



# RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, November 30, 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 – November 2, 2017  
Sign-in Sheets - *Add-On*

### II. New Business

#### 1. Waiver of Plat with Transfer of Development Right - Black - Section 22, Northfield Township

James & Pamela Black have applied for a Waiver of Plat with a Transfer of Development Right to create a 2.45 acre buildable site. The property is described as: Part of the E1/2 of the SE1/4 of Section 22, Northfield Township, Rice County, Minnesota. The property address is: 12716 Kane Ave, Northfield, MN 55057. PID #: 08.22.4.00.001. The property is Zoned A, Agricultural.

#### 2. Waiver of Plat with Transfer of Development Right - Sticha - Section 12, Erin Township

Clint & Emily Sticha have applied for a Waiver of Plat with a Transfer of Development Right to create a 2.5 acre building site. The property is described as: Part of the W1/2 of the NE1/4 of the NW1/4 of Section 12, Erin Township, Rice County, Minnesota. The property address is: 10209 Gonvick Ave, Lonsdale, MN 56069. PID #: 05.12.2.00.003. The property is Zoned A, Agricultural.

#### 3. Waiver of Plat with Transfer of Development Right - Felix (Mariska) - Section 21, Morristown Township

Steven & Julie Felix have applied for a Waiver of Plat with a Transfer of Development Right to create a 2.5 acre buildable site. The property is described as: Part of the N1/2 of the SE1/4 of Section 21, Morristown Township, Rice County, Minnesota. PID #: 13.21.4.00.012. The property is Zoned A, Agricultural.

#### 4. Conditional Use Permit - James - Section 7, Warsaw Township

Wayne & Steven James have applied for a Conditional Use Permit to conduct a mining and crushing operation. The property is described as: Part of the SE1/4 of the NW1/4 and the NE1/4 of the SW1/4 of Section 7, Warsaw Township, Rice County, Minnesota. PID #: 14.07.3.00.001. The property is Zoned A, Agricultural.

Pictures from Public Speaker - *Add-On*

#### 5. Final Plat - Anderson (Hendrickson) - Section 36, Shieldsville Township

John Anderson, on behalf of property owners Ronald & Patricia Hendrickson, has applied for a Final 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 of 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.

**6. Final Plat - McDonough (MetCon) - Section 1, Wells Township**

Tom McDonough, on behalf of landowner McDonough Partners LLC, has applied for a Final Plat. The property is described as: Part of the SE1/4 of Section 1, Wells Township, Rice County, Minnesota. . PID #: 10.01.4.25.002 and 003. The property is Zoned URI, Urban Reserve Industrial.

**7. Rezoning of Property - Bauer - Section 33, Cannon City Township**

Michael Bauer, on behalf of property owners Orville & Marion Bauer, has applied for a rezoning of property from Urban Reserve to Agricultural. The property is described as: Part of the N1/2 of the NE1/4 of Section 33, Cannon City Township, Rice County Minnesota. The property address is: 3505 197th ST E, Faribault, MN 55021. PID#: 11.33.1.00.001. The property is currently Zoned UR, Urban Reserve.

**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 December 12, 2017 meeting.**