



RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, May 4, 2017 at 7:00 p.m.

AGENDA

Immediately following the Board of Adjustment meeting at 7:00 p.m.

I. Call to Order

- A. Roll Call
- B. Reading of Notice
- C. Approval of Agenda
- D. Approval of Minutes – PC Regular Meeting – April 6, 2017
BOA & PC 5-4-17 meeting sign up sheet - *Add-On*

II. Old Business

1. Solar Energy Production Conditional Use Permit Modification / Konisto-Webster Holdco (Neisen Trust) - Section 12, Wheatland Township

Pete Gatenby of Konisto Companies, on behalf of the Webster Holdco Community Solar Garden, Robert & Marilyn Neisen Trust, landowners, has applied for a modification to the allowed fencing for a 5 MW Solar Energy Production Conditional Use Permit. This item was originally heard and tabled at the April 6, 2017, Planning Commission meeting. The property is described as: the S 35 acres of the SE 1/4 of the NE 1/4 and the W 1/2 of the NE 1/4 of Section 12 in Wheatland Township. The property address is: 7380 40th St W, Webster MN 55088. PID: 01.12.1.50.001 & 01.12.1.75.001. The property is Zoned A, Agricultural.

WheatlandTwp Email re Webster Solar Project & Roads
Wheatland Twp 5-03-17 Email #1-Road Photos
Wheatland Twp 5-3-17 Email-Road Photos #2

III. New Business

MnDOT Input on Agenda Items

1. Conditional Use Permit for a Mining & Crushing Operation / Witte - Section 13, Morristown Township

John Witte has applied for a Conditional Use Permit to operate an aggregate gravel mining and crushing operation. The property is described as: Part of the NW1/4 of the NE1/4 of Section 13, Morristown Township, Rice County, Minnesota. PID: 13.13.1.25.001. The property is Zoned A, Agricultural.

2. Zoning Map Amendment to Rezone Property from Agricultural to Highway Commercial / Interstate 35 LLC - Section 25, Webster Township

Rachel Estrella, on behalf of landowners Interstate 35 LLC, has applied for a zoning map amendment to change the zoning of land from the A, Agricultural District, to HC, Highway Commercial District. The property is described as: Part of the SW1/4 of the SE1/4 of Section 25, Webster Township, Rice County, Minnesota. The property address is: 1400 Lonsdale Blvd W, Northfield, MN 55057. PID: 02.25.4.50.003 & 02.25.4.50.004.

3. Conditional Use Permit for a Golf Course / Lehrer(Straight River Golf Course) - Section 16, Walcott Township

Joe Lehrer, on behalf of landowner LHA Group LLC, has applied for an amendment to a Conditional Use Permit to allow for proposed changes to the Straight River Golf Club. The property is described as: Part of the W1/2 of Section 16 of Walcott Township, Rice County, Minnesota. The property address is: 23442 Cates Ave, Faribault MN 55021. PID: 15.16.2.75.001 & 15.16.3.00.002. The property is Zoned A, Agricultural.

4. Amendment to Rice County Zoning Ordinance Chapter 508 to Allow Dog Kennels as a Conditional Use in the Recreational Development Shoreland District

Randy Voracek has applied for a Zoning Ordinance Text Amendment to Section 508 of the Rice County Zoning Ordinance. The proposed text amendment is to add commercial kennels as a conditional use in the RDS, Recreational Development Shoreland Zoning District.

5. Conditional Use Permit for an Agricultural Barn Facility / Pieper - Section 20, Wheatland Township

Pieper Family Farm LLLP has applied for a Conditional Use Permit for the construction of a barn to house 60 head of dairy cattle. The property is described as: Part of the SE1/4 of Section 20, Wheatland Township, Rice County, Minnesota. PID: 01.20.1.00.001. 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 May 23, 2017, meeting.**