



RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, May 29, 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 - May 1, 2025

Sign-in Sheet – *Add on*

II. New Business

1. Waiver of Plat/Fisher - Section 27, Webster Township

Anthony Fisher has 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 of the SE1/4, Section 27, Webster Township, Rice County, Minnesota. Current PID# 02.27.4.25.003. Current property address: 3400 Lonsdale Blvd W, Northfield, MN 55057. The property is Zoned A, Agricultural.

2. Waiver of Plat/Schema - Section 22, Wells Township

Robert Schema has 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 SE1/4 of the SE1/4, Section 22, Wells Township, Rice County, Minnesota. Current PID# 10.22.4.00.002. The property is Zoned A, Agricultural.

3. Waiver of Plat/Hebel - Section 22, Webster Township

Sean Hebel has applied for a Waiver of Plat to create two 5-acre building sites through the use of Transfer Development Rights (TDRs). The property is described as: Part of the E1/2 of the SW 1/4, Section 22, Webster Township, Rice County, Minnesota. Current PID# 02.22.3.00.002. The property is Zoned A, Agricultural.

4. Interim Use Permit/Grazzini - Section 9, Shieldsville Township

Frank Grazzini has applied for an Interim Use Permit for a grading and filling project to construct a driveway. The property is described as: Part of the W1/2 of the NE1/4, Section 9, Shieldsville Township, Rice County, Minnesota. PID# 09.09.1.50.001. Property address: 10498 160th St W, Kilkenny, MN 56052. The property is Zoned A, Agricultural.

5. Interim Use Permit/Feyereisn - Section 21, Cannon City Township

Mathiowetz Construction Company, on behalf of landowner Robert & Sharleen Feyereisn Trust, has applied for an Interim Use Permit for a grading and filling project to place fill from the County Road 50 reconstruction. The property is described as: Part of the NE1/4 of the NE1/4, Section 21, Cannon City Township, Rice County, Minnesota. PID# 11.22.2.25.004. The property is Zoned A, Agricultural.

6. Interim User Permit/Bauer - Section 5, Cannon City Township

Peter Bauer has applied for an Interim Use Permit for continuation of an aggregate mining operation. The property is described as: Part of the NE1/4 of the SW1/4 and the SE1/4 of the NW1/4, Section 5, Cannon City Township, Rice County, Minnesota. PID#s 11.05.2.75.001 & 11.05.3.00.001. Property address: 2424 158th St E, Faribault, MN 55021. The property is Zoned WS, Wild & Scenic.

7. Interim Use Permit/Caron - Section 26, Wells Township

Nokomis Energy and Wells Garden LLC, on behalf of landowner Hilary Caron, has applied for renewal of an Interim Use Permit for a 1MW solar energy production facility. The property is described as: Part of the NW1/4 of the SW1/4, Section 26, Wells Township, Rice County, Minnesota. PID# 10.26.3.25.004. Property address: 19600 Roberds Lake Blvd, Faribault, MN55021. 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 June 10, 2025, meeting.**

Remote access for the public includes the following:

Access by computer: <https://us02web.zoom.us/j/86807740611?pwd=aWCd1bDbjkQgGky8uKNHI008RcGYzj.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: 868 0774 0611

Passcode: 798749

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.