

WRIGHT COUNTY PLANNING COMMISSION

Meeting of: July 22, 2021

A G E N D A

The Wright County Planning Commission will meet on Thursday, July 22, 2021 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. **CURT SCHMITZ** – Cont. from 7/1/21

LOCATION: 606 Halsey Avenue SE – Part of Lot 7 & all of Lot 8, Charlotte Shores Second Addition, Section 5, Township 119, Range 24, Wright County, Minnesota. (Lake Martha - Rockford Twp.) Tax #215-014-000080

Petitions for a Conditional Use Permit as regulated in Section 155.029, 155.030(D), 155.049, 155.057 & 155.101, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow a land alteration to excavate between house and garage for future dwelling addition. Removal of an estimated 300-350 cu. yds. of material.

2. **CHENEY PROPERTIES LLC, represented by Joe Cheney** – Cont. from 7/1/21

LOCATION: XXXX Dague Avenue SE - Part of Gov't Lots 1 & 2, Section 9; N ½ of SE ¼, except tract.; also S ½ of SW ¼ west of road, except..., Section 10, all in Township 119, Range 25, Wright County, MN. (Dean Lake- Rockford Twp.) Tax #215-100-094100 & - 103300

Petitions to rezone approximately 63 acres from AG General Agriculture and S-2 Residential-Recreational Shorelands to A/R Agricultural-Residential and S-2 and also for a Conditional Use Permit for a two-lot unplatted subdivision (1-10 acre and remainder 53-acre lot) as regulated in Section 155.028, 155.029, 55.047 & 155.057, Chapter 154 & 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances & Subdivision Regulations.

3. **JOHN E. HOVLAND** – Cont. from 7/1/21

LOCATION: 5834 – Fairhill Dr. SE – Part of S ½ of NE ¼ Section 12, Township 119, Range 25, Wright County, Minnesota. (Rockford Twp.) Tax #215-100-121401 & - 121300

Petitions for a Conditional Use Permit for Commercial Agricultural Tourism to allow public events and group activities on site that includes use of the existing barn as regulated in Section 155.003(25), 155.029, 55.048 & 155.057, 155.109, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

4. **MAURICE E. CARLIN** – New Item

LOCATION: xxxx Duffield Ave. NW & 110th St. NW – Approx. 3 acres described as part of SW ¼ of SW ¼ Section 4, Township 121, Range 26, Wright County, MN. (Little Mary - Silver Creek Twp.) Tax #216-000-043300 & 216-000-043203
Property owners: Carlin & Prevost

Petitions to rezone approximately 3 acres from A/R Agriculture-Residential & S-2 Residential-Recreational Shorelands to AG General Agriculture and S-2 and combine it into the parcel lying

to the north owned by Prevost as regulated in Section 155.028, 155.048 & 155.057, Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances.

5. **MN CSG 10, LLC** – Continued Item from 2/24/21 (Moratorium lifted)

LOCATION: XXX 85th St NE – Part of E ½ of SE ¼ & W ½ of W ½ of SW ¼, in Section 21, Township 121, Range 25, AND Part of W ½ of W ½ of SW ¼ in Section 22, Township 121, Range 25, AND N ½ of NW ¼ in Section 27, Township 121, Range 25, Wright County, (Monticello Twp.) Tax #'s 213-100-214100 & 213-100-223200 & 213-100-272201 Owner: Sustainable Holdings LLC & Holthaus Properties

Petitions for a Conditional Use Permit for a 1 MW Solar Farm on approximately 9.8 acres in the southeast corner of the property as regulated in Section 155.048 & 155.108, Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances & Wright County Subdivision Regulations.

6. **NORTHERN NATURAL GAS COMPANY** - New Item

LOCATION: XXXX CR 16 SE – NE ¼ of NW ¼ , Section 26, Township 118, Range 25, Wright County, MN. (Franklin Twp.) Property owner: Schneider Tax #208-200-262100

Petitions for a Conditional Use Permit as regulated in Section 155.029 & 155.048(D) Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances to allow the location of “Town Border Station” to serve as a new transfer point between Northern Natural Gas and Xcel Energy. The secured site will be located on less than an acre.

7. **MICHAEL ANDERSON** - New Item

LOCATION: xxxx Eastwood Ave. SE - Lot 1, Block 1, Dickinson Spring Industrial Park 4th Addn., according to plat of record, Section 14, Township 119, Range 25, Wright County, MN. (Rockford Twp.) Owner: RY-LAND LLC Tax #215-158-001010

Petitions for a Conditional Use Permit as regulated in Section 155.029, 155.055(B) & 155.101, Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances to construct a building with office space for proposed business related to a lawn and snow removal. Review includes a land alteration associated with preparation of the building and stormwater controls.

8. **DENNIS G. HAVEL** - New Item

LOCATION: xxxx Davern Avenue NE – NW ¼ of NE ¼, & part of Gov't Lot 1, Section 3, Township 120, Range 25, Wright County, Minnesota. (Gilchrist Lake - Buffalo Twp.) Tax #202-000-031200

Petitions to rezone approximately 85 acres from AG General Agriculture and S-2 Residential-Recreational Shorelands to A/R Agricultural-Residential and S-2 and a Conditional Use Permit for an unplatted eight-lot subdivision as regulated 155.028, 155.047 & 155.057, Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances.

9. **BART A. ANDERSON** – New Item

LOCATION: 371 90TH St NE – Part of E ½ of NW ¼, Section 19, Township 121, Range 25, Wright County, Minnesota. (Monticello Twp.) Tax #213-100-192100

Petitions to rezone approximately 40 acres from AG General Agriculture to A/R Agricultural-Residential and also a Conditional Use Permit for a three-lot unplatted subdivision (lots proposed are approx. 19 acres with the existing dwelling & two lots, minimum 10 acres each) as regulated in Section 155.028, 155.029 & 155.050 Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances and Chapter 154, Subdivision Regulations.

10. **DUINNICK, INC.** - New Item

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

Petitions to renew a mining permit issued in 2016 as a Conditional Use Permit as regulated in Section 155.029, 155.048(D) & 155.100 Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances to continue to mine, process and stockpile gravel and granular materials, including recycled materials and operate a hot-mix plant and wash plant in the pit.

Respectfully,

Sean Riley
Planning & Zoning Administrator

SR:tp

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

