

WRIGHT COUNTY PLANNING COMMISSION
Meeting of: April 13, 2023
AGENDA

The Wright County Planning Commission will meet on Thursday, April 13, 2023 at **7:30 p.m.** in the County Commissioners Board Room at the Wright County Government Center, Buffalo, Minnesota to consider the following items:

ACTION ON MARCH 16, 2023 MINUTES

PUBLIC HEARINGS:

1. **TERI DICKINSON** – Cont. 2/16 & 3/16

LOCATION: XXXX County Road 8 SW – Part of the North 1/2 of the Southeast 1/4 of Section 6, Township 119, Range 26, Wright County, Minnesota. (Marysville Twp.) Tax #211-000-064102 Property Owners: LeRoy Jelen and Susan Jelen

Petitions to rezone approximately 70.27 acres from AG General Agriculture to A/R Agricultural-Residential as regulated in Section 155.028, 155.047 & 155.048, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

2. **HARLAN POPPLER** – New Item

LOCATION: 5956 Gowan Avenue SW – Part of SW ¼ of SW ¼, Section 31, Township 119, Range 26, Wright County, Minnesota. (Marysville Twp.) Tax #211-000-313300 Property Owner: Roy H. Marschall & Danita M. Marschall

Petitions for an amendment to the previously issued Interim Conditional Use Permit as regulated in Section 152.078(A)(1), Chapter 152, Title XV, Wright County Code of Ordinances to allow for an extension of the timeframe to design and construct an alternate manure basin. No other conditions will be amended during this proceeding.

3. **MELISSA BEAUDRY** – Cont. 2/16 & 3/16

LOCATION: 9859 Clementa Ave NW – part of the East 1/2 of the Northeast 1/4 of Section 15, Township 121, Range 26, Wright County, (Silver Creek Twp.) Tax #216-000-151400 Property Owner: BGL Property Holdings LLC

Petitions for a Conditional Use Permit for Commercial Ag Tourism to operate a wedding venue on the existing horse farm as regulated in Section 155.003(25), 155.029, 155.047(D) & 155.109 Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

4. **JOHNSON MATERIALS, INC.** – Cont. 3/16

LOCATION: 14650 – County Road 75 NW – Part of Gov't Lots 3 and 4 lying north of road; Part of NE ¼ of NE ¼ Section 21; and also, Part of the W ½ of the NW ¼ Section 22, all in Township 122, Range 26, Wright County, Minnesota. (Silver Creek Twp.) Tax #216-100-211101 & -222300 Property owner: Russell V. Martie Homestead Tr.

Petitions for an amendment to the existing Conditional Use Permit to expand the current mining operation by 6.51 acres, for a total of 38.27 acres, to include mining, screening, crushing, washing, and recycling of concrete and

asphalt materials, as regulated in Section 155.029, 155.48(D) & 155.100 of Chapter 155, of Title XV Land Usage of Wright County Code of Ordinances.

5. **MATT BRUMMER** – Cont. 3/16

LOCATION: 1605 Highway 55 NE – Part of the W 1/2 of NE 1/4 & the West 2 rods of Gov't Lot 3 north of public road, Section 32, Township 120, Range 25, Wright County, Minnesota. (Buffalo Twp.) Tax #202-000-321300
Property Owner: The Trust Agreement of William and Arlys LaPlant

Petitions for a Conditional Use Permit to operate a self-storage facility as regulated in Sections 155.029 & 155.055(B), Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

6. **JAMES JURMU** – Cont. 3/16

LOCATION: 1342 80th Street NW – Part of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 121, Range 26, Wright County, Minnesota. (Maple Lake Twp.) Tax #210-100-234300
Property Owner: RJ Holdings LLC

Petitions to rezone 8.93 acres from AG-General Agriculture to R2-Suburban Residential as regulated in Section 155.028, 155.0548 & 155.055, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

7. **MICHAEL SLETTEN** – New Item

LOCATION: 5775 118th Street SE – Rice Lake Hills Lot 3, Block 3 in Section 36, Township 118, Range 25, Wright County, Minnesota. (Rice Lake– Franklin Twp.) Tax # 208-220-003030
Property Owners: Michael Sletten

Petitions for a Conditional Use Permit for a Land alteration of approximately 325 cubic yards of fill in a floodplain and shoreland for "site modifications" to accommodate a new future dwelling and to elevate house to conform to floodplain regulations, as regulated in Section 155.056 & 155.101 of the Wright County Code of Ordinances.

8. **TRAVIS FURNESS**

LOCATION: XXXX 52nd Street SW – Pheasant Ridge Addition Lot 3, Block 1 in Section 33, Township 119, Range 28, Wright County, Minnesota. (Cokato Twp.) Tax #205-023-001030
Property Owners: APP Properties LLC

Petitions for a Conditional Use Permit to operate an appliance and electronics recycling center as regulated in Sections 155.029 & 155.055, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

9. **STEVEN D. ZIEBARTH** – New Item

LOCATION: 15413 State Hwy. 24 NW – Part of E 1/2 of SW 1/4, lying west of State Highway 24, Section 15, Township 122, Range 27, Wright County, Minnesota. (Clearwater Twp.) Tax #204-100-153100
Property Owners: Steven D Ziebarth & Jean L Ziebarth

Petitions to for a Conditional Use Permit to amend an existing CUP to allow a new 80' by 150' storage building to an existing seasonal storage facility regulated in Section 155.003(129a), 155.029, & 155.048, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

10. **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 Property
Owners: Zeke Berg & Dana Berg

Petitions to amend an existing Commercial Outdoor Recreation conditional use permit to Commercial Agricultural Tourism, to allow a 40' by 40' pavilion and extend operations to include the month of August, as regulated in Sections 155.003(119), 155.029, 155.048, & 155.109, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

11. **ORDINANCE AMENDMENT 23-1**

The Wright County Planning Commission will be reviewing and discussing proposed amendment to the Wright County Code of Ordinances. Proposed is to amend Section 155 to include mining and extraction, addition of Interim Use Permits with associated changes, and septic system soil disputes.

Respectfully submitted,



Barry Rhineberger
Planning & Zoning Administrator

BR:sd

cc: Planning Commission
Kryzer
Twp. Clerks