



# RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, October 5, 2017 at 6:00 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 – September 7, 2017  
Sign in Sheet - *Add-On*

### II. New Business

#### 1. Buffer Ordinance Hearing at 7:05 p.m.

On September 12, 2017 the Board authorized publication of intent to enact the Rice County Buffer Ordinance and set public hearing before the Planning Commission at their October 5, 2017 meeting.

The Planning Commission heard this item at their meeting on October 5, 2017 and recommended adoption.

Revisions to Buffer Ordinance - *Add-On*

#### 2. Waiver of Plat / Feyereisn - Section 22, Cannon City Township

Robert Feyereisn on behalf of property owners Beverly & Glenn Nauman has applied for a waiver of plat to separate two existing dwellings of record from the current parcel. The Planning Commission heard this item at their meeting on October 5, 2017, and recommended approval with 3 conditions. The minutes, staff report, and the application are attached for your reference.

#### 3. Waiver of Plat / Kalina - Section 22 Wheatland Township

Jeff Kalina on behalf of property owners John & Shirley Kalina has applied for a waiver of plat to reduce the size of parcel containing an existing dwelling of record to 10 acres. The Planning Commission heard this item at their meeting on October 5, 2017, and recommended approval with 4 conditions. The minutes, staff report, and application are attached for your reference.

#### 4. Waiver of Plat / Grambert - Section 12, Shieldsville Township

Andrew Grambert, on behalf of property owners Jerome & Mary Grambert, has applied for a waiver of plat to create two building site parcels. The Planning Commission heard this item at their meeting on October 5, 2017, and recommended approval with 3 conditions. The minutes, staff report, and the application are attached for your reference.

SWCD - Correspondence - Grambert

#### 5. Conditional Use Permit / Nugent - Section 18, Forest Township

Ryan Nugent on behalf of property owners Richard D Nugent Trust & Shawn Nugent has applied for a conditional use permit for a contractor office and yard for a construction and contracting business. The Planning Commission heard this item at their meeting on October 5, 2017, and

recommended approval with 9 revised conditions. The minutes, staff report, and the application are attached for your reference.

**6. Conditional Use Permit / O'Connor - Section 22, Warsaw Township**  
Kevin O'Connor has applied for a conditional use permit for a contractor's office and yard for a trucking business. The Planning Commission heard this item at their meeting on October 5, 2017, and recommended approval with 10 conditions. The minutes, staff report, and the application are attached for your reference.

**7. Conditional Use Permit / Zwiig (Morgan) - Section 25, Morristown Township (South)**  
Mark Zwiig, on behalf of property owner Donna Morgan, has applied for a conditional use permit to construct a 1MW Solar Energy Production Facility. The Planning Commission heard this item at their meeting on October 5, 2017, and recommended approval with 10 conditions. The minutes, staff report, and application are attached for your reference.

**8. Old Business**

**9. Conditional Use Permit - Addison LLC (Labeau)**  
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. This item was tabled at the September 7, 2017 Planning Commission meeting. The Planning Commission heard this item at their meeting on October 5, 2017 and recommended approval with 10 conditions. The minutes, staff report, and application are attached for your reference.

Restoration for Addison LLC  
Engrem Correspondence - Grade & Fill - Addison LLC  
Wilmot Correspondence - Grade & Fill - Addison LLC  
Holt Correspondence - Grade & Fill - Addison LLC  
CUP - conditions complaint - Mathews - *Add-On*  
Rice County Asst Co Attny Memo - *Add-On*  
Rice County Asst. Co Attny Memo - *Add-On*

**10. Conditional Use Permit / Zwiig (Morgan) - Section 25, Morristown Township (North)**  
Mark Zwiig on behalf of property owner Donna Morgan has applied for a conditional use permit to construct a 1MW Solar Energy Production Facility. The Planning Commission heard this item at their meeting on October 5, 2017, and recommended approval with 10 conditions. The minutes, staff report, and application are attached for your reference.

**III. Communications**

**A. General**

MN DOT - No significant impact

**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 October 24, 2017 meeting.**