



RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, May 2, 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 - April 4, 2024

II. New Business

1. Conditional Use Permit/Mullenberg - Section 19, Cannon City Township

Gene and Kristine Mullenberg, on behalf of landowner Willows Warehousing LLC, have requested approval of a Conditional Use Permit for a contractor's office and yard for a plumbing business. The property is described as: Part of the NE1/4 of the NE1/4, Section 19, Cannon City Township, Rice County, Minnesota. PID# 11.19.1.00.002. The property address is 18019 Ames Trail, Faribault, MN 55021. The property is Zoned LI, Limited Industrial.

2. Conditional Use Permit/Bakken - Section 19, Cannon City Township

Christopher Bakken, on behalf of landowner Extreme Unlimited LLC, has requested approval of a Conditional Use Permit for a contractor's office and yard for a construction business and for auto sales. The property is described as: Part of the NE1/4 of the NE1/4, Section 19, Cannon City Township, Rice County, Minnesota. PID#11.19.1.00.003. The property address is 18029 Ames Trail, Faribault, MN 55021. The property is Zoned LI, Limited Industrial.

3. Conditional Use Permit/Schiffhauer - Section 36, Webster Township

Kathleen Schiffhauer, on behalf of landowner Pilot Travel Centers LLC Store #576, has applied for an amendment to a Conditional Use Permit (CUP) for a Truck Stop to allow for the addition of 4 electric vehicle charging stations with a canopy. The property is described as: Part of the NE1/4 of the NW1/4, Section 36, Webster Township, Rice County, Minnesota. PID# 02.36.2.00.001. The property address is 8051 Bagley Ave, Northfield, MN 55057. The property is Zoned HC, Highway Commercial.

4. Conditional Use Permit/Moore - Section 28, Walcott Township

Joel Moore, on behalf of landowner Jerome Faribo Farms Inc, has applied for an amendment to a Conditional Use Permit (CUP) for an agricultural orientated feed manufacturing business to allow for site modifications including an expanded loadout structure, a new office and wash building, modified fueling and parking areas. The property is described as: Part of the SW1/4 of the NW1/4, Section 28, Walcott Township, Rice County, Minnesota. PID# 15.28.2.50.003. The property address is 25475 Cabot Ave, Faribault, MN 55021. The property is Zoned A, Agricultural.

5. Conditional Use Permit/Buck - Section 2, Erin Township

David Buck, on behalf of ABCD Dairy and landowners David A and Ann G Buck Trust, has applied for a Conditional Use Permit (CUP) for an expansion of a dairy feedlot over 750AU. The proposed site is to increase the total animal units (AU) on the site from the current 786AU to 893AU. The property is described as: Part of the NW1/4, Section 2, Erin Township, Rice County, Minnesota. The property address is 9380 Hennepin Ave, Lonsdale, MN 55046. PID# 05.02.2.75.001. The property is Zoned A, Agricultural.

6. Interim Use Permit/Peters - Section 26, Northfield Township

Andrew Peters of Milestone Materials, on behalf of landowner Christopher and Anne Donkers Trust, has applied for an Interim Use Permit for a sand and gravel mining operation with aggregate crushing. The property is described as: Part of the SW1/4 of the NW1/4, Section 26, Northfield Township, Rice County, Minnesota. PID# 08.26.2.50.001. The property is Zoned, A, Agricultural.

7. Interim Use Permit/Carlson - Section 18, Northfield Township

Evan Carlson on behalf of EESolar23, LLC and landowners Bo Hu and Wei Cao, has applied for a modification to an existing Interim Use Permit to allow for a 1MW Solar Energy Production site. The property is described as: Part of the SW1/4 of the SE1/4, Section 18, Northfield Township, Rice County, Minnesota. The property address is 7597 Dennison Blvd, Northfield, MN 55057. PID# 08.18.4.50.002. The property is Zoned, A, Agricultural.

8. Interim Use Permit/Herbs - Section 28, Cannon City Township

Keith Herbs on behalf of Northern Sun LLC and landowner Poplar Grove Farms LLC, has applied for an Interim Use Permit to allow for a 1MW Solar Energy Production site. The property is described as: Part of the N1/2 of the NW1/4, Section 28, Cannon City Township, Rice County, Minnesota. PID#s 11.28.2.00.003 & 11.28.2.25.001. The properties are Zoned, A, Agricultural.

9. Waiver of Plat/Trnka - Section 20, Forest Township

Cullen Trnka has applied for approval of a Waiver of Plat to create a 5.0-acre single family dwelling building site through the use of a Transfer Development Right (TDR). The property is described as: Part of the N1/2 of the SW1/4 of the NW1/4, Section 20, Forest Township, Rice County, Minnesota. PID# 06.20.2.50.001. The property is Zoned A, Agricultural.

10. Interim Use Permit/Miller - Section 4, Forest Township

Austin Miller has applied for an Interim Use Permit to allow for a Home Occupation maple syrup company. The property is described as: Part of the S1/4, Section 4, Forest Township, Rice County, Minnesota. The property address is 4566 Clearwater Trail, Lonsdale, MN 55046. PID# 06.04.3.75.001. 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 May 14, 2024, meeting.

Remote access for the public includes the following:

Access by computer:

<https://link.edgepilot.com/s/76b09702/TWjKPx2kqEqnTEGiFj1MAA?u=https://us02web.zoom.us/j/83517233373?pwd=VmtHVUgwVWFqZkwrTzNoV1RaZ0RUdz09>

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

Meeting ID: 835 1723 3373

Passcode: 632405

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.