

WRIGHT COUNTY PLANNING COMMISSION

Meeting of: January 14, 2021

A G E N D A

The Wright County Planning Commission will meet on Thursday, January 14, 2021 at **1:00 p.m.** in the County Commissioners Board Room at the Wright County Government Center, Buffalo, Minnesota to consider the following items:

In response to COVID-19, and pursuant to Minnesota Statute Chapter 12 relating to Emergency Management, Governor Walz has declared a state of emergency. In response to the state of emergency and in accordance with Minnesota Statute Chapter 13D.021, Planning Commission members and the applicant may participate in person, by telephone, or other electronic means. The meeting will be held at the Wright County Board Room located at 10^{2nd} St. NW, Buffalo, MN 55313. To conform with MDH and CDC guidelines to minimize gatherings, in-person public attendance and comments will not be allowed. For viewing and participation options, the meeting will be broadcast live on the Wright County YouTube channel. Please visit the Wright County Planning Commission website at <http://www.co.wright.mn.us/333/Planning-Commission> the week of the meeting for the link to the video and further instructions on how to participate. You may submit written testimony by emailing Sean Riley at sean.riley@co.wright.mn.us by 4:30 pm, Wednesday, January 13. Written testimony may also be provided by mailing a signed statement to: Wright County Planning and Zoning, 10^{2nd} St. NW, Room 140, Buffalo, MN 55313-1185.

ORGANIZATIONAL ITEMS:

Elect Chair & Vice-Chair for 2021
Set 2021 Meeting Calendar dates/time/location

MINUTES – Action on the minutes for the December 10, 2020 meeting

1. **WAYNE & LAURIE STEFFENS** – Cont. from 12/10/20

LOCATION: 14149 Cushing Avenue NW - Part of Gov't Lots 1 & 2, Section 22; Part of Gov't Lot 1 of Section 21, all in Township 122, Range 26, Wright County, MN. (Locke Lake-Silver Creek Twp.) Tax #216-100-214408/216-100-223300/216-100-223301

Petitions to rezone approximately 2.24 acres that is riparian and lies between Cushing Avenue and Locke Lake from AG General Agriculture and approx. a quarter of an acre in Section 21, zoned R-1 Urban-Residential & S-2 Residential-Recreational Shorelands to R-2 Suburban Residential & S-2. That part of property that will remain zoned AG General Agriculture is approximately 3.3 acres and includes an existing dwelling. Also requests a Conditional Use Permit to allow an unplatted two-lot residential subdivision (the two lots proposed are for the existing house on 3.3 acres and remaining 4.8 acres that is on the lake will be allowed one new residence (the new lot includes the north 2.5 acres on the lake rezoned R-2 in 1988) and waiver of platting requirements as regulated in Section 155.028, 155.029, 155.047 & 155.057, Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances & Wright County Subdivision Regulations.

2. **JOE P. BOLLANT** – Cont. from 12/10/20

LOCATION: 220 80TH Street NW –Part of SE ¼ of SE ¼, Section 24, Township 121, Range 26, Wright County, (Maple Lake Twp.) Tax #210-100-244400 & 210-100-244301

Petitions to rezone approximately 3 acres out of east side of 210-100-244301 from R-2a Suburban-Residential to AG General Agriculture and a Conditional Use Permit for a subdivision to expand existing residential lot (210-100-244400) that is zoned AG General Agriculture for

septic area as regulated in Section 155.028, 155.029, 155.047 & 155.048 Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances and Subdivision Regulations.

3. **JAMES H. PREUSSE** – Cont. from 12/10/20

LOCATION: CR 106 & Acacia Avenue NE – Part Gov't Lots 5 & 7; also S 5/8 of E 1/4 of NW 1/4; all in Section 19, Township 121, Range 25, Wright County, MN. (Maple Lake Twp.) Tax #213-100-192400 & -193100 Property owners: Vaughn Veit, Kelly Johnson Veit & Maple Cerro, LLC

Petitions to rezone approximately 104.2 acres from AG General Agriculture and part S-2 Residential-Recreational Shorelands to A/R Agricultural-Residential (10 acre minimum) and part S-2 and a Conditional Use Permit for an unplatted nine-lot residential subdivision as regulated in Section 155.028, 155.029, 155.047 & 155.057, Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances & Wright County Subdivision Regulations.

4. **MARY LOGEAIS** – Cont. from 12/10/20

LOCATION: XXXX County Road 37 NW – Gov't Lot 1, except part lying southeast of the highway, Section 9, Township 120, Range 27, Wright County, Minnesota. (Albion Lake–Albion Twp.) Tax #201-000-094400 Property owner: Goelz

Petitions to rezone from AG General Agriculture and S-2 Residential Recreational Shorelands to R-2a Suburban Residential and S-2 and a Conditional Use Permit for a three-lot unplatted subdivision as regulated in Section 155.028, 155.029 & 155.057 Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances and Subdivision Ordinance.

5. **BRADLEY D. PAUMEN** – Cont. from 12/10/20

LOCATION: 346 County Road 12 S – Gov't Lot 2, & part of south 22 rods of the SW 1/4 of NE 1/4 lying east of the County Road, Section 1, Township 119, Range 26, Wright County, Minnesota. (Mink Lake–Marysville Twp.) Tax #211-000-011400 & -011401 Owners: Matzke & Applicant

Petitions to rezone the north 4 acres from A/R Agricultural-Residential and S-2 Residential Recreational Shorelands to R-2 Suburban-Residential and S-2; rezone 4.46 acres from A/R Agricultural-Residential and S-2 to AG General Agriculture and S-2 to expand the existing 1.41-acre lot owned by Matzke (currently zoned AG General Agriculture and S-2) and the balance being the south 17.3 acres +- to remain zoned A/R. Also requests a Conditional Use Permit for a three-lot unplatted subdivision (one lot is the existing Matzke homesite) as regulated in Section 155.028, 155.029, 155.050, 155.051 & 155.057 Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances and Subdivision Regulations.

6. **BUFFALO LAKE, LLC, represented by Michael M. Erpelding** – Cont. from 12/10/20

LOCATION: Part of Gov't Lots 4, 5 & 6 Section 1, Township 119, Range 26, Wright County, MN. (Deer & Buffalo Lakes – Marysville Twp.) Tax #211-000-012400 & -013100

Petitions to rezone from AG General Agriculture & S-2 Residential-Recreational Shorelands to A/R Agricultural-Residential and S-2 and a Rural Planned Unit Development District. Also requests a Conditional Use Permit for a platted 12-lot residential subdivision as regulated in

Section 155.028, 155.029, 155.047, 155.057 & 155.059, Chapter 155 Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

7. **JUSTON D. DOOLEY** – New Item

LOCATION: 731 County Road 30 SE – Part of E ½ of NE ¼, Section 18, Township 118, Range 25, Wright County, Minnesota. (Franklin Twp.) Tax #208-200-181101 Owner: Dooley Farm LLC

Petitions to amend the existing Conditional Use Permit to allow for the expansion and addition of a “tasting room” in a new building for the winery under Commercial Agriculture Tourism to allow for indoor gatherings and to expand the limit of 10 large public events a year for up to 350 guests to 20 large public events a year as regulated in Section 155.003(B)(119), 155.003(B)(25), 155.029, 155.048 & 155.109 of Chapter 155 Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

8. **MN CSG 10, LLC** – New Item

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, Minnesota. (Monticello Twp.) Tax #'s 213-100-214100 & 213-100-223200 & 213-100-272201
Property owner's: Sustainable Holdings LLC and 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.

Respectfully submitted,

Sean Riley
Planning & Zoning Administrator

SR:tp

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