

WRIGHT COUNTY PLANNING COMMISSION

Meeting of: February 25, 2021

A G E N D A

The Wright County Planning Commission will meet on Thursday, February 25, 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, February 24. 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.

MINUTES – Action on the minutes for the February 4, 2021 meeting

1. **JOE P. BOLLANT** – Cont. from 2/4/21

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.

2. **JUSTON D. DOOLEY** – Cont. from 1/14/21

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.

3. **BUFFALO LAKE, LLC, represented by Michael M. Erpelding** – Cont. from 1/14/21

LOCATION: Part of Gov’t Lots 4, 5 & 6 Section 1, Township 119, Range 26, Wright County, Minnesota. (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.

4. **CURTIS WEIERS** – New Item

LOCATION: 7371 US Hwy. 12 SW – Part of NW ¼ of NE ¼, south of US Hwy. 12, Section 2, Township 118, Range 27, Wright County, MN. (Victor Twp.) Tax #219-000-021200
Property owner: Wren

Petitions for a Conditional Use Permit for a consignment auction lot with sales primarily on-line and include an auto dealers license to sell autos through auction sales. Also request a Conditional Use Permit to replace or improve an existing building and allow trailer sales as regulated in Section 155.029 & 155.055 Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances. Property is zoned I-1 General Industry.

5. **ROSS L. DANIELSON** – New Item

LOCATION: 3138 Bolton Avenue SW – NE ¼ of NW ¼, except tract desc. in Bk. 280-444, Section 23, Township 119, Range 26, Wright County, MN. (Marysville Twp.) Tax #211-000-232101 & 211-000-231200

Petitions to rezone five acres from AG General Agriculture to R-2a Suburban-Residential and a Conditional Use Permit for an unplatted two-lot subdivision (one new 5-acre residential building lot). The existing house to remain zoned AG and split off on 2.5 acres with the remaining acreage to be attached to adjacent land owned by the applicant as regulated in Section 155.028, 155.029, 155.048 & 155.051 Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances & Wright County Subdivision Regulations.

6. **VALLEY PAVING, INC.** – New Item

LOCATION: SE ¼, except tract desc. in doc #1396893, Section 21 & W ½ of W ½ of SW ¼, Section 22, all in Township 121, Range 25, Wright County, Minnesota. (Monticello Twp.)
Tax #213-100-214100, 213-100-214200 & 213-100-223200 Property owner: Holthaus

Petitions for a Conditional Use Permit as regulated in Section 155.029, 155.048 & 155.100, Chapter 155 of Title XV Land Usage of the Wright County Code of Ordinances for a phased sand and gravel mining operation to include washing, screening, crushing, stockpiling. Operations include the recycling of asphalt and concrete materials. Placement of a temporary asphalt plant is proposed for the 2021 road construction season.

7. **HOFFMAN CONSTRUCTION** – New Item

LOCATION: 13667 Meridian Avenue N – Part of SE ¼ of NE ¼ & NE ¼ of SE ¼, Section 25, Township 122, Range 26, Wright County, Minnesota. (Silver Creek Twp.) Property owner: Schmitz Tax #216-100-251401

Petitions for a land alteration as regulated in Section 155.029, 155.048 & 155.101 Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances to haul clean fill, estimated amount is 50,000 cu. yds., to construct a berm on the south and west edge of the property. Material is being hauled from the I-94 road project to this site.

8. **HOFFMAN CONSTRUCTION** – New Item

LOCATION: XXXX CR 75 – Part NW ¼ of SW ¼ and Part of E ½ of SW ¼ Section 17, Township 122, Range 26, Wright County, Minnesota. (Clearwater Twp.) Tax #204-000-173203
Property owner: M-80 LLC

Petitions for a land alteration as regulated in Section 155.029, 155.048 & 155.101 Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances to haul clean fill, estimated amount is 52,000 cu. yds., to raise the grade of the existing agricultural field and improve drainage. Material is being hauled from the I-94 road project to this site.

9. **HOFFMAN CONSTRUCTION** – New Item

LOCATION: 16517 Gowan Ave. NW - Part of SE ¼ of NW ¼ & SW ¼ of NE ¼ lying south of I-94, Section 12, Township 122, Range 27, Wright County, Minnesota. (Clearwater Twp.) Tax #204-100-122400 Property owner: Schabel Trust

Petitions for a land alteration as regulated in Section 155.029, 155.048 & 155.101 Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances to haul clean fill, estimated amount is 30,000 cu. yds., to create a berm along the north edge of the property along I-94 road right of way; 50,000 cu. yards to raise and level the main ag field and 20,000 cu. yds. in the low spot in the ag field on the west end. This fill would bring the existing grade of an old pit back to natural elevation, improve the existing agricultural fields and improve drainage. Material is being hauled from the I-94 road project to this site.

10. **HOFFMAN CONSTRUCTION** – New Item

LOCATION: 17032 CR 7 NW –Part of S ½ of SE ¼ of SE 1/4, Section 2, Township 122, Range 27, Wright County, Minnesota. (Clearwater Twp.) Tax #204-100-024400
Property owner: Anhalt

Petitions for a land alteration as regulated in Section 155.029, 155.048 & 155.101 Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances to haul clean fill, estimated amount is 35,000 cu. yds., to raise the grade of the existing agricultural field to the east to level it out and improve drainage. Material is being hauled from the I-94 road project to this site.

11. **HOFFMAN CONSTRUCTION** – New Item

LOCATION: XXXX CR 75 NW –Part of SE ¼ of SW ¼ & part of Gov't Lots 1, 2 & 3, Section 1; Part of NE ¼ of NW ¼, north of I-94, Section 12, all in Township 122, Range 27, Wright County, Minnesota. (Clearwater Twp.) Tax #204-100-122100 & -013401
Property owner: JJ Ergen & Sons LLC

Petitions for a land alteration as regulated in Section 155.029, 155.048 & 155.101 Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances to haul in clean fill, estimated amount is 78,000 cu. yds., to raise the grade and level out the existing agricultural field. An existing diversion berm along the east property line will not be altered. Material is being hauled from the I-94 road project to this site.

Respectfully submitted,

Sean Riley
Planning & Zoning Administrator

SR:tp

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