



City of Rice

205 Main St E – PO Box 179

Rice, MN 56367

Rice Planning Commission Meeting

Monday December 30th, 2024 – 7:00 PM

Rice Council Chambers



Kristi O'Brien called the meeting to order at 7:00 pm with the Pledge of Allegiance. Present: Mike Kampa, Joe Voigt, Mark Brixius, Brian Skroch, Adam Virnig, and City Clerk, Julie Fandel. Absent Dave Thene.

Approval Agenda: Brixius made a motion to approve the agenda as presented. Second by Skroch. 6 ayes 0 nays, motion carried.

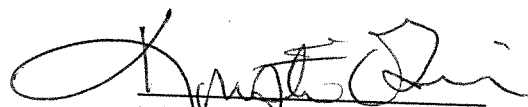
New Business:

- a) Marc Kelash- Would like to rezone the 405 Main St W property to B1. He would like to bring his business back to this location. Kampa asked what his plan with the old schoolhouse is. They would be taking that building down, it is not feasible to build homes on these lots. He would like to rezone and then get a conditional use permit to remodel the storage shed into professional offices. Sam Kelash stated that B1 would still require conditional use permits for most types of business and that professional offices are as close to what their business is. Kelash stated that when he first bought the property that it was commercial. O'Brien asked what type of material would be stored there. Kelash stated that most materials are shipped to the job site, so very few things would be stored there. Fandel asked if there would be inside storage for these items? He stated yes, half the building would be cold storage for when it is needed. O'Brien said that this would be spot zoning and that has been what we have been trying to avoid. Voigt also expressed concern about the spot zoning, we have worked hard to avoid going back to zoning all over the place. Kelash again stated that it is not feasible to do anything else with the property, Sam Kelash stated that they have exhausted all other options. Brixius question how the cost would be different, you would still pay to have building removed. Kelash said yes but no the cost of putting roads in. The overall issue is spot zoning, are we just going back to how it was? We designed the plan so that we would not have to have issues, and we did allow for growth further out of town too. Skroch made a motion to move forward to the City Council the request to rezone to B1. Second by Kampa. 5 ayes 1 nay (O'Brien), motion carried.

Adjourn: Voigt made a motion to adjourn at 8:00. Second by Virnig. 6 ayes, 0 nays motion carried.

Next Planning Commission Meeting – January 27th, 2025.


City Clerk – Julie Fandel


Kristi O'Brien