



RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, March 5, 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 - February 5, 2026

II. 7PM Public Adoption Hearings on proposed Rice County Ordinance Amendments

1. 7PM Public Hearing on proposed Rice County Subdivision Ordinance (#550)

After several work sessions with the County Board and Planning Commission in 2025, a revised subdivision ordinance has been developed to better align with the Rice County Comprehensive Plan. Changes to the approval process for subdivisions will provide clarity and efficiency for property owners seeking to subdivide land. This new Subdivision Ordinance, Ordinance #550, will repeal and replace the previous Chapter 523 and applies to subdivisions outside city limits. The Subdivision Ordinance prescribes the standards and procedures for the subdivision, splitting, and combination of land including; administrative subdivisions, minor boundary adjustments, preliminary and final plats, and waivers of plat.

The Planning Commission held a public hearing on February 5, 2026, regarding the proposed revised subdivision ordinance. After the public hearing, the Planning Commission voted to recommend adoption of the Subdivision Ordinance as written except for deleting Section 550.42 and modifying Section 550.43 Item A to read, "Certificate of Survey for the proposed and residual parcels." These changes would remove the exemptions for surveys on parcels 40 acres or larger.

Removing this exemption was considered a significant change from the proposed regulations that were available for the public to review. Therefore, after hearing this item on February 17, 2026, the Board of Commissioners decided to send it back to the Planning Commission for a new public hearing on March 5, 2026 at 7 p.m., to allow the public time to review and comment on the revised proposed ordinance.

2. 7PM Public Hearing on proposed Rice County Zoning Ordinance text amendment

Amending Chapters 502, 507, 508 and 514 to add "Contractors Office and Yard Complex" as a Conditional Use in the HC, Highway Commercial Zoning District.

3. 7PM Public Hearing on proposed Rice County Zoning Map amendment

Changing Zoning of land in Section 36 of Webster Township from A, Agricultural to HC, Highway Commercial. PID#s 02.36.1.25.002 & 02.36.1.25.003.

III. New Business

1. Interim Use Permit/Kiellmeyer - Section 34, Webster Township

Corey Kiellmeyer, on behalf of landowner Kiellmeyer Construction Inc, has applied for an Interim Use Permit (IUP) to allow for temporary placement and operation of an aggregate crushing operation from April through November 2026. The property is described as: the NW1/4 of the NE1/4, Section 34, Webster Township, Rice County, Minnesota. The property address is: 8127 Chester Ave, Northfield, MN 55057. PID# 02.34.1.25.001. The property is Zoned A, Agricultural.

2. Interim Use Permit/Kiellmeyer (Donkers) - Section 12, Walcott Township

Corey Kiellmeyer, on behalf of landowner Paul Donkers, has applied for an Interim Use Permit (IUP) to allow for temporary placement and operation of an aggregate crushing operation from April through November 2026. The property is described as: the S1/2 of the SE1/4, Section 12, Walcott Township, Rice County, Minnesota. The property address is: 22762 Gates Ave, Faribault, MN 55021. PID# 15.12.4.75.001. The property is Zoned A, Agricultural.

3. Interim Use Permit/Kiellmeyer - Section 10, Wheeling Township

Corey Kiellmeyer, on behalf of landowner Kiellmeyer Construction Inc, has applied for an Interim Use Permit (IUP) to allow for temporary placement and operation of an aggregate crushing operation from April through November 2026. The property is described as: the NE1/4 of the NW1/4, Section 10, Wheeling Township, Rice County, Minnesota. The property address is: 15905 Johnson Trail, Nerstrand, MN 55053. PID# 12.10.2.00.001. The property is Zoned A, Agricultural.

4. Waiver of Plat/Biermaier - Section 27, Walcott Township

Kate Biermaier, on behalf of landowner Sherri Wood, 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 S1/2 of the SE1/4, Section 27, Walcott Township, Rice County, Minnesota. PID# 15.27.4.75.005. The property is Zoned A, Agricultural.

5. Waiver of Plat/Wailor - Section 15, Shieldsville Township

Charles Wailor, on behalf of landowners Courtney and Ryan Defries, has applied for a Waiver of Plat to create a 4.98-acre building site through the use of a Transfer Development Right (TDR). The property is described as: Part of Government Lot 003 in the SW1/4, Section 15, Shieldsville Township, Rice County, Minnesota. PID# 09.15.2.75.002. The property is Zoned A, Agricultural.

6. Conditional Use Permit/DeRudder - Section 16, Webster Township

Jeff and Kyle DeRudder, on behalf landowner DeRudder Properties LLC., has applied for a Conditional Use Permit (CUP) to operate a contractors office and yard for an excavation business. The property is described as: Part of the SE1/4 of the NW1/4 of Section 16, Webster Township, Rice County, Minnesota. The property address is: 5400 Dent Ave, Webster, MN 55088. PID#: 02.16.2.75.003. The property is Zoned A, Agricultural.

7. Interim Use Permit/Rogers - Section 15, Cannon City Township

Michael Rogers has applied for an Interim Use Permit to allow for a short-term rental in an existing dwelling. The property is described as: Lot 1, Block 1 Foster Hill Addition, in the SE1/4, Section 15, Cannon City Township, Rice County, Minnesota. PID# 11.15.4.26.001. Property address is: 17650 Cannon City Blvd, Faribault, MN 55021. The property is Zoned NES, Natural Environmental Shoreland.

8. Interim Use Permit/Timm - Section 23, Morristown Township

Randy Timm, on behalf landowner Timm's Trucking Inc., has applied for an Interim Use Permit (IUP) to continue operation of a demolition landfill. The property is described as: Part of the W1/2 of the NW1/4 of Section 23, Morristown Township, Rice County, Minnesota. The property address is: 8784 240th St W, Morristown, MN 55052. PID#: 13.23.2.25.002. The property is Zoned UR, Urban Reserve.

IV. 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 March 24, 2026 meeting.**

Remote access for the public includes the following:

Access by computer: <https://www.zoomgov.com/j/1616149364?pwd=LS4T9SmuNJf03axSsbmAtgwY3r2x58.1>

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

Meeting ID: 161 614 9364

Passcode: 497365

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.