



Planning Commission

Meeting Agenda

6:00 PM on Thursday, July 2, 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 28, 2026

II. Public Hearing

1. 6:30 PM - Public Hearing on adoption of a Zoning Map Amendment to Rezone approximately 22-acres in Section 19 in Morristown Township from NES to RDS.

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. New Business

1. Final Development Plan and Preliminary Plat/Winjum - Sections 20 & 21, Wells Township

Roy A Winjum has applied for a Final Development Plan and a Preliminary Plat 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#s: 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.

2. Preliminary Plat/Johnson - Section 8, Wells Township

Tom O'Meara, on behalf of the landowner Paula Johnson, has applied for a Preliminary Plat to create two residential building lots. The property is described as: Part of Government Lot 003 in the NE1/4, Section 8, Wells Township, Rice County, Minnesota. PID#: 10.08.1.50.002. The property is Zoned RDS, Recreational Development Shoreland.

3. Interim Use Permit/Tornell - Section 1, Webster Township

John Larson, on behalf of landowner Janet Tornell Trust, has applied for an Interim Use Permit (IUP) for continuation of an aggregate mining operation. The property is described as: the SE1/4 of the NW1/4, Section 1, Webster Township, Rice County, Minnesota. PID#: 02.01.2.75.001. The property is Zoned A, Agricultural.

4. Preliminary Plat/Franek - Section 15, Wheatland Township

Joe Franek has applied for a Preliminary Plat to separate a lot for an existing home. The property is described as: Part of the NW1/4 of the NW1/4, Section 15, Wheatland Township,

Rice County, Minnesota. The existing home address is: 5146 Cleveland St, Veseli, MN 55046, PID#s: 01.15.2.25.004, & 01.15.2.25.005. The property is Zoned A, Agricultural.

5. Waiver of Plat/Sather and Burmeister - Section 24, Shieldsville Township

Brian and Julie Starkson, on behalf of landowners Jerry Sather and Jason Burmeister, have applied for a Waiver of Plat (WOP) to create a 3-acre building site parcel through the use of a Transfer Development Right. The property is described as: Part of Government Lot 001 in the SW1/4, Section 24, Shieldsville Township, Rice County, Minnesota. PID#: 09.24.3.00.001. The property is Zoned A, Agricultural.

6. Waiver of Plat/Klapperich - Section 18, Walcott Township

David Klapperich, on behalf of landowner Dale and Julie Klapperich Trusts, has applied for a Waiver of Plat (WOP) to create a 3.78-acre building site parcel through the use of a Transfer Development Right. The property is described as: Part of the SE1/4 of the SE1/4, Section 18, Walcott Township, Rice County, Minnesota. PID#: 15.18.4.75.003. The property is Zoned A, Agricultural.

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 July 14, 2026, meeting.**

Remote access for the public includes the following:

Access by computer: <https://www.zoomgov.com/j/1652514103?pwd=A1qngp6hHfSxvSEUCIM7pFHA8UZi37.1>

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

Meeting ID: 165 251 4103 **Passcode:** 449606

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