

WRIGHT COUNTY PLANNING COMMISSION

Meeting of: May 12, 2016

A G E N D A

The Wright County Planning Commission will meet on Thursday, May 12, 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. **JAMES R. BOSSERT** – Cont. from 4/21/16

LOCATION: 10690 Hwy. 25 SW – Part of W ½ of SE ¼, Section 25, Township 118, Range 26, Wright County, Minnesota. Tax #220-000-254200 (Woodland Twp.)

Petitions to rezone from AG General Agricultural and S-2 Residential-Recreational Shorelands to A/R Agricultural-Residential and S-2 and a Conditional Use Permit for a two-lot unplatted residential subdivision as regulated in Section 606 & 612 of the Wright County Zoning Ordinance and Subdivision Regulations.

2. **ALFRED S. NELSON** - Cont. from 4/21/16

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.)

3. **GERARDO G. RUIZ** – Cont. from 4/14/16

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.

4. **GERARDO G. RUIZ** – Cont. from 4/21/16

LOCATION: Property on the corner of Dempsey Avenue & 70th 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.

5. **CITY OF MONTICELLO/WRIGHT COUNTY** – New Item

LOCATION: xxxx Briarwood Avenue NE –SW ¼ of SE ¼, Section 8, and part of Gov't Lot 4, Section 17, all in Township 121, Range 25, Wright County, Minnesota. (Bertram Lake-Monticello Twp.) Tax #213-100-171201, 213-100-084301; 213-100-083402

Petitions for a Conditional Use Permit as regulated in Section 505, 612 & 728 of the Wright County Zoning Ordinance for a land alteration to improve and develop the site with entrance drives, parking and 10' bituminous pathway to regional park entrance. Twenty acres to remain open green space for sport fields.

6. **DEAN R. SPIKE** – New Item

LOCATION: 14933 Huber Avenue NW – Part NE ¼ of NE ¼, Section 22, Township 122, Range 27, Wright County, Minnesota. (Clearwater Twp.) Tax #204-100-221101

Petitions to rezone from AG General Agricultural to R-2a Suburban-Residential as regulated in Section 504 & 606.a of the Wright County Zoning Ordinance.

7. **DAVID M. NESKE** – New Item

LOCATION: xxx Colbert Avenue SW –Lots 1-4, Block 1, Birch Haven, Section 3, Township 119, Range 26, Wright County, Minnesota. (Marysville Twp.) Tax #211-031-001010 thru 001040

Petitions to amend conditions placed on the plat approved as a Planned Unit Development District as regulated in Section 505, 612, 614.8 & 728 of the Wright County Zoning Ordinance. Requests consideration to allow revised placement of homes that would require tree removal and review proposed land alterations.

8. **ARLENE LITFIN/GERALD G. LITFIN** – New Item

LOCATION: 6255 – Farmington Avenue SE – Part of N ½ of S 1/2 of NW ¼, Section 1, Township 118, Range 25, Wright County, Minnesota. (Crow River - Franklin Twp.) part of Tax #208-200-012401

Petitions to rezone 11.5 acres from AG General Agricultural to A/R Agricultural-Residential as regulated in Section 505 & 603 of the Wright County Zoning Ordinance and Subdivision Regulations.

(Balance of land will remain zoned AG with the existing dwelling and 26.7 acres combined by the Board of Adjustment action dated March 4, 2016.)

9. **MARK E. BERNING** – New Item

LOCATION: 7776 County Road 37 NE – All of NE ¼; SE ¼, except for applicant's homesite; and part of N ½ of S 1/2, all in Section 32, Township 121, Range 24, Wright County, Minnesota. (Monticello Twp.) Tax #213-000-321400 & 213-000-321301 Property owner: Green Waves Farm, Inc.

Petitions for a Conditional Use Permit as regulated in Section 604.4 of the Wright County Zoning Ordinance and 6.005 & 8.003 B of the Wright County Feedlot Ordinance to allow expansion of existing barn and increase animal units to 995

10. **NOTICE OF INTENT TO ORDAIN AND TO ADOPT THE REORGANIZED AND RESTATED WRIGHT COUNTY ORDINANCES** – New Item

The Wright County Planning Commission will be reviewing and discussing the proposed adoption of a reorganization and restatement of the Wright County Ordinances. This new proposed reorganization will renumber and catalog all of Wright County's Ordinance into one binder and catalog. The proposed ordinance can be reviewed in person in the Office of the Wright County Attorney or online at <http://www.co.wright.mn.us/765/Wright-County-Code-of-Ordinances>

Respectfully submitted,

Sean Riley
Planning & Zoning Administrator

SR:tp

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