

**WRIGHT COUNTY PLANNING COMMISSION**

**Meeting of: June 30, 2016**

**A G E N D A**

The Wright County Planning Commission will meet on Thursday, June 30, 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. **CHRIS R. SWANSON** – Cont. From 6/9/16

LOCATION: 3870 20<sup>TH</sup> Avenue NE– Part of the East 5/8ths of the SE ¼, Section 22, Township 120, Range 25, Wright County, Minnesota. (Buffalo Twp.) Tax #202-000-224401 Property owner: D. Miller

Petitions for an amended Conditional Use Permit for the nursery/irrigation and landscaping business with retail sales that will be expanding into a new building (to include office space) as regulated in Section 505 & 604.4 of the Wright County Zoning Ordinance.

2. **KEVIN E. BUTCHER** – Cont. From 6/9/16

LOCATION: 10006 Fenner Avenue SE – North 26 acres of the N ½ of the NE ¼, lying east of the town road, Section 25, Township 118, Range 25, Wright County, Minnesota. (Franklin Twp.) Tax #208-200-251102 & -251100 Property owner: Morrow

Petitions to rezone from AG General Agricultural to A/R Agricultural-Residential and a Conditional Use Permit for an unplatted two-lot residential subdivision (north lot to include existing house) as regulated in Section 603 of the Wright County Zoning Ordinance and Subdivision Regulations.

3. **MARK E. BERNING** – Cont. From 6/9/16

LOCATION: 7776 County Road 37 NE – All of NE ¼, except for applicant's homesite; and part of the N ½ of the S ½, 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 & 8.003B of the Wright County Feedlot Ordinance to allow an animal feedlot in excess of 500 animal units. The proposed expansion includes an addition to an existing total confinement barn that houses dairy cows and an increase to 995 animal units of dairy cows and youngstock. There are currently 5 total confinement barns and one partial confinement barn with a concrete open lot. Manure is stored in existing liquid manure storage areas of concrete and a Slurrystore® System. Some of the current barns are within 1000 feet of a neighboring home; the proposed barn addition is not within 1000 feet of a neighboring home.

4. **GERARDO G. RUIZ** – Cont. From 6/9/16

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.

5. **GERARDO G. RUIZ** – Cont. From 6/9/16

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.

6. **ROBERT L. PERRY** – New Item

LOCATION: Part of E ½ of SE ¼, Section 33, and part of W ½ of SW ¼, Section 34, all in Township 118, Range 25, Wright County, Minnesota. (Franklin Twp.) Tax #209-200-343201 & -334100 Property owner: Theisen

Petitions to amend the Conditional Use Permit for expansion of the gravel mining operation into approximately 7 acres to the northwest into the adjoining parcel as regulated in Section 505 & 727 of the Wright County Zoning Ordinance.

7. **JAMES R. BOSSERT** – New Item

LOCATIOIN: 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 R-2a Suburban Residential (minimum 5-acre lot requirement) 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.

8. **CLIFFORD H. DUSKE** – New Item

LOCATION: 4957 Crofoot Avenue SW & 5700 Cushing Avenue SW – S ½ of SW ¼, Section 27; & Lot 2, except roadway, and W ½ off SE ¼ north of roadway, Section 34, all in Township 119, Range 26, Wright County, Minnesota, except tract described in Book 324 of Deeds, page 146. (Marysville Twp.) Tax #211-000-273400 & -343100

Requests a Conditional Use Permit of Section 503, 604.6(5) of the Wright County Zoning Ordinance to allow a transfer of an “entitlement” (existing homestead to be divided off) between parcels that are non-contiguous and an “entitlement” is required for the existing cell tower on the farm.

9. **SCOTT T. ANDERSON** – New Item

LOCATION: 3511 Darlington Avenue SE – Part of N ½ of SW ¼ and the SE ¼ of NW ¼ of Section 22, Township 119, Range 25, Wright County, Minnesota. (Rockford Twp.) Tax #215-100-223108 Property owner: Orval Anderson Living Trust etal

Petitions to rezone from AG General Agricultural to A/R Agricultural-Residential a Conditional Use Permit for an unplatted five-lot subdivision as regulated in Section 504, 505 & 603. of the Wright County Zoning Ordinance and Subdivision Regulations.

10. **STEVEN MARK PETERSON** – New Item

LOCATION: 4993 Dillon Avenue NW – Part of the NW ¼ lying north of State Highway 55, Section 9, Township 120, Range 26, Wright County, Minnesota. (Maple Lake Twp.) Tax #210-000-092100

Petitions for a Conditional Use Permit for a “Contractor’s Yard” as regulated in Section 302.(30), 505 & 604.4 of the Wright County Zoning Ordinance to operate an electrical contractor business out of an existing shed on the property. Signage will include one near the entrance of State Highway 55 and on the building.

11. **PATRICK CHARLES HEDGLIN** – New Item

LOCATION: 12712 County Road 37 NW – 7.24 acres in the E ½ of SW ¼, Section 13, Township 120, Range 28, Wright County, Minnesota. (French Lake Twp.) Tax #209-000-133100

Petitions for a Conditional Use Permit to allow a home extended business called “Barrel Country” to clean, store and sell barrels which are to be enclosed in a future shed as regulated in Section 505, 604.4 & 741 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