



RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, May 25, 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 – May 4, 2017
PC Meeting Sign Up Sheet - *Add-On*

II. Old Business

1. Solar Energy Production Conditional Use Permit / 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 heard and tabled at the April 6 and May 4, 2017, Planning Commission meetings. 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.

III. New Business

MnDOT Permit Input-No Significant Impact

1. Conditional Use Permit for Agricultural Tourism/Reller - Section 14, Shieldsville Township

Dan and Ashley Reller have applied for a Conditional Use Permit to operate a winery and tasting room/events center. The property is described as: Part of the NW1/4 of the NW1/4 Section 14, Shieldsville Township, Rice County, Minnesota. PID: 09.14.2.25.001. The property is Zoned A, Agricultural.

2. Temporary Equipment Placement Permit/Crane Creek Asphalt(Gehrke) - Section 12, Walcott Township

Crane Creek Asphalt, on behalf of landowners Robert & Amy Gehrke, has requested a Temporary Equipment Placement Permit to place and operate a portable asphalt plant during the 2017 construction season. The property is described as: Part of the NW1/4 of the SE1/4 in Section 12, Walcott Township, Rice County, Minnesota. PID: 15.12.4.25.001. The property is Zoned A, Agricultural.

3. Solar Energy Production Conditional Use Permit/Cooperative Energy Futures (Bauer Trust) - Section 33, Cannon City Township

Cooperative Energy Futures, on behalf of landowners the Gerald R. & Barbara E. Bauer Trust, has requested a Conditional Use Permit to install a 1-MW solar energy production facility. The property is described as: Part of the NW1/4 of the SE1/4 of Section 33, Cannon City Township, Rice

County, Minnesota. The property address is: 3614 Kenyon Boulevard, Faribault, MN 55021. PID: 11.33.4.25.001. The property is Zoned UR, Urban Reserve.

Van Haren Letter Re: Bauer Solar CUP - *Add-On*

4. Waiver of Plat/Schulz - Section 12, Wells Township

Mary Schulz has requested a Waiver of Plat to reduce the size of an existing home parcel. The property is described as: P/O the SE1/4 of Section 12, Wells Township, Rice County, Minnesota. The property address is: 16812 Acorn Trail, Faribault, MN 55021. PID: 10.12.4.00.002. The property is Zoned UR, Urban Reserve.

5. Contractors Office & Yard Conditional Use Permit / Chadderdon - Section 34, Forest Township

Mike & Renee Chadderdon have requested an addition to an existing septic contractors office and yard Conditional Use Permit to add 3,500-gallons of holding tank capacity for septage storage. The property is described as: the E 296.72 ft of the SE1/4 of the SW1/4 and the E 296.72 ft of the S 734 ft of the NE 1/4 of the SW1/4 in Section 34, Forest Township, Rice County, Minnesota. The property address is: 3425 150th St W, Faribault, MN 55021. PID: 06.34.3.75.001. The property is Zoned A, Agricultural.

6. Solar Energy Production Conditional Use Permit/MN Solar Connection (Bertram) - Section 19, Warsaw Township

Minnesota Solar Connection, on behalf of landowner Gene Bertram, has requested a Conditional Use Permit to install a 1-MW solar energy production facility. The property is described as: Part of the N1/2 of the NE1/4 of Section 19, Warsaw Township, Rice County, Minnesota. The property address is: 24025 Farwell Ave, Morristown, MN 55052. PID: 14.19.1.00.004. 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 June 13, 2017, meeting.**