

# WRIGHT COUNTY PLANNING COMMISSION

Meeting of: January 11, 2018

## A G E N D A

The Wright County Planning Commission will meet on Thursday, January 11, 2018 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. **CITY OF MONTICELLO/WRIGHT COUNTY**– Cont. from 12/14/17

LOCATION: 10224 Briarwood Avenue NW – Part of the SE ¼ of Section 8, Township 121, Range 25, Wright County, Minnesota. (Monticello Twp.) Tax #213-100-084100,-084300, -084302, -084400 &-084301

Petitions for a Conditional Use Permit to allow a land alteration to prepare site for future ball and soccer fields and request to extend the six month time period to begin/finish the project as regulated in Section 155.029, 155.030(D) & 155.101 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

2. **JIM P. SEXTON** – Cont. from 12/14/17

LOCATION: 3295 Edmonson Avenue NE– Gov't Lot 3 & part of Gov't Lot 4 and also part of the NE ¼ of SE ¼, Section 14, Township 120, Range 25, Wright County, Minnesota. (Washington Lake - Buffalo Twp.) Tax #202-000-144101

Petitions to rezone approximately 50 acres from AG General Agriculture and S-2 Residential-Recreational Shorelands to A/R Agricultural-Residential and S-2 and a two-lot unplatted subdivision (north ten acres to remain zoned AG General Agricultural and have the “entitlement”) and the existing house on remainder parcel to be converted for use as a storage/accessory building before a new dwelling can be built as regulated in Section 155.028, 155.029, 155.047 & 155.057 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances and Subdivision Regulations.

3. **MINNESOTA SOLAR CSG 5, LLC** – Cont. from 12/14/17

LOCATION: 7397 Eisele Avenue NE – NE ¼ of SE ¼, Section 26, Township 121, Range 25, Wright County, MN. (Monticello Twp.) Tax #213-100-264200 OWNER: Denn

Petitions for a Conditional Use Permit to allow construction of a solar farm, proposed is 5 contiguous 1 MW solar gardens as regulated in Section 155.029, 155.048 & 155.108 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

4. **DONNA J. DECKER** – New Item

LOCATION: 5298 Quimby Avenue NW – Part of the NW ¼ of SW ¼, Section 4, Township 120, Range 28, Wright County, Minnesota. (French Lake Twp.) Tax #209-000-043202 Property owner: Gilmer

Petitions for a Conditional Use Permit for a home occupation to locate her electrolysis business to the existing home as regulated in Section 155.029 & 155.047(D) Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

5. **JAMES P. JURMU** – New Item

LOCATION: Properties are located at the corner of Barton & Baker Avenues NW– Part of SE ¼ of Section 23, Township 121, Range 26, Wright County, Minnesota. (Maple Lake Twp.) Tax # 210-100-234402; -234404; -234405 & -234403  
Property owners: Applicant/Hatfield/Cruikshank

Petitions for a Conditional Use Permit to allow a re-configuration of a property line approved for the subdivision granted in 2006 as regulated in Section 155.029 & 155.051, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances and Subdivision Regulations. Property is zoned R-2a Suburban Residential

6. **VERIZON WIRELESS** – New Item

LOCATION: xxxx Aetna Avenue NE – Part of the N ½ of NW ¼, & SW 1/2 of W 4 rods of N ½ of NE ¼, except... Section 7, Township 121, Range 25, Wright County, Minnesota. (Monticello Twp.) Tax # 213-100-072200 Owner: Ursula Armstrong  
Petitions for a Conditional Use Permit to allow a wireless communication tower and related equipment on an area of the property to be leased as regulated in Section 155.029, 155.048 & 155.106, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

7. **ZEKE BERG** – New Item

LOCATION: 7385 Jason Avenue NE – Part of the NW ¼ of SW ¼, Section 28, Township 121, Range 24, Wright County, Minnesota. (Monticello Twp.) Tax # 213-000-283201

Petitions for a Conditional Use Permit to allow a corn maze and related seasonal activities as Commercial Outdoor Recreation and also a Christmas tree sales lot as regulated in Section 155.029 & 155.048, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

8. **JURGEN A. PREUGSCHAS** – New Item

LOCATION: 1903 10<sup>TH</sup> St. SW – Lot 7, Block 1, Outlot A, Deer Lake Orchard; and also SE ¼ of NW ¼ and N 33' of W 544.39 ft. of the NW ¼ of SW ¼ ; and part of NW ¼ of SW ¼ lying east.. also, the NE ¼ of SW ¼ , all in Section 11, Township 119, Range 26, Wright County, MN. (Marysville Twp.) Tax #211-030-001070 & 211-000-113201; -112400

Petitions for a conditional use permit to allow Commercial Agricultural Tourism as regulated in Section 155.003(25), 155.029, 155.048(D) & 155.059(J), Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances includes the existing apple orchard, buildings and outdoor activities on associated and surrounding land. Planning Commission to review and determine allowed uses on 211-030-001070 (Platted lot) which is a restricted parcel and contains existing house, out buildings and orchard use. Activities to include large events such as weddings for up to 275 people with the use of the barn, a cider tap room cider processing, corn maze and other outdoor events associated with an orchard. The associated agricultural parcels contain one

building entitlement and Planning Commission will review if all parcels need to be owned together for the Conditional Use Permit and status of entitlement.

Respectfully submitted,

Sean Riley  
Planning & Zoning Administrator

SR:tp

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

