



RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, March 1, 2018 at 7:00 p.m.

AGENDA

I. Call to Order

- A. Roll Call
- B. Reading of Notice
- C. Approval of Agenda
- D. Approval of Minutes – PC Regular Meeting – February 1, 2018
Sign-in Sheet - *Add-On*

II. Public Hearing

1. 7:05 PM: Resolution #18-011/Amending Table 508.1 & Section 514.05 of the Rice County Zoning Ordinance

The Rice County Planning Commission will hold a public hearing on March 1, 2018 at 7:05 p.m. regarding proposed amendments to Chapters 508 and 514 of the Rice County Zoning Ordinance to allow for inclusion of a "Mixed Use Planned Unit Development (PUD) Overlay" as a Conditional Use within the Highway Commercial, HC Zoning District.

III. Old Business

1. WOP/Perkins (Kuelbs) - Section 18, Webster Township

Yvonne Perkins, on behalf of landowner Joseph Kuelbs, has applied for a Waiver of Plat to create a 2.5 acre single-family dwelling site through the use of Transfer Development Right. The property is described as: Part of the SE1/4 of the SW1/4 of Section 18, Webster Township, Rice County, Minnesota. PID #: 02.18.3.75.002. The property is Zoned A, Agricultural.

IV. New Business

1. CUP - USS Webster Solar LLC (Pavek) - Section 6, Webster Township

David Watts of USS Webster Solar LLC, on behalf of landowners Mark & Jacqueline Pavek, has applied for a Conditional Use Permit (CUP) for a 1 MW solar energy production site utilizing approximately 8 acres. The property is described as: Part of the SE1/4 of the SW1/4 of Section 6 of Webster Township, Rice County, Minnesota. PID #: 02.06.3.75.001. The property is Zoned A, Agricultural.

2. CUP - Watts (Olson) - Section 4, Webster Township

David Watts of USS Webster Solar LLC, on behalf of landowners Curtis & Lisa Olson, has applied for a Conditional Use Permit (CUP) for a 1 MW solar energy production site utilizing approximately 8 acres. The property is described as: Part of the SW1/4 of the SE1/4 of Section 4 of Webster Township, Rice County, Minnesota. PID #: 02.04.4.00.001. The property is Zoned A, Agricultural.

V. 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 March 13, 2018 meeting.**