

WRIGHT COUNTY PLANNING COMMISSION

Meeting of: January 14, 2016

A G E N D A

The Wright County Planning Commission will meet on Thursday, January 14, 2016 at **7:30 p.m.** in the County Commissioners Board Room at the Wright County Government Center, Buffalo, Minnesota to consider the following items:

ORGANIZATIONAL ITEMS:

Elect Chair & Vice-Chair for 2016
Set 2016 Meeting Calendar dates/time/location

ACTION ON MINUTES

1. **GREAT RIVER ENERGY** – Cont. from 12/10/15

LOCATION: 2754 Deadrick Ave SE – Combined parcels consisting of Tax #215-100-143300/143301; 215-100-154400/154401/154201/154202 lying in part of W ½ of SW ¼, Section 14; also part of SE ¼ in Section 15, all in Township 119, Range 25, Wright County, Minnesota. (Rockford Twp.)

Petitions for a Conditional Use Permit as regulated in Section 505, 610.2 & 762 of the Wright County Zoning Ordinance to locate a 2.6 MW solar farm on approximately 12 acres.

2. **RACHEL PROPERTIES LLC** Cont. from 12/10/15

LOCATION: 7764 117TH Street NW – Parts of Gov't Lots 3 & 4, and NE ¼ of NW ¼, Section 2, and SE ¼ of NE ¼, Section 3, less proposed public road in separate request; all in Township 121, Range 27, Wright County, Minnesota. (Sugar Lake – Corinna Twp.) Part of Tax #206-000-022300 & 206-000-031400

Petitions to rezone from AG General Agricultural and S-2 Residential-Recreational Shorelands to A/R Agricultural-Residential and S-2 and establishment of a Rural Planned Unit Development District as regulated in Section 504, 603, 612 & 614 of the Wright County Zoning Ordinance. (This hearing will address rezoning, only.)

3. **RACHEL PROPERTIES LLC** - Cont. from 12/10/15

LOCATION: 7764 117TH Street NW – Parts of Gov't Lots 3 & 4, and part of NE ¼ of NW ¼, Section 2, and part of SE ¼ of NE ¼, Section 3, needed for the proposed public road; all in Township 121, Range 27, Wright County, Minnesota. (Sugar Lake – Corinna Twp.) Tax #206-000-022300 & part of 206-000-031400

Petitions to rezone from AG General Agricultural and S-2 Residential-Recreational Shorelands to R-1 Urban-Rural Transitional and S-2 as regulated in Section 504, 605 & 612 of the Wright County Zoning Ordinance. (This hearing will address rezoning, only.)

4. **COREY L. MARTIN** - Cont. from 12/10/15

LOCATION: 2886 County Road 8 NW – 6 acre parcel, described as part of N ½ of the NW 1/2, Section 20, Township 120, Range 26, Wright County, Minnesota. (Chatham Twp.) Tax #203-000-202203

Petitions for an “after-the-fact” Conditional Use Permit for commercial outdoor recreation for a group events such as weddings to be held outdoors between the months of May through October.

5. **ALFRED S. NELSON** ont. from 12/10/15

LOCATION: 7928 Aetna Avenue NE – 3.8 acres lying in Gov’t Lot 1, Section 30, township 121, Range 25, Wright County, Minnesota. (Cedar Lake – Monticello Twp.) Tax #213-100-301200

Petitions to rezone from AG General Agricultural and S-2 Residential-Recreational Shorelands to R-1 Urban Rural Transition and S-2 as regulated in Section 504, 605 & 612 of the Wright County Zoning Ordinance. (If rezoning is approved, applicant will re-apply for a subdivision to create one new building site.)

6. **COLIN J. HAWKINS** - Cont. from 12/10/15

LOCATION: S ½ of SW ¼, Section 7, Township 120, Range 25, Wright County, Minnesota. (Buffalo Twp.) Tax #202-000-073300 Owner: MN Municipal Power Agency

Petitions for a Conditional Use Permit as regulated in Section 505, 604.4 & 762 of the Wright County Zoning Ordinance to locate a 10 MW solar farm on approximately 45 acres (east side) of the 91-acre parcel.

7. **STEVEN LANGANKI** – New Item

LOCATION: 14220 County Road 75 NW – Part of N ½ of SE ¼ Section 22, Township 122, Range 26, Wright County, Minnesota. (Silver Creek Twp.) Tax #216-100-224101

Petitions for a Conditional Use Permit as regulated in Section 604.6(5)(a) of the Wright County Zoning Ordinance to allow a division for the third home (cluster) in the same location of the farm.

8. **TANYA MAE WHEELER** – New Item

LOCATION: 568 50TH St. NE – Part of the SW ¼ of SE ¼, Section 6, Township 120, Range 25, Wright County, Minnesota. (Buffalo Twp.) Tax # 202-000-064302

Petitions for a Conditional Use Permit to locate a home extended business office for a commercial/residential painting company in 1900 sq. ft. of building, with limited storage of supplies and equipment in the remainder of the building as regulated in Section 603.4 & 741 of the Wright County Zoning Ordinance.

9. **DAVID K. NELSON** – New Item

LOCATION: 15288 State Hwy. 24 NW– Part of the W ½ of SE ¼; part of E ½ of SW ¼, Section 15 and also Part of W ½ of SW ¼, Section 11, all in Township 122, Range 27, Wright County, Minnesota. (Clearwater Twp.) Tax # 204-100-154200; -154201; 204-100-113300 & -113200

Petitions for a Conditional Use Permit as regulated in Section 604.6(4)(5) of the Wright County Zoning Ordinance to allow transfers of two building “entitlements” from tax # 204-100-154200 & -154201, property in Section 15, to property in Section 11, tax #204-100-113200 & -113300.

10. **KNIFE RIVER CORP. NORTH CENTRAL** – New Item

LOCATION: 4301 County Road 39 NW – Part of S ½ of NW ¼ of SE ¼ & S ½ of NE ¼ of SE ¼ and S ½ of SE ¼, all IN Section 8, Township 121, Range 26, Wright County, Minnesota. (Silver Creek Twp.) Tax # 216-000-084300 Owners: Naaktgeboren

Petitions for a Conditional Use Permit as regulated in Section 604.4 & 727 of the Wright County Zoning Ordinance for temporary placement of an asphalt plant and to continue mining and processing gravel/granular materials, includes washing operations and processing of recycled concrete/asphalt/shingle materials for the 2016 construction season. Hours of operation proposed are 7 a.m. – 7 p.m. Monday – Saturday for all operations.

11. **DUINNICK, INC.** – New Item

LOCATION: Part of SE ¼ of SE ¼, Section 14, Township 121, Range 28, Wright County, MN. (Southside Twp.) Tax #217-000-144401 Property owner: Duinnick Bros., Inc.

Petitions for a Conditional Use Permit as regulated in Section 604.4 & 727 of the Wright County Zoning Ordinance to allow mining and processing gravel/granular materials and processing of recycled materials. Operations to include a wash plant and placement of a hot-mix asphalt plant along with related stockpiling.

12. **Schedule a workshop on gravel pits**

Respectfully submitted,

Sean Riley
Planning & Zoning Administrator

SR:tp

cc: Planning Commission
County Board of Commissioners
Kryzer
Twp. Clerks
SWCD