



# RICE COUNTY PLANNING COMMISSION

*Commissioner's Room / Government Services Bldg. / Thursday, April 2, 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 - March 5, 2026

### II. New Business

#### 1. Conditional Use Permit/Dvorak - Section 16, Webster Township

Mitch Dvorak has applied for a Conditional Use Permit (CUP) to operate a contractors office and yard for a trucking business. The property is described as: Part of the NW1/4 of the NE1/4, Section 16, Webster Township, Rice County, Minnesota. The property address is: 5235 Dent Ave, Webster, MN 55088. PID#: 02.16.1.25.003. The property is Zoned A, Agricultural.

#### 2. Conditional Use Permit/Casalenda - Section 3, Webster Township

Sam Casalenda, on behalf of landowner Casa Properties LLC, has applied for a Conditional Use Permit (CUP) to operate a contractors office and yard for a landscaping business. The property is described as: Lot 2, Block 1, Pedersen Farm Subdivision in the NW1/4, Section 3, Webster Township, Rice County, Minnesota. PID#: 02.03.2.76.004. The property is Zoned A, Agricultural.

#### 3. Conditional Use Permit/Chmelik - Section 16, Warsaw Township

Marc Chmelik, on behalf of landowners Herbert and Janice Thielbar, has applied for a Conditional Use Permit (CUP) to operate a contractors office and yard for a Hydro Vac business. The property is described as: Part of the NE1/4, Section 16, Warsaw Township, Rice County, Minnesota. PID#: 14.16.1.00.003. The property is Zoned A, Agricultural.

#### 4. Preliminary Plat/Jandro - Section 12, Richland Township

Jeffery Jandro, on behalf of Jeffery Jandro Trust, has applied for approval of a Preliminary Plat proposing to create two new building lots through the use of Transfer Development Rights (TD Rs) and to modify parcels for two existing home sites. The property is described as: Part of the SE1/4, Section 12, Richland Township, Rice County, Minnesota. PID#s 16.12.4.50.001, 16.12.4.25.001. The properties are Zoned A, Agricultural.

#### 5. Interim Use Permit/DeGrood - Section 11, Warsaw Township

David Watts of US Solar, on behalf of landowners Joseph and Constance DeGrood Revocable Trusts, has applied for an amendment to an existing Interim Use Permit (IUP) to allow for a 3.6-MW(AC) solar energy production facility. The property is described as: Part of the N1/2 of the NW1/4, Section 11, Warsaw Township, Rice County, Minnesota. PID#s 14.11.2.25.004 & 14.11.2.00.001. The property is Zoned URI, Urban Reserve Industrial.

#### 6. Interim Use Permit/Clobes - Section 12, Wheeling Township

Ella Clobes, on behalf of landowner Northern States Power Co. d/b/a Xcel Energy, has applied for an Interim Use Permit (IUP) to allow for a temporary equipment placement and material yard for an electrical repair project. The request is an extension of the existing IUP site use

through January 2027. The property is described as: Part of the NE1/4 of the NE1/4, Section 12, Wheeling Township, Rice County, Minnesota. PID# 12.12.1.00.001. Property address is: 16036 Goodhue Ave, Nerstrand, MN 55053. 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 April 14, 2026, meeting.**

Remote access for the public includes the following:

Access by computer: <https://www.zoomgov.com/join/1608075317?tk=eAVmie8L8CIR-xF3aL5naG4zsrve8gfDReYSOV42mxg.DQkAAAAAX9IINRZWYXhJWjBqRVrtS0xPaWRPd2hNX0ZnAAAAAAAAAAAAAAAAAAAA&pwd=HGJy3pi1e5mp9ET9uCn9XiZyLGhn2a.1>

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

**Meeting ID:** 160 807 5317      **Passcode:** 578472

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](mailto:RCPlanningZoning@RiceCountyMN.gov).

Please call 24 hours before the meeting, if possible, if assistance is needed.