



# RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, November 2, 2017 at 7:00 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 – October 5, 2017

### II. New Business

#### 1. Preliminary Plat / Anderson (Hendrickson) - Section 36, Shieldsville Township

John Anderson on behalf of property owners Ronald & Patricia Hendrickson has applied for a preliminary plat to split and rearrange two lots into three lots. The property is described as: Part of the SW1/4 of the SE1/4 and Part of the SE1/4 of the SW1/4 Section 36, Shieldsville Township, Rice County Minnesota. The existing home address is: 20880 Geneva Ave, Faribault, MN 55021. PID#: 09.36.3.77.003 and PID#: 09.36.4.50.002. The property is Zoned GDS, General Development Shoreland.

#### 2. Waiver of Plat with a Transfer Development Right/ Kotek - Section 16, Erin Township

Corey Kotek on behalf of property owner Edward Kotek has applied for a waiver of plat to create a building site through the use of a transfer of development right. The property is described as: Part of the NW1/4 Section 16, Erin Township, Rice County, Minnesota. The current property address is: 11395 Kanabec Ave, Montgomery, MN 56069. PID#:05.16.2.75.001. The property is Zoned A, Agricultural.

#### 3. Waiver of Plat with a Transfer Development Right/ Estrem- Section 28, Northfield Township

Mark Estrem has applied for a waiver of plat to create a building site through the use of a transfer development right. The property is described as: Part of the S1/2 of the SE1/4 Section 28, Northfield Township, Rice County, Minnesota. The current property address is: 9794 Isaacson Trl, Nerstrand, MN 55053. PID#: 08.28.4.00.001. The property is Zoned A, Agricultural.

#### 4. Conditional Use Permit / Thielen - Section 9, Webster Township

Chase Thielen has applied for an amendment to an existing tree service business conditional use permit. The proposed amendment is to add a new building and to add landscaping and snow removal to the conditional use permit. The property is described as: Part of the NW 1/4 of the NW1/4 of Section 9, Webster Township, Rice County, Minnesota. The property address is: 4850 40th St W, Webster, MN 55088. PID#:02.09.2.25.002. The property is Zoned A, Agricultural.

5. **Zoning Ordinance Amendment/Private Hunting Club in UR - Bauer**  
Michael Bauer on behalf of property owners Orville & Marion Bauer has applied for a Zoning Ordinance amendment to Chapter 508, Table 508-1 to allow for "Hunting Club, Private" as a Conditional Use in the Urban Reserve zoning district.

6. **Communications**

**General**

Rice County Highway Correspondence

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 November 14, 2017 meeting.**