



Board of Adjustment Meeting Agenda

6:00 PM on Thursday, September 3, 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 - August 6, 2026

II. Old Business

1. Variance/Ableman - Section 20, Wells Township

Daniel Ableman has requested the following variances:

- 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.
- A 10-ft variance from the 16-ft peak height limit to allow for a shed with a 26-ft peak height.

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.

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.

III. New Business

1. Variance/Escobar - Section 6, Warsaw Township

Omar Escobar, on behalf of landowner McDonough Farms LLC, has requested the following variance:

- A 3-ft variance from the 16-ft peak height limitation to allow for an accessory shed, within 300-ft of a protected stream, to have a 19-ft peak height.

The property is described as: the E1/2 of the SE1/4, Section 6, Warsaw Township, Rice County, Minnesota. Property address is: 21770 Fairbanks Ave, Faribault, MN 55021. PID# 14.06.4.75.001 & 14.06.4.00.001. Property is Zoned A, Agricultural.

2. Variance/James - Section 34, Erin Township

Carolyn James has applied for the following variances:

- A variance from the limitation of a property having a single accessory shed over 120-sqft to allow for a second larger shed.
- A 1320-sqft variance from the 1200-sqft size limitation to allow for a 2520-sqft accessory shed.
- A 15-ft variance from the 30-ft bluff setback to allow for an accessory shed to be located 15-ft from a bluff.
- A 9-ft variance from the 14-ft peak height limitation to allow for an accessory shed with a 23-ft peak height.
- A 5-ft variance from the 50-ft Road Right of Way (ROW) setback to allow for an accessory shed to be located 45-ft from a ROW.
- A 816-sqft variance from the 1200-sqft size limitation to allow for the existing oversized 2016 sqft shed.
- A 3-ft height variance from the 14-ft peak height limit to allow for the existing 2016 sqft shed with a 17-ft peak height.

The property is described as: Lots 1, 2 & 3, Block 1, Treeland Addition, Section 34, Erin Township, Rice County, Minnesota. Property address: 9316 Irwin Trail, Montgomery, MN 56069. PID# 05.34.1.76.033. The property is Zoned GDS, General Development Shoreland.

3. Variance/Desjardins - Section 35, Shieldsville Township

Chad Desjardins has requested the following Variances:

- A 15-ft variance from the 20-ft Road Right of Way setback to allow for a detached garage to be located 5-ft from the Road Right of Way of Cedar Lake Trail
- A 5-ft variance from the 14-ft peak height to allow for a detached garage with a peak height of 19-ft.

The property is described as: Lot 11 and Part of Lot 10, Heine's Cedar Lakeview Second Addition, Shieldsville Township, Rice County, Minnesota. PID# 09.35.2.01.014. Property address is: 20035 Cedar Lake Trail, Morristown, MN 55052. The property is Zoned GDS, General Development Shoreland.

4. Variance/Erickson - Section 35, Erin Township

Brian Erickson, on behalf of landowner Dax Stoner, has requested the following Variances:

- A 65-ft variance from the 75-ft Lake setback to allow for a deck platform to be located 10-ft from Shields Lake.
- A 75-ft setback from the 75-ft lake setback to allow for a retaining wall 0-ft from Shields Lake.
- A variance from bluff/bluff impact zone grading restrictions to allow for two retaining walls, a deck, and steps within a bluff area.

The property is described as: Lot 9, Dudleys Northside Addition No 2 and Part of Government Lot 001, Section 35, Erin Township, Rice County, Minnesota. PID# 05.35.4.01.009. Property

address is: 14840 Shields Lake Trail, Faribault, MN 55021. The property is Zoned GDS, General Development Shoreland.

5. Variance/Halvorson - Sections 13 & 14, Morristown Township

Kim Halvorson Kitzman, on behalf of landowner Halvorson Farms LLC, has requested the following variances:

- A 77-ft variance from the 100-ft property line setback to allow for a turkey building to be located 23-ft from a property line.
- A 220-ft variance from the 300-ft wetland setback to allow for a turkey barn 80-ft from a wetland.

The property is described as: Part of the SW1/4 of the SW1/4, Section 13, Morristown Township, Rice County, Minnesota. Property address is: 23907 Harris Trail, Morristown, MN 55052. PID #: 13.13.3.50.001 & 13.14.4.75.001 The property is Zoned A, Agricultural.

IV. 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:

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

Meeting ID: 165 610 7691 **Passcode:** 700531

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