



RICE COUNTY PLANNING COMMISSION

Commissioner's Room / Government Services Bldg. / Thursday, October 4, 2018 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 – September 6, 2018

II. New Business

1. Conditional Use Permit/LaCanne- Section 26, Wells Township

Raymond LaCanne has applied for an amendment to a Conditional Use Permit to add a storage building and parking area for an existing Water Orientated Commercial Recreational business. The properties are described as: Block 2, Lot 3 & Lot 4 Western Heights 1st Addition and part of the S1/2 of the SE1/4 of the SE1/4 of Section 26, Wells Township, Rice County, Minnesota. PID#'s: 10.26.4.77.004, 10.26.4.77.005 and 10.26.4.77.013. The properties are Zoned GDS, General Development Shoreland.

2. Waiver Of Plat/Simon-Section 15, Wheatland Township

Eric Simon has applied for a Waiver of Plat to create two new building parcels through the use of two Transfer of Development Rights. The property is described as: Part of the NW1/4 of the NE1/4 of Section 15, Wheatland Township, Rice County, Minnesota. The property address is: 9396 50th St W, Veseli, MN 55046. PID#: 01.15.1.25.003. The property is Zoned A, Agricultural.

3. Waiver Of Plat/Taylor (Sorgatz) - Section 13, Morristown Township

Kathy Taylor, on behalf of David & Judy Sorgatz, has applied for a Waiver of Plat to create a 5-acre building parcel. The property is described as: Part of the N1/2 of the SW1/4 of Section 13, Morristown Township, Rice County, Minnesota. The property address is: 23687 Harris Tr., Morristown, MN 55052. PID#: 13.13.3.00.002. The property is Zoned A, Agricultural.

4. Waiver of Plat/Sogla - Section 34, Webster Township

Michael Sogla has applied for a Waiver of Plat to split an existing parcel into three parcels. One parcel will contain an existing home site, a second is utilizing a Transfer of Development Right to create a building site and the remaining land will be non-buildable. The property is described as: the S1/2 of N1/2 of the NW1/4 Section 34, Webster Township, Rice County, Minnesota. The property address is: 8240 Chester Ave, Northfield, MN 55057. PID#: 02.34.2.00.002. The property is Zoned A, Agricultural.

5. Conditional Use Permit/Nokomis (Carver) - Section 28, Cannon City Township

Nokomis Partners, on behalf of landowners Russell & Rita Carver, has applied for an amendment to a Conditional Use Permit (CUP) for a 1-MW

Solar Energy Production facility. The property is described as: Part of the SW1/4 of the SW1/4 of Section 28, Cannon City Township, Rice County, Minnesota. The property address is: 3119 197th St E, Faribault, MN 55021. PID #: 11.28.3.50.005. The property is Zoned UR, Urban Reserve.

6. CUP/Nokomis (Klapperich) - Section 18, Walcott Township

Nokomis Partners, on behalf of landowners Dale & Julie Klapperich, has applied for an amendment to a Conditional Use Permit (CUP) for a 1-MW Solar Energy Production facility. The property is described as: Part of the NW1/4 of the SE1/4 of Section 18, Walcott Township, Rice County, Minnesota. PID #: 15.18.4.75.033. The property is Zoned A, Agricultural.

7. Conditional Use Permit/Warsaw (OConnor) - Section 19, Warsaw Township

Warsaw Solar LLC, on behalf of landowner Michael Oconnor, has applied for a Conditional Use Permit (CUP) for a 2-MW Solar Energy Production facility. The property is described as: SE1/4 of the SW1/4 of Section 19, Warsaw Township, Rice County, Minnesota. PID #: 14.19.3.75.001. The property is Zoned A, Agricultural.

8. Conditional Use Permit/Walcott (Uittenbogaard) - Section 19, Walcott Township

Walcott Solar LLC, on behalf of landowners Dennis & Susan Uittenbogaard, has applied for a Conditional Use Permit (CUP) for a 4-MW Solar Energy Production facility. The property is described as: Part of the SE1/4 of the NW1/4 Section 19 of Walcott Township, Rice County, Minnesota. A property address is: 24230 Albers Ave, Faribault, MN 55021. PID #: 15.9.2.00.001. The property is Zoned A, Agricultural.

9. CUP/Melka (Bertram) - Section 19, Warsaw Township

Andy Melka, on behalf of homeowner Gene Bertram, has applied for reissuance of a Conditional Use Permit for a 1-MW Solar Energy Production facility. The property is described as: Part of the N1/2 of the NE1/4 Section 19, Warsaw Township, Rice County, Minnesota. PID #: 14.19.1.00.004. The property is Zoned A, Agricultural.

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 October 23rd meeting.**