



RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, June 29, 2017 at 6:30 p.m.

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 – PC Regular Meeting – May 25, 2017
PC Meeting Sign In Sheet - *Add-On*

II. New Business

1. Resolution #17-025/Amendment to the Rice County Zoning Map, Rezoning Property Located in Section 25 of Webster Township

On May 23, 2017, the County Board directed the Planning Commission to hold a public hearing at 7:05 p.m. at the June 29, 2017, meeting regarding a zoning map amendment for the proposed rezone of property from the A, Agricultural District to HC, Highway Commercial. The Planning Commission recommended adoption. A copy of the proposed ordinance revision, background information, and an excerpt of the relevant minutes from the June 29, 2017, Planning Commission meeting are attached.

2. Resolution #17-026/Amendment to Rice County Zoning Ordinance Chapter 508 to Allow Commercial Kennels as a Conditional Use in the RDS, Recreational Development Shoreland District

On May 23, 2017, the County Board directed the Planning Commission to hold a public hearing at 7:10 p.m. at the June 29, 2017 meeting, regarding a proposed zoning text amendment to allow commercial kennels as a conditional use in the RDS, Recreational Development Shoreland District. The Planning Commission recommended adoption of this resolution. A copy of the proposed ordinance revision and relevant background information is attached.

MN Department of Transportation - No significant impact

3. Waiver Of Plat/ Wallin - Section 10, Webster Township

Michael Wallin has applied for a modification to a 2016 waiver of plat creating a building lot through the use of a Transfer of Development Right. The Planning Commission heard this item at their meeting on June 29, 2017, and recommended approval with 4 conditions. The minutes excerpt, application, staff report, and aerial photos are attached for your reference.

4. Waiver of Plat / Hellerud- Section 1, Erin Township

Gale Hellerud has applied for a Waiver of Plat to reduce the size of a parcel containing an existing home in the Urban Reserve Zoning District. The Planning Commission heard this item at their meeting on June 29, 2017, and recommended approval with 4 conditions. The minutes excerpt, application, staff report, and aerial photos are attached for your reference.

5. Waiver of Plat with a Transfer Development Right / Schaak - Section 33, Erin Township

Jeffrey Schaak, on behalf of landowner Helen Edel, has applied for a Waiver of Plat to create a 2.5 acre building lot through the use of a Transfer Development Right (TDR). The Planning Commission heard this item at their meeting on June 29, 2017, and recommended approval with 6 conditions. The minutes excerpt, application, staff report, and aerial photos are attached for your reference.

6. Waiver of Plat/Strese-Section 10, Northfield Township

Michael Strese has applied for a Waiver of Plat to create three parcels, two containing existing dwellings, and one being a non-building parcel. The Planning Commission heard this item at their meeting on June 29, 2017, and recommended approval with 4 conditions. The minutes excerpt, application, staff report, and aerial photos are attached for your reference.

7. Waiver of Plat with a Transfer Development Right/ Ludescher (Jones)- Section 3, Wheeling Township

David Ludescher, on behalf of landowners Douglas & Mary Jones, has applied for a Waiver of Plat to create a building parcel through the use of a Transfer of Development Right. The Planning Commission heard this item at their meeting on June 29, 2017, and recommended approval with 8 conditions. The minutes excerpt, application, staff report, and aerial photos are attached for your reference.

8. Waiver of Plat with a Transfer of Development Right / Taylor (Sorgatz) - Section 13, Morristown Township

Kathy Taylor, on behalf of landowners David & Judy Sorgatz, has applied for a Waiver of Plat to create buildable lot through the use of a Transfer Development Right. The Planning Commission heard this item at their meeting on June 29, 2017, and recommended approval with 6 conditions. The minutes excerpt, application, staff report, and aerial photos are attached for your reference.

9. Conditional Use Permit for Mining & Washing Operation / Bongers Estate - Sections 4 & 5, Cannon City Township

Troy Bongers, on behalf of the Anthony Bongers Estate, has applied for a renewal of a conditional use permit for an aggregate mining and washing operation. The Planning Commission heard this item at their meeting on June 29, 2017, and recommended approval with 18 conditions. The minutes excerpt, application, staff report, and aerial photos are attached for your reference.

10. Commercial Kennel Conditional Use Permit / Raines-Section 10, Forest Township

Mikayla Raines on behalf of homeowner Debra Graber, has applied for a conditional use permit for a commercial kennel to house agricultural domestic foxes. The Planning Commission heard this item at their meeting on June 29, 2017, and recommended approval with 11 conditions. The minutes excerpt, application, staff report, and aerial photos are attached for your reference.

III. 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 July 11, 2017 meeting.**