



RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, May 1, 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 - April 3, 2025
Sign-in Sheet - *Add on*

II. Old Business

1. Waiver of Plat/Carlander - Section 3, Walcott Township

John Carlander and Matthew Carlander have applied for 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 NW1/4, Section 3, Walcott Township, Rice County, Minnesota. PID# 15.03.2.50.001. The property is Zoned A, Agricultural.

III. New Business

1. Preliminary Plat/Kubes - Section 3, Webster Township

Randy Kubes, on behalf of landowner Endurance Investments LLC, has applied for a preliminary plat for a 5-building lot subdivision, including a cluster of 3 Transfer Development Rights (TDRs). The property is described as: Part of the NW1/4 of Section 3, Webster Township, Rice County, Minnesota. PID# 02.03.2.75.001. The property is Zoned A, Agricultural.

2. Conditional Use Permit/Budde - Section 8, Walcott Township

Paul Budde has applied for a Conditional Use Permit to operate a contractor office/yard for a trucking business consisting of up to three trucks/trailers. The property is described as: Part of the NW1/4 of Section 8, Walcott Township, Rice County, Minnesota. PID# 15.08.2.00.004. Property address: 22215 Glynview Trail, Faribault, MN 55021. The property is Zoned UR, Urban Reserve.

3. Interim Use Permit/Uittenbogaard - Section 19, Walcott Township

Novel Energy, on behalf of landowners Dennis and Susan Uittenbogaard, has applied for an Interim Use Permit for a 1MW solar energy production facility. The property is described as: Part of the NW1/4 of Section 19, Walcott Township, Rice County, Minnesota. PID# 15.19.2.00.002. Current property address: 24296 Albers Ave, Faribault, MN 55021. The property is Zoned A, Agricultural.

4. Interim Use Permit/Peterson - Section 4, Northfield Township

Brian Peterson, on behalf of landowners Peterson Brothers LLP and Keith Quinnell, has applied for an Interim Use Permit for a grading and filling project to construct a driveway. The properties are described as: Part of the N1/2 of Section 4, Northfield Township, Rice County, Minnesota. PID#s 08.04.2.00.001 & 08.04.1.00.002. The properties are Zoned A, Agricultural.

5. Conditional Use Permit/Apple Creek Orchard - Section 20, Wells Township

Kevin Theis, on behalf of landowner Apple Creek Orchard LLC, has applied for a Conditional Use Permit for an Agricultural Tourism Business. The property is described as: Part of the S1/2 of Section 20, Wells Township, Rice County, Minnesota. PID# 10.20.3.00.001. Property address: 5524 185th St W, Faribault, MN 55021. The property is Zoned A, Agricultural.

6. Interim Use Permit/Springer - Section 15, Wells Township

Chris Springer has applied for an Interim Use Permit to operate a short-term rental in an existing dwelling. The property is described as: Part of Government lot 3 in Section 15, Wells Township, Rice County, Minnesota. PID# 10.15.4.50.012. Property address: 17959 Roberds Lake Blvd, Faribault, MN 55021. The property is Zoned GDS, General Development Shoreland.

7. Interim Use Permit/Poplar Grove Farms - Section 28, Cannon City Township

New Energy Equity, on behalf of landowner Poplar Grove Farms LLC, has applied for an Interim Use Permit for a 1MW solar energy production facility. The property is described as: Part of the NW1/4, Section 28, Cannon City Township, Rice County, Minnesota. PID#s 11.28.2.00.003 & 11.28.2.25.001. The property is Zoned A, Agricultural.

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

Forest Township, on behalf of landowners Mesenbrink Construction & Engineering and Kimberly R Gensmer Trust, has applied for a preliminary and final plat for a 2-building lot subdivision. The property is described as: Outlot A, Maple Shores Subdivision in the NW1/4 of Section 15, Forest Township, Rice County, Minnesota. PID# 06.15.2.01.002. The property is Zoned RDS, Recreational Development Shoreland.

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 May 13, 2025 meeting.**

Remote access for the public includes the following:

Access by computer: <https://us02web.zoom.us/j/88303574094?pwd=gLvn19cpXrLWNwgc4wTWZnKlvTaBC7.1>

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

Meeting ID: 883 0357 4094

Passcode: 479298

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.