

WRIGHT COUNTY PLANNING COMMISSION

Meeting of: July 30, 2020
(Preliminary) S T A F F R E P O R T

The Wright County Planning Commission will meet on Thursday, July 30, 2020 at **1:00 p.m.** in the County Commissioners Board Room at the Wright County Government Center, Buffalo, Minnesota to consider the following items:

MINUTES – Action on the minutes for the July 9, 2020 meeting

1. **ROBERT GRUYS** – Cont. from 7/9/20

LOCATION: Part of Gov't Lot 7, Section 1, Township 121, Range 27, Wright County, Minnesota. (Indian Lake – Corinna Twp.) Tax # 206-000-013400

Petitions to rezone approximately 33 acres zoned AG General Agriculture and S-2 Residential Recreational Shorelands as follows: That part of the property that is riparian shoreland to R-2 Suburban Residential (minimum 2.5 acre lot standard) and the balance that is non-riparian to R-2a (minimum 5 acre lot standard) as regulated in Section 155.028, 155.050, 155.051 & 155.057 of Chapter 155 Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

A. The 34 acre property is located north of Indian Lake, which is a Recreational Development Lake, and is split in half by another property. It is zoned AG/S-2 and is designated in the Land Use Plan as Residential Large Lot. In 2005 the property was part of a large development proposal and was heading towards denial, so it got withdrawn completely. Since then nothing new has been proposed until now. The applicant is looking to rezone the lakeshore piece to R-2/S-2 and all of the rest of the property to R-2a/S-2.

B. The Township submitted their approval of the rezoning. We have received two letters of concern with the request, both are attached.

C. As shown on the attached concept plan the one lakeshore lot is smaller in size. They are asking to rezone the lakeshore lot only to R-2 (minimum of 2.5 acres) and the rest of the non-riparian lots (do not touch the water) they are asking to rezone to R-2a (minimum of 5 acres). They did not have the road frontage or lake frontage width to do all R-2a. The land is all in an old Land Use Plan category that we no longer use but the old language was carried over. In our current categories it would have been in the plan as Rural Residential.

The old **Residential Large Lot** category states that it *Primarily designates those areas that have already been converted to a rural/suburban, residential environment with lot sizes ranging from two to ten acres due to past decisions. Undeveloped lands that are surrounded or nearly surrounded by such patterns may also be included in this district. Existing land types may include large wooded areas, non-productive farmland near existing developed areas, infill on lands near highly developed lakeshore areas and other areas where large lot development may occur without posing a threat to the environment, or long term agricultural uses. Appropriate zoning may include Agricultural, Agricultural Residential, R-2(a) and, in special cases, R-2. Rezoning from Agricultural to residential districts will generally be considered appropriate for large lot (R-2a) proposals and for smaller sizes (R-2) in cases where existing development trends or environmental factors are appropriate. Rezoning to R-1 (in the new Rural Residential category R-2 can only be considered on riparian) will only be considered for riparian lots on shorelands especially suited to that type of residential development, or for small areas of "infill" which are predominately R-1 already.*

Since this property is in Corinna we will only be hearing the rezoning part of the request. The subdivision portion will be done through Corinna and will be required to be platted. All of the lots on the concept plan meet the minimum requirements for each of the zoning districts they are applying for however Staff do want to point out that there are no other smaller residential districts adjacent to this property except lakeshore development. There are some R-2a lots between Indian Lake and Sugar Lake, however the surrounding land is all zoned Agricultural Residential (minimum of 10 acres), so the Board will need to determine if they feel this meets the intent of the Land Use Plan as. In accord with our current Land Use Plan, we are typically not in favor of second tier lakeshore development in Wright County.

ACTION – This is a tough request since there previously was a denial on record on part of this land for rezoning and our Land Use Plan does not allow for second tier development on lakes unless the land is in the plan; this land is in the Land Use Plan from our old Residential Large Lot so there may be justification. Typically, any second-tier development that we have allowed have been Agricultural Residential which would be 10 acres lots (as are around this area) or a PUD with some of that land preserved.

