



RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, March 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 - February 6, 2025

Sign-in Sheet – *Add On*

II. Admin Task

1. Revised 2025 Meeting Schedule

Fall MACPZA conference dates were published and they conflict with our original October meeting date.

III. New Business

1. Wavier of Plat/Giles - Section 23, Webster Township

Colin Giles, on behalf of landowner Beaver Creek Bluffs LLC, 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 E1/2 of the SE1/4, Section 23, Webster Township, Rice County, Minnesota. PID# 02.23.4.00.002. Current property address: 2143 70th St W, Northfield, MN 55057. The property is Zoned A, Agricultural.

2. Preliminary & Final Plat/Ellingson - Section 36, Shieldsville Township

Larry Ellingson, on behalf of landowners Larry R & Denise M, Ellingson Trusts and Cory G Michaelson Trust, has applied for approval of a preliminary and final plat for a lot line rearrangement involving two lots. The properties are described as: Lots 1 and 2, Block 1, Hendrickson Estates 2nd Addition in the S1/2 of Section 36 Shieldsville Township, Rice County, Minnesota. PID#s 09.36.3.77.001 & 09.36.3.77.002. Property addresses are: 7575 and 7581 209th St W, Morristown, MN 55052. The properties are Zoned GDS, General Development Shoreland.

3. Wavier of Plat/Tuma - Section 9, Forest Township

Kyle Tuma has applied for approval of a Waiver of Plat to allow for a property line rearrangement adding land to the subject property. The property is described as: Part of the NE1/4 of the SE1/4, Section 9, Forest Township, Rice County, Minnesota. PID# 06.09.4.00.007 Property address is: 4050 Clearwater Trail, Lonsdale, MN 55046. The property is Zoned A, Agricultural.

4. Conditional Use Permit/Lynch - Section 26, Webster Township

Gary Lynch, on behalf of landowner Gary Lynch Trust, has applied for an amendment to an existing Conditional Use Permit to add two additional 90,000-gallon storage tanks for a Liquefied Petroleum distribution service business. The property is described as: Part of the NE1/4 of the SW1/4, Section 26, Webster Township, Rice County, Minnesota. PID# 02.26.3.00.002. The property is Zoned A, Agricultural.

5. Interim Use Permit/Bongers - Section 5, Cannon City Township

Roger Bongers, on behalf of landowners Roger Bongers and William Bongers, has applied for an Interim Use Permit to continue operation of an aggregate mining crushing and washing operation. The property is described as: Part of the W1/2 of the E1/2, Section 5, Cannon City Township, Rice County, Minnesota. PID#s 11.05.4.25.002 & 11.05.1.50.001. Property address is: 2598 158th St E, Faribault, MN 55021. The property is Zoned A, Agricultural and WS, Wild and Scenic.

6. Interim Use Permit/Kiellmeyer - Section 34, Webster Township

Corey Kiellmeyer, on behalf of Kiellmeyer Construction Inc, has applied for an Interim Use Permit (IUP) to allow for temporary placement and operation of an aggregate crushing operation from April through November 2025. The property is described as: the NW1/4 of the NE1/4, Section 34, Webster Township, Rice County, Minnesota. The property address is: 8127 Chester Ave, Northfield, MN 55057. PID# 02.34.1.25.001. The property is Zoned A, Agricultural.

7. Interim Use Permit/Kiellmeyer - Section 10, Wheeling Township

Corey Kiellmeyer, on behalf of Kiellmeyer Construction Inc, has applied for an Interim Use Permit (IUP) to allow for temporary placement and operation of an aggregate crushing

operation from April through November 2025. The property is described as: the NE1/4 of the NW1/4, Section 10, Wheeling Township, Rice County, Minnesota. The property address is: 15905 Johnson Trail, Nerstrand, MN 55053. PID# 12.10.2.00.001. The property is Zoned A, Agricultural.

8. Interim Use Permit/Kiellmeyer(Donkers) - Section 12, Walcott Township

Corey Kiellmeyer, on behalf of Paul Donkers, has applied for an Interim Use Permit (IUP) to allow for temporary placement and operation of an aggregate crushing operation from April through November 2025. The property is described as: the S1/2 of the SE1/4, Section 12, Walcott Township, Rice County, Minnesota. The property address is: 22762 Gates Ave, Faribault, MN 55021. PID# 15.12.4.75.001. The property is Zoned A, Agricultural.

IV. 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 March 25, 2025 meeting.

Remote access for the public includes the following:

Access by computer: <https://us02web.zoom.us/j/83982831695?pwd=rLR4SeaCmjDTfoTlNWdxgnaxdGuhS6.1>

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

Meeting ID: 839 8283 1695 **Passcode:** 699096

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.