



Planning Commission

Meeting Agenda

6:00 PM on Thursday, May 28, 2026

Commissioners Room • Rice County Government Services Building

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 - May 7, 2026

II. New Business

1. Waiver of Plat/Cunningham - Section 5, Warsaw Township

Amber Cunningham, on behalf of landowners Glenn and Cynthia Cunningham, has applied for a Waiver of Plat (WOP) to modify an existing 2.49-acre Transfer Development Right (TDR) receiving parcel into a 5-acre parcel. The property is described as: Part of the N1/2 of the NW1/4 of the NE1/4, Section 5, Warsaw Township, Rice County, Minnesota. PID#: 14.05.1.25.004, 14.05.1.25.003. The property is Zoned A, Agricultural.

2. Waiver of Plat/O'Connor - Section 21, Warsaw Township

Byron O'Connor has applied for a Waiver of Plat (WOP) to create a 5-acre building site through the use of a Transfer Development Right (TDR). The property is described as: Part of the NE1/4 of the NE1/4, Section 21, Warsaw Township, Rice County, Minnesota. PID#: 14.21.1.75.001. The property is Zoned A, Agricultural.

3. Interim Use Permit/Johnson - Section 29, Forest Township

Gary Lee Johnson, on behalf of landowner Max Johnson Trucking Inc, has applied for an Interim Use Permit (IUP) for continuation of an aggregate mining operation to remove existing stockpiled aggregate materials. The property is described as: Part of the E1/2 of the NW1/4, Section 29, Forest Township, Rice County, Minnesota. PID#: 06.29.2.75.001. The property is Zoned A, Agricultural.

4. Conditional Use Permit/Al Rahawi - Section 36, Webster Township

Mahmood Al Rahawi, on behalf of Landowner Sam Logistic Corporation, has applied for a Conditional Use Permit (CUP) for a truck repair business. The property is described as: Part of Government Lot 002 in the NW1/4, Section 36, Webster Township, Rice County, Minnesota. PID#: 02.36.2.75.001. The property is Zoned HC, Highway Commercial.

5. Preliminary Development Plan/Winjum - Section 21, Wells Township

Roy A Winjum has applied for a preliminary development plan for a Planned Unit Development (PUD) to create nine residential building lots. The property is described as: Part of the NW1/4 of Section 21 and Part of the NE1/4 of the NE1/4, Section 20, Wells Township, Rice County, Minnesota. PID#: 10.21.2.26.016, 10.21.2.26.001, 10.21.2.26.008, 10.20.1.00.001. The properties are Zoned GDS, General Development Shoreland.

6. Zoning Map Amendment/Roe - Section 19, Morristown Township

Russ Roe, on behalf of landowners Jeremy Schwartz, Darlene Schwartz and Dawn Anderson, has applied for a Zoning Map amendment to change the zoning of approximately 22-acres in Government Lot 006, Section 19, Morristown Township from Natural Environmental

Shoreland (NES) to Recreational Development Shoreland (RDS). The property is described as: Part of Government Lot 006, NW1/4, Section 19, Morristown Township, Rice County, Minnesota. Part of PID#: 13.19.2.25.002. The property is currently Zoned NES, Natural Environmental Shoreland.

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 June 9, 2026, meeting.**

Remote access for the public includes the following:

Access by computer: <https://www.zoomgov.com/j/1654900767?pwd=ofJsRHgB0fAROS0tZuu0dXOVtIn6N.1>

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

Meeting ID: 165 490 0767 **Passcode:** 311750

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.

NOTE: Board Packet available upon request