It will be up to the Commission to decide if the request meets the Land Use Plan intent or if we are pushing development on our lakeshore. Also noting that what we rezone gives the Township the parameters for the subdivision.

If the Board feels the request meets the criteria laid out in the Land Use Plan and since the Township has approved a motion for **approval of the rezoning to the County Board of Commissioners to rezone the riparian portion of the property from AG General Agricultural and S-2 Residential Recreational Shorelands to R-2 Suburban Residential (minimum 2.5 acre lot standard) and the balance that is non-riparian from AG General Agricultural and S-2 Residential Recreational Shorelands to R-2a Suburban Residential (minimum 5 acre lot standard) because the Board feels it meets the criteria laid out in the Land Use Plan and the Town Board approves.** If this were to pass the subdivision portion of the request will be made to Corinna Township.

If the Board feels the request does not meet the intent of our Land Use Plan and is not protecting our lakeshore from overdevelopment, then **a motion could be made to deny the rezoning request.**

2. **BEN V. VOSEJPKA** – New Item

LOCATION: 1616 40TH Street SE – Part of SW ¼ of SE ¼; also part of N ½ of SE ¼, Section 20, Township 119, Range 25, Wright County, Minnesota. (Crawford Lake - Rockford Twp.) 215-100-204100 & -204305 Property owner: Brummer

Petitions for a Conditional Use Permit to operate a mining operation to excavate approximately 280,000 yards of material, with some screening, (no washing, no crushing, no bituminous plant is proposed). Amount of fill to be brought back into the site is estimated up to 200,000 yards of top soil, clay and old road base to reclaim the property into a tillable field as regulated in Section 155.029, 155.048, 155.057 & 155.100 of Chapter 155 Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

A. This is a new request for a long-term gravel mining operation. The parcel with the proposed operation is zoned AG and is in the land use plan for 10-acre lots (Rural Residential). The 44 acre piece is just east of Crawford Lake. It will be joined to the owner's adjacent southern property, which is a 33 acre parcel with a house and some other outbuildings. Several small to medium residential lots (1-12 acres) are adjacent to the proposed operation.

B. The applicant has been corresponding with the Township, but we have no official recommendation from them at this time. The Hwy department's comments are included. No other comments have been received.

C. The total area to be mined is under 20 acres, and the approximate total amount of material is around 275,000 cubic yards. The plans show a berm along the south border. There are a fair amount of trees around the rest of the pit, but it's not completely shielded from neighboring properties. Additional screening may be necessary. Plans show the groundwater elevation at around 924. Mining is proposed to stay above that elevation. The current elevation of the property goes from 932 to 958, so that equates to the removal of up to 34 feet of material in some spots. Plans show two temporary sedimentation basins to catch runoff and biologs and silt fences where necessary. Final grade of the pit will range from 932 to 944. Reclamation DOES include hauling material in and returning the area to tillable land.

D. Professional plans will be viewable at the meeting. For now, we've included the questionnaire filled out by the applicant describing some details of the project. As you can see, this request does NOT include any crushing/washing/bituminous plant. It is an owner-operated pit. The material will mainly be used as pit-run material for backfill and road building. The applicant is asking for a 5-year permit to start with.

E. Access will be off Briarwood, per Hwy Department requirements, and through the owner's property and then a field road to the pit. Staff have on record from 1995 that the field road was once the subject of a wetland violation. SWCD has informed us that was resolved, but if the road needs to be widened for hauling, SWCD review would be necessary. We also await comment from the Township.

ACTION – Clearly this request is at the level of needing a site inspection. Because of the character of the neighborhood, major issues that come to mind include screening and neighbor impact (noise, dust, visibility). Potential for lake or wetland contamination from the pit seem minimal as all runoff should be kept on-site. Staff will take into account further comments and will update the report as necessary for next week's meeting.

Respectfully submitted,

Sean Riley
Planning & Zoning Administrator

SR:sm

cc: Planning Commission
Kryzer
SWCD