyone wishing to attend virtually 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@RiceCountyMN.gov Please call 24 hours before the meeting, if possible, if assistance is needed.