

**OFFICIAL PROCEEDINGS OF THE
RICE COUNTY PLANNING COMMISSION
Commissioner's Room / Government Services Building
Thursday, November 7, 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 7:00p.m.

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

Staff present were: Zoning Administrator Trent McCorkell, Senior Planner Jeremy Edwards, Clerk MacKenzie Klett.

Commissioners present: Jeff Docken.

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

B. Motion by Garrett Johnson, seconded by Matt Purfeerst, reading of the notice

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

C. Motion by Ken Engen, seconded by Julia Hogan, approval of the Agenda

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

D. Motion by Garrett Johnson, seconded by Matt Purfeerst, to approve the minutes of October 10, 2024

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

II. 7:00 p.m. Public Hearing

1. Zoning Ordinance Amendments

After multiple work sessions, 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 and recently enacted State legislation. The proposed amendments contain the following revisions:

- Establishment of standards for Cannabis and Hemp Businesses;
- Establishment of standards for Short-Term Rentals;
- Elimination of the Limited Industrial District by merging it into the Rural Industrial District;
- Eliminating material standards for the Rural Industrial District and Urban Reserve Industrial District;
- Other technical and administrative clarifications and corrections.

The proposed amendments are attached for your reference.

Motion by Ken Engen, seconded by Garrett Johnson, to recommend adoption of the amendments to the Rice County Zoning Ordinance to regulate Short-Term Rentals, Cannabis and Hemp Businesses, and Industrial Districts.

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

Zoning Ordinance Amendments

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Hearing Minutes:**

Senior Planner Jeremy Edwards (JE) presented the request to the Planning Commission (PC).

Cannabis and Hemp Businesses

CP - What was the population number for retail?

JE - That will come up in the registration ordinance, separate from the zoning ordinance. But we have to allow 1 per 12,500 residents, so when you crank that out for numbers it's a little more than 5, so we round up

to six. As the registration ordinance is proposed, the cap would be six. So, between Faribault and Northfield, if they get 20, then the county doesn't have to do any in the rural area.

Short-term Rentals

MP - Can you clarify, is the liability insurance coming to the county in case something happens?

JE - It actually just covers the homeowner that is renting out their property.

MP - So that is not payable to Rice County?

JE - No, it is meant for property damage or if someone gets hurt there, it is covered. It doesn't really protect the county but it helps protect the people who are engaged in this.

JH - It's not like a bond that we take.

JE - Correct.

MP - Thank you for the clarification.

JH - Will we be requiring everyone on the list to apply?

JE - Yes. Assuming that they fall into the Interim Use category. And the reason the Assessor's office has been compiling a list is because they are taxed differently for property tax purposes.

CP - We still have it set pretty high with 5 bedrooms, right?

JE - Yes, 5 bedrooms is the size threshold. There is also a use threshold, where if you are renting it out 30 days or more over the course of a year, it will trigger as well. Frequency and size can trigger it.

CP - So if they are only renting 1 bedroom but for over 30 days a year would they still have to do it?

JE - Yes, there are two possible triggers.

Industrial Districts

JH - Those 6 property owners will be notified that their properties are getting rezoned to Rural Industrial?

JE - They were notified as part of the notice for this meeting.

JH - Any comments back from them?

JE - We received no comments.

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:

CP - We have talked about all of these changes in our work sessions and I think they all look good.

JH - We have been over all them a lot of times.

CP - Yes, we have. And I think we've cleaned a lot of stuff up. I'll entertain a motion for approval to move this on to the Board of Commissioners.

KE - I motion to approve

GJ - I second.

Motion to recommend approval of the proposed amendments as written made by KE, seconded by GJ, and approved unanimously.

III. Adjournment

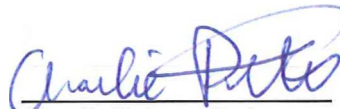
Hearing no other items before the PC, a motion was made by MP, second by JH, to adjourn the meeting at 7:17 pm. Motion carried 5-0.

Respectfully Submitted

Planning Commission



MacKenzie Klett
Office Support Specialist



Charlie Peters, Chair