



Board of Adjustment Meeting Agenda

6:00 PM on Thursday, August 6, 2026

Commissioners Room • Rice County Government Services Building

AGENDA

I. Call to Order

- A. Roll Call
- B. Reading of Notice
- C. Approval of Agenda
- D. Approval of Minutes - Regular Meeting - July 2, 2026

II. New Business

1. Variance/Koloshuk - Section 16, Wells Township

Denis Koloshuk, on behalf of landowner Naum Liberman, has requested the following variances:

- A 7496-sqft variance from the 40,000-sqft min lot size to allow for an accessory dwelling unit on a 32,504-sqft lot.
- A 3% variance from the 25% lot impervious surface limitation to allow for a lot with a 28% lot impervious surface coverage.

The property is described as: Lot 11, Block 1 of Misgens Bay subdivision in Section 16, Wells Township, Rice County, Minnesota. Property address is: 17330 Roberds Lake Ct, Faribault, MN 55021. PID# 10.16.1.76.017. Property is Zoned GDS, General Development Shoreland.

2. Variance/Sette - Section 16, Wells Township

Eric Sette has requested the following variances:

- A 9-ft height variance from the 14-ft peak height limit to allow for a garage addition resulting in a building with a 23-ft peak height.
- A 2-ft variance from the 10-ft side property line setback to allow a garage addition 8-ft from a side property line.
- A 13-ft variance from the 20-ft Road Right of Way (ROW) setback to allow for a garage addition 7-ft from the ROW.
- A 2-ft variance from the 10-ft detached structure setback to allow for a garage addition 8-ft from the existing home.
- A 6% variance from the 25% lot impervious surface limitation to allow for a lot with a 31% lot impervious surface coverage.

The property is described as: Lot 5, Block 1 of Misgens Bay subdivision in Section 16, Wells Township, Rice County, Minnesota. Property address is: 4200 172nd St W, Faribault, MN 55021. PID# 10.16.1.76.011. Property is Zoned GDS, General Development Shoreland.

3. Variance/Behm - Section 16, Wells Township

Michael Behm, on behalf of landowner Jan and Steve Ostercamp, has requested the following variances:

- A 35-ft variance from the 75-ft lake setback to allow for a home addition to an existing home located 40-ft from Roberds Lake.
- A 9% variance from the 25% lot impervious surface limitation to allow for a lot with a 34% lot impervious surface coverage.

The property is described as: Lot 9, Block 1 of Misgens Bay first addition subdivision in Section 16, Wells Township, Rice County, Minnesota. Property address is: 17430 Roberds Lake Ct, Faribault, MN 55021. PID# 10.16.1.77.006. Property is Zoned GDS, General Development Shoreland.

4. Variance/Jensen - Section 7, Wells Township

Neil Jensen has requested the following variances:

- A 2-ft height variance from the 14-ft peak height limit to allow for a garage addition with a 16-ft peak height.
- A 3-ft variance from the 20-ft rear property line setback to allow for a garage addition with the existing garage location 17-ft from a rear property line.
- A 3-ft variance from the 10-ft side property line setback to allow for a garage addition with the existing garage being located 7-ft from a side property line.
- A 3-ft variance from the 20-ft wetland setback to allow for a garage addition with the existing garage being located 17-ft from a wetland.
- A 492-sqft variance from the 25% lot impervious surface limitation to allow for a lot resulting in a 29% lot impervious surface coverage.
- A 4-sqft variance from the 1200-sqft size limitation to allow for a 1204-sqft garage.

The property is described as: Lot 13 in Pexa Sub-division and Part of Government Lot 4 in Section 7, Wells Township, Rice County, Minnesota. Property address is: 16460 Elmore Trl, Faribault, MN 55021. PID# 10.07.1.76.033. Property is Zoned GDS, General Development Shoreland.

5. Variance/Trom - Section 7, Wells Township

Timothy Trom has requested the following variances:

- A 35-ft variance from the 75-ft lake setback to allow a replacement cabin to be located 40-ft from French Lake.
- A 2-ft variance from the 10-ft side property line setback to allow for a replacement cabin to be located 8-ft from the property's east property line.
- A 4-ft variance from the 10-ft side property line setback to allow for a replacement cabin to be located 6-ft from the property's west property line.
- A 545-sqft variance from the 25% lot impervious surface limitation to allow for a lot with a 31% lot impervious surface coverage.

