

**OFFICIAL PROCEEDINGS OF THE
RICE COUNTY PLANNING COMMISSION
Commissioner's Room / Government Services Building
Thursday, January 9, 2025 at 6:00 PM**

I. Call to Order

A. Roll Call

The meeting was called to order both in-person and electronically by Vice Chair Garrett Johnson at 6:35 p.m.

Members present were: Garrett Johnson, Matt Purfeerst, Kenneth Engen, Jim Cihak.
Members absent were: Julia Hogan

Staff present were: Zoning Administrator Trent McCorkell, Senior Planner Jeremy Edwards,
Administrative Coordinator Anna Aguilar

Commissioners present: Charlie Peters

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

B. Motion by Matt Purfeerst, seconded by Ken Engen, Reading of the Notice

RESULT: Approved, AYES: Garrett Johnson, Matt Purfeerst, Ken Engen, Jim Cihak, NAYS: None

C. Motion by Matt Purfeerst, seconded by Jim Cihak, Approval of the Agenda

RESULT: Approved, AYES: Garrett Johnson, Matt Purfeerst, Ken Engen, Jim Cihak, NAYS: None

D. Motion by Ken Engen, seconded by Matt Purfeerst, to approve the minutes of December 5, 2024

RESULT: Approved, AYES: Garrett Johnson, Matt Purfeerst, Ken Engen, NAYS: None, ABSTAIN: Jim Cihak

II. House Keeping Items

1. Motion by Matt Purfeerst, seconded by Ken Engen, to approve the election of Garrett Johnson as the Chair of the Planning Commission for 2025.

RESULT: Approved, AYES: Garrett Johnson, Matt Purfeerst, Ken Engen, Jim Cihak, NAYS: None

MP - GJ you are a natural leader, so I nominate you as chair for 2025.

KE - Second.

2. Motion by Matt Purfeerst, seconded by Jim Cihak, to approve the election of Ken Engen as the Vice Chair of the Planning Commission for 2025.

RESULT: Approved, AYES: Garrett Johnson, Matt Purfeerst, Ken Engen, Jim Cihak, NAYS: None

MP - I nominate KE as vice chair for 2025.

JC - I will second that.

3. Motion by Ken Engen, seconded by Matt Purfeerst, to delegate the Planning Commission secretarial duties to Environmental Services Staff for 2025.

RESULT: Approved, AYES: Garrett Johnson, Matt Purfeerst, Ken Engen, Jim Cihak, NAYS: None

KE - I motion to keep Staff as the PC secretary.

MP - I will second that.

4. Motion by Ken Engen, seconded by Jim Cihak, to approve the 2025 meeting schedule as drafted by Environmental Services Staff.

RESULT: Approved, AYES: Garrett Johnson, Matt Purfeerst, Ken Engen, Jim Cihak, NAYS: None

KE - I motion to approve the 2025 schedule as drafted.

JC - Second.

5. Motion by Matt Purfeerst, seconded by Ken Engen, to approve a 3 minute time limit per person

for individual public comment at the 2025 Rice County Planning Commission meetings.

RESULT: Approved, AYES: Garrett Johnson, Matt Purfeerst, Ken Engen, Jim Cihak, NAYS: None

MP - I motion to keep the public comment time limit at 3 minutes.

KE - I will second that.

III. New Business

1. Wavier of Plat/Rauenhorst - Section 9, Morristown Township

Douglas Rauenhorst 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 of the SE1/4, Section 9, Morristown Township, Rice County, Minnesota. PID# 13.09.4.25.001. The property is Zoned A, Agricultural.

Motion by Ken Engen, seconded by Matt Purfeerst, to recommend approval of the Wavier of Plat with the following conditions and findings for Douglas Rauenhorst. The property is located in Section 9 of Morristown Township.

RESULT: Approved, AYES: Garrett Johnson, Matt Purfeerst, Ken Engen, Jim Cihak, NAYS: None

CONDITIONS OF APPROVAL – Rauenhorst – Wavier of Plat (WOP)

1. The new 5.0-acre Transfer Development Right (TDR) receiving parcel shall contain one principle single family dwelling.
2. Any new construction on the parcel is to adhere to all Rice County codes and ordinances.
3. Prior to issuance of a building permit for a home and within one year of this approval the applicant shall record a new deed at the Rice County Recorder's Office separating the TDR receiving parcel.
4. The remaining parcel and TDR receiving parcel shall not be further subdivided or combined with other land(s) unless approved under the Rice County subdivision regulations.
5. The conservation easement for the TDR sending area shall be recorded at the same time or before the new parcel is recorded.
6. In-lieu park dedication fee of \$500 shall be paid prior to recording of the new parcel.

