



RICE COUNTY BOARD OF ADJUSTMENT

Commissioner's Room / Government Services Bldg. / Thursday, August 7, 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 - July 10, 2025

II. New Business

1. Variance/Smisek - Section 35, Shieldsville Township

Roger Smisek has requested the following variances:

- A 5-ft variance from the 20-ft Road Right of Way setback to allow for a garage to be located 15-ft from a private roadway.
- A 10-ft variance from the 30-ft bluff setback to allow for a garage to be located 20-ft from a bluff.

The property is described as: Lot 3 of Heines Cedar Lakeview subdivision and Parts of Government Lots 006 and 007 in the NE1/4, Section 35, Shieldsville Township, Rice County, Minnesota. PID# 09.35.1.26.021. Property address is: 20243 Cedar Lake Path, Morristown, MN 55052. The property is Zoned GDS, General Development Shoreland.

2. Variance/Mulert - Section 24, Morristown Township

Christopher Mulert has requested the following variance:

- A 37-ft variance from the 70-ft Road Right of Way (ROW) setback requirement to allow for a replacement home to be located 33-ft from a ROW.

The property is described as: Part of the NE1/4 of the NE1/4, Section 24, Morristown Township, Rice County, Minnesota. PID# 13.24.1.00.003. Property address is: 24085 Fosston Ave, Warsaw, MN 55087. The property is Zoned A, Agricultural.

3. Variance/Hortop -Section 22, Wells Township

Charles Driessen, on behalf of landowners John and Susan Hortop, has requested the following variances:

- A 10% variance from the 25% lot impervious surface limitation to allow for an addition onto a home resulting in a lot with a 35% impervious surface coverage
- A 49-ft variance from the 75-ft lake setback to allow for an addition onto a home located 26-ft from Roberds Lake.

The property is described as: Lot 30 in Manley Park Subdivision Section 22, Wells Township, Rice County, Minnesota. PID# 10.22.2.76.031. Property address is: 3749 Chappuis Trail, Faribault, MN 55021. The property is Zoned GDS, General Development Shoreland.

4. Variance/Daugs - Section 35, Webster Township

James Daugs has requested the following variances:

- A 1120-sqft variance from the 1200-sqft size limitation to allow for a 2320-sqft building.
- A 5-ft variance from the 16-ft peak height limitation to allow for a building with a 21-ft peak height

The property is described as: Part of the NE1/4 of the NW1/4, Section 35, Webster Township, Rice County, Minnesota. PID# 02.35.2.00.001. Property address is: 2674 80th St W, Northfield, MN 55057. The property is Zoned RDS, Recreational Development Shoreland.

5. Variance/Willingers - Section 23, Webster Township

Andrea Rand, on behalf of landowners Willingers Development Corp and Willing Partners Inc, has requested the following variance:

- A 23% variance from the requirement that at least 90% of a cluster development of 3 or more lots be located in a quarter-quarter section with a Crop Productivity Index (CPI) of 72 or less. This is to allow for a 6-lot cluster to be created with 67% of the lot area in quarter-quarter sections with a CPI of 72 or less.

The property is described as: Part of Section 23, Webster Township, Rice County, Minnesota. PID#s 02.23.2.51.029 - .031 and 02.23.2.75.001. Property address is: 6797 Canby Trail, Northfield, MN 55021. 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/84519203212?pwd=IdUsznmQqWSEhuTm8Ga3m2WzZ6NKEb.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: 845 1920 3212

Passcode: 396093

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.