The property is described as: Lot 5 in Pexa Sub-division and Part of Government Lot 4 in Section 7, Wells Township, Rice County, Minnesota. Property address is: 16434 Elmore Tr, Faribault, MN 55021. PID# 10.07.1.76.025. Property is Zoned GDS, General Development Shoreland.

6. Variance/Ableman - Section 20, Wells Township

Daniel Ableman has requested the following variance:

- A 70-ft variance from the 100-ft drainage ditch setback to allow for a shed to be located 30-ft from County drainage ditch #6.

The property is described as: Part of the NW1/4, Section 20, Wells Township, Rice County, Minnesota. Property address is: 5755 185th St W, Faribault, MN 55021. PID# 10.20.2.25.003. Property is Zoned A, Agricultural.

7. Variance/Wesley - Section 2, Morristown Township

Kevin Wesley has applied for the following variances:

- A 560-sqft variance from the 1200-sqft size limitation to allow for an addition to an existing 1200-sqft agricultural building.
- A 4-ft variance from the 14-ft peak height limit to allow for a building with an 18-ft peak height.

The property is described as: Part of the NE1/4, Section 2, Morristown Township, Rice County, Minnesota. Property address: 21242 Halstad Ave, Morristown, MN 55052. PID# 13.02.1.75.001. The property is Zoned NES, Natural Environmental Shoreland.

8. Variance/Juul-Adams - Section 20, Northfield Township

Cathleen Juul-Adams, has requested the following variance:

- An 80-ft variance from the 100-ft Road Right of Way (ROW) setback to allow for a replacement shed to be located 20-ft from the ROW of Dennison Blvd.

The property is described as: Part of the NW1/4 of the NW1/4, Section 20, Northfield Township, Rice County, Minnesota. Property address is: 8063 Dennison Blvd, Northfield, MN 55057. PID# 08.20.2.25.002. Property is Zoned A, Agricultural.

9. Variance/Saemrow - Section 7, Morristown Township

Wayne Saemrow, on behalf of landowner Saemrow Dairy, has requested the following variance:

- A 25-ft variance from the 70-ft Road Right of Way (ROW) setback to allow for a shed addition to be located 45-ft from the ROW of Lake Ave.

The property is described as: Part of the E1/4, Section 7, Morristown Township, Rice County, Minnesota. Property address is: 22490 Lake Ave, Waterville, MN 56096. PID# 13.07.4.00.002. Property is Zoned A, Agricultural.

10. Variance/Kaul - Section 36, Shieldsville Township

Joe Kaul, on behalf of landowner WWBKD LLC, has requested the following variance:

- A 12-ft variance from the 75-ft lake setback to allow for an addition to a cabin located 63-ft from Cedar Lake.

The property is described as: Lot 12 and Cedar Park of Cedar Shores Subdivision and part of the vacated access within Cedar Shores Subdivision, Section 36, Shieldsville Township, Rice County, Minnesota. Property address is: 20120 Geneva Ct, Faribault, MN 55021. PID# 09.36.1.26.003. Property is Zoned GDS, General Development Shoreland.

11. Variance/Cihak - Section 10, Erin Township

James and Connie Cihak have requested the following variance:

- A 150-ft variance from the 200-ft minimum property line width to allow for a parcel to be created with a 50-ft lot width.

The property is described as: Part of the NW1/4, Section 10, Erin Township, Rice County, Minnesota. Property address is: 10004 103rd St W, Montgomery, MN 56069. PID# 05.10.2.50.001. Property is Zoned NES, Natural Environment Shoreland.

12. Variance/Purfeerst - Section 35, Cannon City Township

Matt Purfeerst, on behalf of landowner Jame Purfeerst, has requested the following variance:

- A 20-ft variance from the 100-ft property line setback to allow for an agricultural/livestock building to be located 80-ft from a property line.

The property is described as: Part of the SE1/4, Section 35, Cannon City Township, Rice County, Minnesota. PID# 11.35.4.00.002. Property is Zoned A, Agricultural.

III. Adjournment

Board of Adjustment 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 Board of Adjustment publicly discusses the information and reviews the findings before making a motion to recommend approval, denial or to continue the item.

Remote access for the public includes the following:

Access by computer: <https://www.zoomgov.com/j/1658993523?pwd=xyB8DkhdB9uGlokLTa5mxJeFUVndHr.1>

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

Meeting ID: 165 899 3523 **Passcode:** 540487

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***