

**WRIGHT COUNTY PLANNING COMMISSION**

**Meeting of: March 17, 2016**

**A G E N D A**

The Wright County Planning Commission will meet on Thursday, March 17, 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:

1. **HELEN C. MATTILA** – Cont. from 2/11/16

LOCATION: N ½ of SE ¼ and SW¼ of SE¼ and Gov't Lot 1, Section 19, Township 120, Range 27, Wright County, Minnesota. (Albion Twp.) Tax #201-000-194100  
Petitions for a Conditional Use Permit to allow two new “entitlement” divisions near the existing dwelling along County Road 5 (grouping of three or more dwellings in one location of farm requires a Conditional Use Permit) as regulated in Section 505. & 604.6(5)a of the Wright County Zoning Ordinance.

2. **JOSEPH MEYER** – Cont. from 2/11/16

LOCATION: 4890 Highway 55 NW – Part of W ½ of SW ¼, Gov't Lot 4 & 5, ..., Section 5, Township 120, Range 26, Wright County, Minnesota. (Maple Lake - Maple Lake Twp.) Tax #210-000-053210 Property owner: Pristine Holdings LLC

Petitions for a Conditional Use Permit to allow a welding/fabrication business along with construction offices to operate out of the existing building on this property as regulated in Section 505 & 612.8(3)(m) of the Wright County Zoning Ordinance. Property is zoned S-3 Commercial-Recreational Shoreland District.

3. **SUSAN V. MULVANEY** – Cont. from 2/11/16

LOCATION: 2226 85<sup>TH</sup> Street NE – E ½ of E ½ of SW ¼ of NW 1/4, Section 21, Township 121, Range 25, Wright County, MN. (Monticello Twp.) Tax #213-100-212306

Petitions for a Conditional Use Permit for a personal dog kennel as regulated in Section 302.(72), 505 & 604. of the Wright County Zoning Ordinance. Applicant currently has ten adult dogs.

4. **COLIN J. HAWKINS** – Cont. from 2/11/16

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.

5. **JAY A. JOHNSON** – Cont. from 2/11/16

LOCATION: Part of Gov't Lot 2, Section 32, Township 120, Range 25, Wright County, Minnesota. (Buffalo Twp.) Tax #202-000-322200 & 202-000-322201  
Property owner: Johnsonville LLC

Petitions for a Conditional Use Permit as regulated in Section 505 & 610.2 of the Wright County Zoning Ordinance to process and store sand, gravel, other related materials and equipment used to recycle asphalt and concrete and a use of the existing building for a contractor's shop for maintenance of their own equipment/vehicles.

6. **REED RICHERSON**– Cont. from 2/11/16

LOCATION: 11345 County Road 17 SE – W ½ of NE ¼ & SE ¼ of NE 1/4, except ...Section 36, Township 118, Range 25, Wright County, Minnesota. (Franklin Twp.) Tax #208-200-361200 Property owner: Hajas/Krajewski

Petitions to rezone approximately 82 acres from A/R Agricultural-Residential to AG General Agricultural as regulated in Section 504 & 603 of the Wright County Zoning. (Property was rezoned A/R in 1996.)

7. **LUTHER J. WORKMAN** – New Item

LOCATION: 4784 50<sup>TH</sup> Street SE – W ½ of E ½ of SE ¼, Section 26, Township 119, Range 25, Wright County, Minnesota. (Franklin Twp.) Tax #208-300-264300

Petitions to rezone from AG General Agricultural to A/R Agricultural-Residential and an unplatted two-lot residential subdivision (one lot to include existing dwelling) as regulated in Section 504 & 603 of the Wright County Zoning Ordinance and Wright County Subdivision Regulations.

8. **TRUE FRIENDS, represented by Steve Meyer** – New Item

LOCATION: XXX Ingram Avenue NW – Part of Gov't Lot 2, Section 22, Township 121, Range 27, Wright County, Minnesota. (Cedar Lake – Corinna Twp.) Tax #206-000-221103 Property owner: Children's Disability SVC Assoc.

Petitions to rezone approximately 4.5 acres from AG General Agricultural and S-2 Residential-Recreational Shorelands to R-1 Urban-Rural Residential & S-2 as regulated in Section 504 & 605 of the Wright County Zoning

9. **WILLIAM J. HOLTHAUS**– New Item

LOCATION: E ½ of W ½ of SW ¼, Section 22, Township 121, Range 25, Wright County, Minnesota. (Monticello Twp.) Tax #213-100-223201

Petitions to renew a Conditional Use Permit to continue mining for 15 years as regulated in Section 727 of the Wright County Zoning Ordinance. (Permit for mining expired December 2015.)

10. **DEAN LEISCHOW** – New Item

LOCATION: xxx 85<sup>TH</sup> Street NE (aka CR 106) E ½ of SE ¼ of Section 21, also W ½ of W ½ of SW ¼, Section 22, all in Township 121, Range 25, Wright County, Minnesota. (Monticello Twp.) Property owner: Holthaus Family LP Tax #213-100-214100 & -223200

Petitions for a Conditional Use Permit to 5 MW solar farm on approximately 50 acres as regulated in Section 505, 604.4 & 762 of the Wright County Zoning Ordinance.

11. **GERARDO G. RUIZ** – New Item

LOCATION: Property on the corner of Dempsey Avenue & 70<sup>th</sup> Street SW - W ½ of NW ¼, except tract desc. in Book 80 of Misc., page 384, Section 10, Township 118, Range 26, Wright County, Minnesota. (Woodland Twp.) Property owner: Todd & Mark Wurm Tax #220-000-102300

Petitions for a Conditional Use Permit to locate five contiguous solar gardens, each 1 MW as regulated in Section 505, 604.4 & 762 of the Wright County Zoning Ordinance.

12. **GERARDO G. RUIZ** – New Item

LOCATION: 3527 US Hwy. 12 SE - W ½ of NE ¼, and E 1 ½ rods of N 14 rods of NW ¼, except...Section 3, Township 118, Range 25, Wright County, Minnesota. (Franklin Twp.) Property owner: Ventures West LLC Tax #208-200-031200

Petitions for a Conditional Use Permit to locate five contiguous solar gardens, each 1 MW as regulated in Section 505, 604.4 & 762 of the Wright County Zoning Ordinance.

Respectfully submitted,

Sean Riley  
Planning & Zoning Administrator

SR:tp

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