



RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, February 6, 2025 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 - January 9, 2025
Sign-in Sheet – *Add On*

II. New Business

1. Waiver of Plat/Trnka - Section 29, Forest Township

Steven and Elaine Trnka have applied for approval of a Waiver of Plat to create a 5-acre building site through the use of a Transfer Development Right (TDR). The property is described as: Part of the SE1/4 of the SE1/4, Section 29, Forest Township, Rice County, Minnesota. PID# 06.29.4.25.001. Property address: 13800 Echo Avenue, Lonsdale, MN 55046. The property is Zoned A, Agricultural.

2. Waiver of Plat/Balfe - Section 3, Erin Township

Amber Balfe, on behalf of landowner Charlene M Duban Trust, has applied for approval of a Waiver of Plat to create a 5-acre building site through the use of a Transfer Development Right (TDR). The property is described as: Part of the SE1/4, Section 3, Erin Township, Rice County, Minnesota. PID# 05.03.4.00.001. Property address: 9723 Jacobson Trail, Lonsdale, MN 55046. The property is Zoned A, Agricultural.

3. Interim Use Permit/Johnson - Section 18, Morristown Township

Gary Johnson, on behalf of landowner Max Johnson Trucking Inc, has applied for an Interim Use Permit (IUP) for an aggregate mining operation. The property is described as: The NE1/4 of the SE1/4, Section 18, Morristown Township, Rice County, Minnesota. PID# 13.18.4.00.001. Property address: 23606 Lake Avenue, Waterville, MN 56096. The property is Zoned A, Agricultural.

4. Interim Use Permit/Carver - Section 28, Cannon City Township

Angela Becker of Nokomis Energy and Carver Garden LLC, on behalf of landowner Rita Carver, has applied for an Interim Use Permit for a 1MW Solar Energy Production site. The property is described as: Part of the SW1/4 of the SW1/4, Section 28, Cannon City Township, Rice County, Minnesota. PID# 11.28.3.50.005. Property address: 3119 197th Street East, Faribault, MN 55021. 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 February 25, 2025 meeting.

Remote access for the public includes the following:

Access by computer: <https://us02web.zoom.us/j/82666163446?pwd=Y4TzJ5N1ivGaBPQIH7bAEoZlQEUFy.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: 826 6616 3446

Passcode: 449703

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.