



RICE COUNTY BOARD OF ADJUSTMENT

Commissioner's Room / Government Services Bldg. / Thursday, September 4, 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 - August 7, 2025

II. New Business

1. Variance/Ewert - Section 17, Wells Township

Mark Ewert, on behalf of landowner Southeast Shoreline French Lake Cooperative, have requested the following Variances:

- A 68-ft variance from the 120-ft lake setback to allow for a replacement storage shed to be located 52-ft from French Lake.
- A 12-ft variance from the 20-ft road setback to allow a replacement storage shed to be located 6-ft from a private road.

The property is described as: Lot 1, Block 1, SESFLC Addition, Wells Township, Rice County, Minnesota. PID#s 10.17.2.76.918 & 10.17.2.76.001. Property address: 5989 177th St W #18, Faribault, MN 55021. The property is Zoned GDS, General Development Shoreland.

2. Variance/Reiland - Section 29, Warsaw Township

Matthew Reiland, on behalf of landowners Christy and Mary Anderson, has requested the following Variance:

- A 28-ft variance from the 100-ft Road Right of Way (ROW) setback to allow for an Accessory Dwelling Unit to be located on the parcel with an existing home located 72-ft from the ROW.

The property is described as: Part of the SE1/4 of the SW1/4, Section 29, Warsaw Township, Rice County, Minnesota. PID# 14.29.3.75.003. The property address is: 25896 Elmore Ave, Faribault, MN 55021. The property is Zoned A, Agricultural.

3. Variance/Tuchek - Section 7, Wells Township

Thomas Tuchek has requested the following Variances:

- A 5-ft to 10-ft variance from the 10-ft side property line setback to allow for roof additions over decks, replacement of decks, and replacement of cabin roof and siding, on an existing cabin located 0-ft to 5-ft from the south side property line.
- A 5-ft variance from the 10-ft side property line setback to allow for roof additions over decks, replacement of decks, and replacement of cabin roof and siding, on an existing cabin located 5-ft from the north side property line.
- A 43-ft variance from the 75-ft lake setback to allow for roof additions over decks, replacement of decks, and replacement of cabin roof and siding, on an existing cabin located 32-ft from French Lake.

The property is described as: Part of Outlot 11, French Lake Park in Section 7, Wells Township, Rice County, Minnesota. PID# 10.07.3.01.051. The property address is: 6690 French Lake Trail, Faribault, MN 55021. The property is Zoned GDS, General Development Shoreland.

4. Variance/Bruder - Section 8, Cannon City Township

Jeremiah Bruder has requested the following Variance:

- A 38-ft variance from the 70-ft Road Right of Way (ROW) setback to allow for a shed addition to be located 32-ft from the ROW of 166th St E.

The property is described as: Part of the NE1/4 of the SW1/4, Section 8, Cannon City Township, Rice County, Minnesota. PID# 11.08.3.00.002. Property address is: 2343 166th St E, Faribault, MN 55021. The property is Zoned WS, Wild and Scenic.

5. Variance/Kleese - Section 28, Cannon City Township

Roger Kleese, on behalf of landowner Adam Flocchini, has requested the following Variance:

- A 13-ft variance from the 70-ft Road Right of Way (ROW) setback to allow for a shed to be constructed 57-ft from the ROW of Cates Ave.

The property is described as: Part of the SE1/4 of the SW1/4, Section 28, Cannon City Township, Rice County, Minnesota. PID# 11.28.3.75.002. Property address is: 3451 197th St E, Faribault, MN 55021. The property is Zoned A, Agricultural.

6. Variance/Kappelmann - Sections 3 & 4, Warsaw Township

Jacob Gergen, on behalf of landowner Ken Kappelmann, has requested the following variances:

- A 49-ft variance from the 50-ft Road Right of Way (ROW) setback to allow for a replacement home to be attached to an existing garage located 1-ft from the ROW of County Road 12.
- A 60-ft variance from the 75-ft lake setback to allow for a replacement home to be located 15-ft from Cannon Lake.

The property is described as: Part of Government Lot 1 in Section 3 and Part of Government Lot 1 in Section 4, Warsaw Township, Rice County, Minnesota. PID# 14.03.2.25.002. Property address is 3990 Cannon Lake Trail, Faribault, MN 55021. The property is Zoned GDS, General Development Shoreland.

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/87077595290?pwd=sgJi48HBMaViBkq87yKXf0bLtkqarE.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: 870 7759 5290

Passcode: 235128

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.