



RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, October 10, 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 - September 5, 2024

II. Old Business

1. Conditional Use Permit/Miller - Section 14, Webster Township

Charles Miller has applied for a Conditional Use Permit for a commercial dog training and breeding kennel. The property is described as: Part of the SW1/4 of the SW1/4, Section 14, Webster Township, Rice County, Minnesota. PID#s 02.14.3.50.005 & 02.14.3.50.004. Property address is 5982 Bixby Ave, Northfield, MN 55057. The property is Zoned A, Agricultural.

III. 7:00 p.m. Public Hearing

1. Zoning Map Amendment/Thompson - Section 21, Bridgewater Township

The Rice County Planning Commission shall conduct a public hearing on a proposed amendment to the Rice County Zoning Map, changing the zoning classification from the A, Agricultural to RR, Rural Residential District for Lot 1, Lot 2, and Outlot A of the Thompson Second Addition and also Lot 1, Block 1, Outlot C, and Lot 1, Block 2 of the Thompson Addition in section 21, Bridgewater Township, Rice County, Minnesota. PID#’s 07.21.2.26.001, 07.21.2.26.002, 07.21.2.26.003, 07.21.2.01.001, 07.21.2.01.005, and 07.21.2.01.002.

IV. New Business

1. Interim Use Permit/Slinger - Section 18, Walcott Township

Michael Braun, on behalf of Seabury Park LLC and landowners Joseph and Donna Slinger, has applied for an Interim Use Permit (IUP) for a 5MW solar energy production facility. The property is described as: Part of the NW1/4, Section 18, Walcott Township, Rice County, Minnesota. PID# 15.18.2.25.001. The property currently has addresses of 23128 & 23450 Albers Ave, Faribault, MN 55021. The property is Zoned A, Agricultural.

2. Interim Use Permit/Gehrke - Section 12, Walcott Township

Patrick Heselton, on behalf of Bituminous Materials LLC and landowners Robert and Amy Gehrke, has requested an Interim Use Permit (IUP) for an aggregate mining operation. The property is described as: Part of the N1/2 of the SE1/4, Section 12, Walcott Township, Rice County, Minnesota. PID# 15.12.4.25.001. The property is Zoned A, Agricultural.

3. Interim Use Permit/Timm - Section 7, Warsaw Township

Randy Timm, on behalf landowner Timms Trucking Inc., has requested an Interim Use Permit (IUP) for an aggregate mining operation. The property is described as: Part of the W1/2 of the SW1/4, Section 7, Warsaw Township, Rice County, Minnesota. PID# 14.07.3.25.001. Property address is 6775 230th St W, Morristown, MN 55052. The property is Zoned A, Agricultural.

4. Interim Use Permit/Winjum - Section 11, Wells Township

Roy Winjum has requested an amendment to an existing Interim Use Permit (IUP) for an aggregate mining operation. The proposed amendment is to include adding a concrete batch plant to the property. The property is described as: Part of the NE1/4 of the SE1/4, Section 11, Wells Township, Rice County, Minnesota. PID# 10.11.4.00.001. The property address is 2150 165th St W, Faribault, MN 55021. The property is Zoned URI, Urban Reserve Industrial.

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 October 22, 2024 meeting.

Remote access for the public includes the following:

Access by computer: <https://us02web.zoom.us/j/83197204957?pwd=pVhE4BvQnhOwIcKjXb5HbGy1zCBgXu.1>

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

Meeting ID: 831 9720 4957 **Passcode:** 074137

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.