



# RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, September 7, 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 – August 10, 2017
- E. Sign in Sheet - *Add-On*

### II. Old Business

### III. New Business

#### 1. Plat / McDonough - Section 1, Wells Township

Tom McDonough has applied for approval of a three lot preliminary plat. The property is described as: Part of the SE 1/4 of Section 1, Wells Township, Rice County, Minnesota. The property addresses are 15620, 15760, 15770 and 15780 Acorn Trl, Faribault, MN 55021. PID#: 10.01.4.25.002 and 10.01.4.25.003. The property is Zoned URI, Urban Reserve Industrial.

#### 2. Waiver of Plat with TDR /Schulz - Section 12, Cannon City Township

Leonard Schulz has applied for a Waiver of Plat to create a building site through the use of a Transfer Development Right (TDR). The property is described as: Part of the SE1/4 of the SW1/4 of Section 12, Cannon City Township, Rice County, Minnesota. The PID#: 11.12.3.75.002. The property is Zoned A, Agricultural.

#### 3. Amendment to Conditional Use Permit / Scribner - Section 11, Webster Township

Jason Scribner on behalf of property owners Leroy & Marlene Voehl has applied for an amendment to an existing Conditional Use Permit (CUP) to allow for an additional building for a liquefied petroleum gas distribution business. The property is described as: Part of the NW1/4 of the NE1/4 of Section 11, Webster Township, Rice County, Minnesota. The property address is: 2664 40th St W, Webster, MN 55088. PID#: 02.11.1.25.001. The property is Zoned A, Agricultural.

#### 4. Conditional Use Permit / King - Section 12, Webster Township

Zach King on behalf of property owner Link LLC has applied for a conditional use permit to operate a contractor's office and yard for an underground utility company. The property is described as: Part of the NE1/4 of the SE1/4 of Section 12 of Webster Township, Rice County, Minnesota. The property address is: 4721 Hazelwood Ave, Northfield, MN 55057. PID#: 02.12.4.00.006. The property is Zoned A, Agricultural.

King CUP - Highway correspondence

#### 5. Conditional Use Permit / Bongers - Section 5, Cannon City Township

William Bongers has applied for a conditional use permit for a gravel extraction, washing, and crushing operation. The property is described as: Part of the SW1/4 of the SE1/4 of Section 5, Cannon City Township, Rice County, Minnesota. The property address is: 2687 158th St E, Faribault, MN 55021. PID#: 11.05.4.50.001. The property is Zoned A, Agricultural.

- 6. Conditional Use Permit / Addison LLC - Section 2, Webster Township**  
Jeremy Labeau on behalf of property owner Addison LLC has applied for a conditional use permit to allow for land grading and filling for a personal use motocross track on approximately 6.88 acres. The property is described as: Part of the W1/2 of the NE1/4 of Section 2, Webster Township, Rice County, Minnesota. PID#'s: 02.02.1.00.002, 02.02.1.25.002. The property is Zoned A, Agricultural.

Addison LLC CUP - Dayus correspondence  
Wilmot correspondence regarding motorcross track  
Engrem Correspondence regarding motorcross track  
Saba correspondence regarding motorcross track  
Signed petition - Addison LLC - *Add-On*

- 7. Conditional Use Permit - Voracek - Section 26, Forest Township**  
Randy Voracek has applied for a conditional use permit to operate a commercial dog kennel business. The property is described as: Part of the SW1/4 of the SW1/4 Section 26, Forest Township, Rice County Minnesota. The property address is: 2885 140th St W, Faribault, MN 55021. PID#: 06.26.3.00.001. The property is Zoned RDS, Recreational Development Shoreland.

**IV. Other**

**V. Communications**

**A. General**

MN DOT - No significant impact

**VI. 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 September 26, 2017 meeting.**