



RICE COUNTY BOARD OF ADJUSTMENT

Commissioner's Room / Government Services Bldg. / Thursday, May 1, 2025 at 6:00 PM

AGENDA

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. New Business

1. Variance/Lien - Section 36, Northfield Township

Sean Simonson, on behalf of landowner Douglas & Karen Lien Trust, has applied for the following variances:

- A 29-ft variance from the 100-ft minimum lot width to allow for creation of a parcel with a 71-ft lot width
- A 12-ft variance from the 20-ft property line setback to allow for an existing garage located 8-ft from a side property line
- A 11-ft variance from the 20-ft property line setback to allow for an existing home located 9-ft from a side property line

The property is described as: Part of the NE1/4 of the SW1/4 Section 36 Northfield Township T111N R19W, Rice County, Minnesota. Current PID# 08.36.3.50.003. Property address: 12271 145th St E, Dennison, MN 55018. The property is Zoned A, Agricultural.

2. Variance/Walker - Section 4, Wells Township

Dawn and Kirk Walker have applied for the following variances:

- A 17-ft variance from the 20-ft Road Right of Way setback to allow for garage and deck additions to an existing home located 3-ft from a Road Right of Way
- A 5-ft variance from the 10-ft side property line setback to allow for garage and deck additions to an existing home located 5-ft from a side property line
- A 39-ft variance from the 75-ft lake setback to allow for garage and deck additions to an existing home located 36-ft from Wells Lake

The property is described as: Lots 1, 2, and 7 Frydenlund's Subdivision in Section 4, Wells Township, Rice County, Minnesota. PID# 10.04.1.26.008. Property address: 4280 Delano Ct, Faribault, MN 55021. The property is Zoned GDS, General Development Shoreland.

3. Variance/Kubes - Section 3, Webster Township

Randy Kubes, on behalf of landowner Endurance Investments LLC, has applied for the following variance:

- A 56% variance from the maximum 10% land area allowance for a cluster development of 3 lots or more to be located in a quarter-quarter section with a 72 or higher Crop Productivity Index (CPI). This is to allow for a 3-lot cluster to be created with 66% of the lot area in a quarter-quarter section over 72 CPI.

The property is described as: Part of the NW1/4, Section 3, Webster Township, Rice County, Minnesota. PID# 02.03.2.75.001. The property is Zoned A, Agricultural.

III. Adjournment

Board of Adjustment 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 Board of Adjustment publicly discusses the information and reviews the findings before making a motion to recommend approval, denial or to continue the item.

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.