



RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, July 10, 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 29, 2025

II. New Business

1. Conditional Use Permit/Ransom(Reuvers) - Section 12, Warsaw Township

Blair Ransom, on behalf of landowner Jeanette Reuvers, has applied for approval of a Conditional Use Permit for a 199-ft Communication Tower. The property is described as: Part of the SE1/4 of the SE1/4, Section 12, Warsaw Township, Rice County, Minnesota. PID# 14.12.4.75.002. The property is Zoned UR, Urban Reserve.

2. Waiver of Plat/ Pumper - Section 20, Forest Township

Daniel Pumper has applied for approval of a Waiver of Plat to create a 2.5-acre building site through the use of a Transfer Development Right (TDR). The property is described as: Part of the SW1/4 of the SE1/4, Section 20, Forest Township, Rice County, Minnesota. PID# 06.20.4.50.001. The property is Zoned A, Agricultural.

3. Preliminary and Final Plat/Swedin - Section 36, Shieldsville Township

Vern Swedin, has applied for approval of a preliminary and final plat to combine two current lots within a Planned Unit Development Plat into one single-family dwelling lot. The property is currently described as: Lots 5 and 6, Block 3, Grays Landing subdivision in Section 36, Shieldsville Township, Rice County, Minnesota. PID#s 09.36.1.51.012 & 09.36.1.51.011. The property is Zoned GDS, General Development Shoreland.

4. Waiver of Plat/Wagner - Section 32, Wells Township

George Wagner has applied for approval of a Waiver of Plat to create two 2.58-acre parcels through the use of Transfer Development Rights (TDRs). The property is described as: Part of the NW1/4 of the NW1/4, Section 32, Wells Township, Rice County, Minnesota. PID# 10.32.2.25.001. 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 July 22, 2025, meeting.**

Remote access for the public includes the following:

Access by computer: <https://us02web.zoom.us/j/88629669321?pwd=UYAluBOxLoauyoiMU0XgfUuAOsLsBD.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: 886 2966 9321

Passcode: 713442

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.