

**OFFICIAL PROCEEDINGS OF THE
RICE COUNTY PLANNING COMMISSION
Commissioner's Room / Government Services Building
Thursday, February 1, 2024 at 6:00 PM**

I. Call to Order

A. Roll Call

The meeting was called to order both in-person and electronically by Chair Charlie Peters at 6:23p.m.

Members present were: Charlie Peters, Julia Hogan, Garrett Johnson, Matt Purfeerst, Kenneth Engen.
Members absent were: None

Staff present were: Director Julie Runkel (*via- Zoom*), Zoning Administrator Trent McCorkell, Planner Jeremy Edwards, Clerk Laurie Johnson, Clerk MacKenzie Klett.

Commissioners present: Steve Underdahl.

Others present: see Sign-in Sheet and Registrant List.

B. Motion by Garrett Johnson, seconded by Julia Hogan, Reading of the Notice

RESULT: Approved, AYES: Charlie Peters, Julia Hogan, Garrett Johnson, Matt Purfeerst, Ken Engen,
NAYS: None

C. Motion by Garrett Johnson, seconded by Matt Purfeerst, Approval of the Agenda

RESULT: Approved, AYES: Charlie Peters, Julia Hogan, Garrett Johnson, Matt Purfeerst, Ken Engen,
NAYS: None

D. Motion by Ken Engen, seconded by Matt Purfeerst, to approve the minutes of January 4, 2024.

RESULT: Approved, AYES: Charlie Peters, Julia Hogan, Garrett Johnson, Matt Purfeerst, Ken Engen,
NAYS: None

II. New Business

1. Waiver of Plat/Vandenheuvel – Section 16, Webster Township

Jamie Vandenheuvel, on behalf of landowners Paul and Wendy Vandenheuvel, has requested approval of a waiver of plat to create one building lot through the use of a Transfer Development Right (TDR). The property is described as: Part of the NE1/4 of the NW1/4, Section 16, Webster Township, Rice County, Minnesota. PID# 02.16.2.00.006. The property is Zoned A, Agricultural.

Motion by Garrett Johnson, seconded by Matt Purfeerst, to recommend approval of the Waiver of Plat with the following conditions and findings for Jamie Vandenheuvel, on behalf of landowners. The property is located in Section 16 of Webster Township.

RESULT: Approved, AYES: Charlie Peters, Julia Hogan, Garrett Johnson, Matt Purfeerst, Ken Engen,
NAYS: None

CONDITIONS OF APPROVAL – Vandenheuvel – Wavier of Plat

1. The new 2.5-acre Transfer Development Right (TDR) receiving parcel shall contain a primary single-family dwelling.
2. Any new construction on the parcels is to adhere to all Rice County codes and ordinances.
3. The remaining current parcel and TDR receiving parcel shall not be further subdivided or combined with other land(s) unless approved under the Rice County subdivision regulations.
4. The conservation easement for the TDR sending area shall be recorded at the same time or before the new parcel is recorded.
5. A new conservation easement shall be recorded to replace the one currently recorded on the current TDR receiving property. This recording shall be done at the same time or before the new 2.5-acre parcel is recorded.
6. Within one year of this approval the applicant shall record a new deed, containing just the 2.5-acre TDR receiving parcel, at the Rice County Recorder's Office.

7. In-lieu park dedication fee of \$500 shall be paid prior to recording of the new parcel.

Hearing Minutes:

Zoning Administrator Trent McCorkell (TM) presented the request to the Planning Commission (PC).

The PC asked the applicant, Jamie Vandenheuvel (JV), to come forward to add comments or answer questions regarding the request.

JV - We are just trying to split the parcel and then plan on putting a house there. The other two homes that are built on this, is my husband's family, they have had this property and the property south of that as well. So, we are just trying to stay close and all raise our kids together.

CP - Are you aware of the 7 conditions?

JV - Yes.

Chair Peters opened the public testimony portion of the item to the public and no one spoke:

Chair Peters closed the public testimony portion of the item to the public.

Discussion:

GJ - I think this is pretty easy, TDR is being used for what we made them for.

MP - I like that it's on the same 40 as 2 other ones already, it makes sense.

Motion to recommend approval with stated conditions and findings made by Johnson, seconded by Purfeerst, and approved unanimously.

III. Adjournment

Hearing no other items before the Planning Commission, a motion was made by Purfeerst, second by Engen, to adjourn the meeting at 6:31 pm. Motion carried 5-0.

Respectfully Submitted

Planning Commission



Anna Aguilar

Administrative Coordinator



Charlie Peters, Chair