

WRIGHT COUNTY PLANNING COMMISSION
Meeting of: May 4, 2023
AGENDA

The Wright County Planning Commission will meet on Thursday, May 4, 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 APRIL 13, 2023 MINUTES

PUBLIC HEARINGS:

1. **JOHNSON MATERIALS, INC.** – Cont. 3/16 & 4/13

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.

2. **MATT BRUMMER** – Cont. 3/16 & 4/13

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.

3. **ZEKE BERG** – Cont. 4/13

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.

4. **MATTIE CYMEK** – New Item

LOCATION: 8025 State Hwy 25 NE – Part of E 1/2 of SW1/4, lying west of the westerly right of way line of Highway 25 and south of ..., Section 22, Township 121, Range 25, Wright County, Minnesota. (Monticello Twp.) Tax # 213-100-223402 Property Owners: Double H Properties, LLP

Petitions to rezone the area outside of the shoreland overlay on the property, as seen on the concept plan, from General Agricultural (AG) to General Industry (I-1) as regulated in Section 155.028, 155.048 & 155.055, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

5. **JOHN FRITZ** – New Item

LOCATION: 7607 State Hwy 25 NE - Part of Gov't Lot 3 lying north of the south 550 feet, and lying northwesterly of the northwesterly right of way line of highway and portion of the SE ¼ of the SE ¼, Section 28, Township 121, Range 25, Wright County, Minnesota. (Monticello Twp.) Tax #213-100-281401, -281400 & 213-100-272300, -273200. Property owner: Goetzke

Petitions to renew the permit that was issued in 2018 to allow mining of the remainder of the aggregate at the property, and to clean up the property and process the material brought in by the previous operator. Will include the processing and crushing of recycled concrete and asphalt and hauling material for restoration. Also, to include a slight modification of the 1998 reclamation plan to farm field.

6. **PAUL RUMPZA** – New Item

LOCATION: 4019 115th St SE – Part of the W 1/2 of NW 1/4 of the SW 1/4, Section 35, Township 118, Range 25, Wright County, Minnesota. (Franklin Twp.) Tax # 208-200-353200
Property Owners: PATRICIA RUMPZA REVOCABLE TR & MATR UNDER CLYDE M RUMPZA REVTR

Petitions to rezone the west 14.8-acre portion of the property, as seen on the concept plan, from General Agricultural (AG) to Agricultural/Residential (AR) as regulated in Section 155.028, 155.047 & 155.048, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

7. **MARK D. JOHNSON** – New Item

LOCATION: xxxx Pleason Ave NW – SE 1/4 of SW 1/4, Section 9, Township 120, Range 28, Wright County, Minnesota. (French Lake Twp.) Tax # 209-000-093400 Property Owners: Mark D & Jodene M Johnson

Petitions to rezone the entire 34.65 acres from General Agricultural (AG) to Agricultural/Residential (AR) as regulated in Section 155.028, 155.047 & 155.048, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

8. **GREG CHARLSON** – New Item

LOCATION: 2233 105th St SW – Part of the Southeast Quarter of Section 27, Township 118, Range 26, Wright County, Minnesota. (Woodland Twp.) Tax # 220-000-274101 Property Owners: Greg R & Allison Charlson

Petitions for a Conditional Use Permit to have a non-commercial contractor's yard to store business equipment and materials for the applicant's plumbing business in an existing accessory structure on the property as regulated in Section 155.003(30), 155.029 & 155.048 Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

9. **TRIPLETT FAMILY LP** – New Item

LOCATION: Property where “entitlement” is coming from: xxxx Mitchell Ave NW, the NE 1/4 or the SE 1/4 , Section 36, Township 121, Range 28, Wright County, Minnesota. Tax # 217-000-364100 Property where “entitlement” will be moved to: 8567 Pittman Ave NW – part of the SE 1/4 of the NW 1/4 together with portion of SW 1/4 of said NW 1/4, Section 21, Township 121, Range 28, Wright County, Minnesota. Tax # 217-000-212302 (Southside Twp.) Property Owners: Triplett Family LP

Petitions for a Conditional Use Permit to allow the transfer of a single residential building “entitlement” from the Triplett Family LP property in Section 36 to Triplett Family LP property in Section 21 Southside Township as regulated in Section 155.029 & 155.048 Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

10. **ORDIANCE AMENDMENT 23-2** - New

The Wright County Planning Commission will be reviewing and discussing proposed amendment to the Wright County Code of Ordinances. Proposed is to amend 155.108(C)(18), to amend the solar farm setbacks. The current version of 23-2, subject to possible further amendment, would increase the applicable solar energy farm size from 1.49 megawatts to 5 megawatts.

Respectfully submitted,



Barry Rhineberger
Planning & Zoning Administrator

BR:sd

cc: Planning Commission
Kryzer
Twp. Clerks