



RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, January 8, 2026 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 - December 4, 2025

II. House Keeping Items

- 1. Election of 2026 Planning Commission Chair
- 2. Election of 2026 Planning Commission Vice Chair
- 3. Appointment of 2026 Planning Commission Secretary
- 4. 2026 Meeting Schedule
- 5. Public Comment Time Limit

III. Old Business

- 1. **7 PM - Rehearing of Interim Use Permit/New Leaf Energy-Poplar Grove Farms - Section 23, Morristown Township**
Cole Bearden of New Leaf Energy, on behalf of landowners Poplar Grove Farms LLC and Richard Nielsen, has applied for an Interim Use Permit to allow for a 4.99MW solar energy production facility. The property is described as: Part of Section 23, Morristown Township, Rice County, Minnesota. PID#s 13.23.3.00.001 & 13.23.4.25.002. The property is Zoned UR, Urban Reserve.

IV. New Business

- 1. **Zoning Ordinance Amendment/Winjum (Winjum)**
Jon Winjum, on behalf of landowner Roy Winjum, has requested a Zoning Ordinance Amendment to Chapter 517.09 of the Rice County Zoning Ordinance to add, "F. Exemptions. Modification to existing structures on licensed resorts shall be exempt from the Shoreland Planned Unit Development process so long as there is no increase in the overall residential units and no modification to existing setback requirements".
- 2. **Zoning Ordinance Amendment/Droher (MN Landspec LLC Et Al)**
Adam Droher, on behalf of landowner MN Landspec LLC Et Al, has requested Zoning Ordinance Amendments to Rice County Zoning Ordinance Chapters 502, 507, 508, and 514 to add "Contractor Spec Complex and Yard" as a new conditional use in the HC, Highway Commercial Zoning District, add a definition and standards for the proposed new use, and to add Insulated Metal Panels (IMP) as an allowed primary exterior wall material in the HC zoning district.
- 3. **Zoning Map Amendment/Droher (MN Landspec LLC et Al) - Section 36, Webster Township**
Adam Droher, on behalf of landowner MN Landspec LLC Et Al, has requested a Zoning Map Amendment to change the Zoning of property from A, Agricultural to HC, Highway Commercial. The property is described as: Part of the NW1/4 of the NE1/4, Section 36, Webster Township, Rice County, Minnesota. PID#s 02.36.1.25.002 & 02.36.1.25.003. The property is currently Zoned A, Agricultural.

V. 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 January 27, 2026, meeting.**

Remote access for the public includes the following:

Access by computer: <https://www.zoomgov.com/j/1602080335?pwd=plwwQrg39aRChIyE28n4T9vbqUqMV.1>

Access by phone: +1 646 828 7666 US (New York), +1 551 285 1373 US (New Jersey)

Meeting ID: 160 208 0335

Passcode: 036452

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.