



RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, December 5, 2024 at 6:00 PM

AGENDA

Immediately following the Board of Adjustment meeting.

I. Call to Order

1. Roll Call
2. Reading of Notice
3. Approval of Agenda
4. Approval of Minutes - Regular Meeting - November 7, 2024

II. New Business

1. Wavier of Plat/Yetzer - Section 22, Webster Township

Lisa Yetzer has applied for a Waiver of Plat to create a 5-acre single family dwelling building site through the use of a Transfer Development Right (TDR). The property is described as: Part of the NW1/4 of the SE1/4, Section 22, Webster Township, Rice County, Minnesota. PID#s 02.22.4.25.001 and 02.22.4.25.002. The properties are Zoned A, Agricultural.

2. Wavier of Plat/Tupy - Section 6, Wheatland Township

Bryan Tupy, on behalf of landowner Scott Pexa, has applied for a Waiver of Plat to create a 5-acre single family dwelling building site through the use of a Transfer Development Right (TDR). The property is described as: Part of the SW1/4 of the SW1/4, Section 6, Wheatland Township, Rice County, Minnesota. PID# 01.06.3.25.003. The property is Zoned A, Agricultural.

3. Interim Use Permit/Xcel Energy - Section 12, Wheeling Township

Ella Clobes, of Xcel Energy on behalf of landowner Northern States Power Co, has applied for an Interim Use Permit to allow for a temporary equipment and material yard for an electrical repair project. The property is described as: Part of the NE1/4 of the NE1/4, Section 12, Wheeling Township, Rice County, Minnesota. PID# 12.12.1.00.001. Property address is: 16036 Goodhue Ave., Nerstrand. MN 55401. The property is Zoned A, Agricultural.

4. Interim Use Permit/Solorzano-Reuvers - Section 12, Warsaw Township

Daniel Solorzano, on behalf of landowner Jeanette Reuvers, has applied for an Interim Use Permit to allow for a 4.95MW Solar Energy Production site. The property is described as: Part of the SE1/4, Section 12, Warsaw Township, Rice County, Minnesota. PID# 14.12.4.75.002. The property is Zoned UR, Urban Reserve.

5. Interim Use Permit/Ebinger-Caron - Section 26, Wells Township

Fritz Ebinger of Nokomis Energy and Caron Garden LLC, on behalf of landowner Imogene Caron, has applied for an amendment to an Interim Use Permit for a 1MW Solar Energy Production site. The amendment is requested to allow for a portion of the onsite electrical lines to be overhead lines. The property is described as: Part of the NE1/4 of the SW1/4, Section 26, Wells Township, Rice County, Minnesota. PID# 10.26.3.00.011. The property is Zoned A, Agricultural.

6. Interim Use Permit/Thompson - Section 18, Walcott Township

Daniel Thompson has applied for an Interim Use Permit to allow for placement and grading of 13,830 Cubic Yards of fill. The property is described as: Part of the NW1/4 of the NE1/4, Section 18, Walcott Township, Rice County, Minnesota. PID# 15.18.1.25.001. Property address is: 23021 Albers Ave., Faribault, MN 55021. The property is Zoned A, Agricultural.

7. Preliminary and Final Plat/Forest Township - Section 15, Forest Township

Charlie Peters of Forest Township, on behalf of landowners Mesenbrink Construction & Engineering & Kimberly Gensmer Trust has applied for approval of a Preliminary and Final Plat to split an existing outlot into two outlots. The property is described as: Outlot A Maple Shores Subdivision in Section 15, Forest Township, Rice County, Minnesota. PID# 06.15.2.01.002. The property address is 11200 Circle Lake Ln, Faribault, MN 55021. The property is Zoned RDS, Recreational Development Shoreland.

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 December 17, 2024 meeting.

Remote access for the public includes the following:

Access by computer: <https://us02web.zoom.us/j/88099208599?pwd=IEjRJnJFkH7MkFCsJtWbLlojoa8vaK.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: 880 9920 8599

Passcode: 567489

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.