----- Hearing Minutes:

Zoning Administrator Trent McCorkell (TM) presented the request to the Planning Commission (PC).

GJ - I assume they will not need a variance for any of the existing buildings if they put a property line there?

TM - Correct, they will have to meet the setback requirements. For the Ag building to the property line, as long as it doesn't house animals, it's just the 20ft requirement. If it is housing animals, it is a 100ft setback.

The PC asked the applicant, Douglas Rauenhorst (DR), to come forward to add comments or answer questions regarding the request.

DR - We are requesting a WOP to split off a 5-acre site. I do have an Ag building there. I had it surveyed and TM has the updated legal description. I plan on building a single family residence to the southwest of the current building this spring/summer. I am aware of the setbacks and the proposed location of the house meets those setbacks, as well as the septic.

Chair Johnson opened the public testimony portion of the item to the public and no one spoke.

Chair Johnson closed the public testimony portion of the item to the public.

Discussion:

MP - Looks like a beautiful building site.

GJ - This is why we created TDRs.

KE - This is exactly what TDRs are for. I motion to approve with the 6 conditions.

MP - I will second.

Motion to recommend approval with stated conditions and findings made by KE, seconded by MP, and approved unanimously.

2. **Preliminary and Final Plat/Perryman - Section 15, Forest Township**

Brenner Perryman has applied for approval of a preliminary and final plat to replat an outlot into a single buildable lot. The property is currently described as: Outlot B of Maple Shore Development in The NW1/4 of Section 15, Forest Township, Rice County, Minnesota. PID# 06.15.2.01.001. The property is Zoned RDS, Recreational Development Shoreland.

Motion by Matt Purfeerst, seconded by Ken Engen, to recommend approval of the Preliminary and Final Plat with the following conditions and findings for Brenner Perryman. The property is located in Section 15 of Forest Township.

RESULT: Approved, AYES: Garrett Johnson, Matt Purfeerst, Ken Engen, Jim Cihak, NAYS: None

CONDITIONS OF APPROVAL – Perryman – Preliminary & Final Plat (Plat)

1. Final plat shall be recorded with the Rice County Recorder's office within 90-days of the County Board of Commissioners approval.
2. Any adjustments required by the County Surveyor or Recorder shall be made prior to recording of the plat.
3. All construction is to adhere to all Rice County codes and ordinances.
4. In-lieu park dedication fee of \$500 shall be paid to Rice County prior to recording of the plat.

Hearing Minutes:

Zoning Administrator Trent McCorkell (TM) presented the request to the Planning Commission (PC).

GJ - For something that was platted as an outlot, how come you don't need a TDR to turn it into a buildable lot?

TM - With this, it's because it's in the shoreland district. It's different on the density with the Ag district. TDRs aren't an option in the shoreland districts anymore. This qualifies because of its size. To compare it to the Ag district, this would be like having a full quarter-quarter section.

The PC asked the applicant, Brenner Perryman (BP), to come forward to add comments or answer questions regarding the request.

BP - We currently live to the south of this property. You can see our current home in some of the photos. We purchased this property because we heard rumors that there was a proposal to put a large housing development on it. We are a family of four and are looking to move across the road and downsize from the home we currently have. The anticipated building site is proposed to be in the northwest corner and will be somewhere in the 3,300-3,500sqft range give or take.

MP - You are aware of the conditions?

BP - Yes.

Chair Johnson opened the public testimony portion of the item to the public and no one spoke.

Chair Johnson closed the public testimony portion of the item to the public.

Discussion:

CP - I am real familiar with this property. The Township did a plat across the road. Pre 2004, he is correct, I believe there was 12 houses proposed. The plat never went through. The Township is happy to see this being proposed.

GJ - It seems easy. Everything is within requirements. This is basically a formality.

MP - I think it looks great. I motion to approve with the 4 conditions.

KE - Second.

Motion to recommend approval with stated conditions and findings made by MP, seconded by KE, and approved unanimously.

IV.

Adjournment

Hearing no other items before the PC, a motion was made by Cihak, second by Engen, to adjourn the meeting at 6:51 pm. Motion carried 4-0.

Respectfully Submitted

Planning Commission



Anna Aguilar

Administrative Coordinator



Garrett Johnson, Chair