



RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, January 7, 2021 at 6:30 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 - December 10, 2020

II. House Keeping Items

- A. Election of 2021 Planning Commission Chair
- B. Election of 2021 Planning Commission Vice Chair
- C. Appointment of 2021 Planning Commission Secretary
- D. 2021 Meeting Schedule
- E. Public Comment Time Limit

III. Public Hearing

7:15 p.m. - Public Hearing of Resolution #21-003/Amendment to the Rice County Zoning Ordinance Chapter 507 and 508

The Rice County Planning Commission shall conduct a public hearing on proposed amendments to Chapters 507 and 508 of the Rice County Zoning Ordinance to add "Agricultural Tourism Business" as Conditional use in the GDS, RDS and NES Shoreland Zoning Districts on property that has an agricultural property tax classification. Standards for the Agricultural Tourism business are added to, include craft/vintage/secondhand sales and specify building code compliance.

IV. New Business

1. Zoning Map Amendment to Rezone property from Urban Reserve to Agricultural/Kes - Section 31, Webster Township

Timothy & Kimberly Kes have applied for a Zoning Map Amendment to change the zoning of land for three parcels from the UR, Urban Reserve District to the A, Agricultural District. The properties are described as: Part of the E1/2 of the NW1/4 of Section 31, Webster Township, Rice County, Minnesota. PID#s: 02.31.2.00.002, 02.31.2.75.001, 02.31.2.75.002.

2. Waiver of Plat/Gillen - Section 21, Webster Township

Tonya & Eddie Gillen have applied for a Waiver of Plat to create a 2.5-acre building parcel through the use of a Transfer Development Right (TDR). The property is described as: Part of the S1/2 of the NW1/4 of Section 21, Webster Township, Rice County, Minnesota. PID#: 02.21.2.50.002. The property is Zoned A, Agricultural.

3. Waiver of Plat/Burkart (Kopisca) - Section 3, Warsaw Township

Brian Burkart, on behalf of landowner Linda Kopisca, has applied for a Waiver of Plat to create a 1.7-acre parcel, containing an existing home, and a 21-acre parcel. The property is described as: Part of Government lots 4 and 5 in Section 3, Warsaw Township, Rice County, Minnesota.

The property address is: 21750 Morristown Blvd, Faribault, MN 55021. PID#: 14.03.3.50.003.
The property is Zoned GDS, General Development Shoreland.

V. 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 January 26, 2021 meeting.**

Minn. Stat. §13D.021 requires the chief legal counsel or chief administrative officer to make a determination that an in-person meeting is not practical or prudent because of a health pandemic or an emergency declared under Chapter 12 of Minnesota Statutes. At this time, the governor has declared an emergency under Chapter 12 of Minnesota Statutes because of the COVID-19 health pandemic. Therefore, the chief legal counsel has determined that an in-person meeting is not practical or prudent. Accordingly, the Rice County Board of Adjustment and Planning Commission meetings will be conducted by telephone or other electronic means.

The meeting location at 320 Third Street NW, Faribault, MN 55021 is closed to the public. Therefore, telephone or another electronic means will be used to conduct the meeting. To the extent practical, the Planning Commission shall allow a person to monitor the meeting electronically from a remote location. The Planning Commission may require the person making a connection to pay for the documented additional cost that the body incurs as a result of the additional connection.

Remote access for the public includes the following:

Access by computer:

Register using the following link:

<https://us02web.zoom.us/j/88617663280?pwd=dnIRMk8waDBsR25lWmVZdnhxUFUyZz09>

Access by phone:

Please call: (507) 332-6030

Meeting ID: 886-1766-3280

If you would like to virtually attend 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 aaguiar@co.rice.mn.us. Please call 24 hours before the meeting, if possible, if assistance is needed.