

WRIGHT COUNTY BOARD OF ADJUSTMENT

Meeting of: January 8, 2021

A G E N D A

The Wright County Board of Adjustment will meet on Friday, January 8, 2021 at 8:30 a.m. in the County Commissioner's 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, Board of Adjustment 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. In person **public attendance and comments will not be allowed**, to conform with MDH and CDC guidelines to minimize gatherings. The meeting will be broadcast live on the Wright County YouTube channel. Please visit the Wright County Board of Adjustment website at <http://www.co.wright.mn.us/325/Board-of-Adjustment> 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 Barry Rhineberger at barry.rhineberger@co.wright.mn.us by 4:30 pm, Thursday, January 7, or may also be provided and mailed to: Wright County Planning and Zoning, 10 2nd St. NW, Room 140, Buffalo, MN 55313-1185.

ORGANIZATIONAL ITEMS:

- Nomination of a Chair and Vice-Chair for 2021
- Adopt a Meeting calendar.

ACTION ON MINUTES FOR THE DECEMBER 12, 2020 MEETING

1. **RALPH J. GOELZ** – New Item

LOCATION: XXX County Road 8 NW –Lot 1, Block 1, Section 31, Township 121, Range 26, Wright County, Minnesota. (Maple Lake Twp.) Tax #210-148-002010

Requests an “after-the-fact” variance to allow an over-sized 1,680 sq. ft. pole building, 7.7 ft. from the east side property line. Building exceeds 1,400 sq. ft. allowed for a single structure in the R-1 zone according to Section 155.026, 155.049(C)(b) & (F)(3) Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

2. **MARK R. NYSTEDT** – New Item

LOCATION: 7105 Rosewood Ave. NW – Part of the SW ¼ of SW ¼ Section 30, Township 121, Range 28, Wright County, Minnesota. (Southside Twp.) Tax #217-000-303315 & -303309

Requests construction of a 36' x 48' pole building on backlot that brings the total accessory structures to 4,624 sq. ft. on a lot zoned AG General Agriculture (backlot in common ownership with R-1 zoned lake lot) according to Section 155.003(B)(1), 155.026, 155.048 & 155.049 & 155.057, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

3. **STEVEN C. ALBERG** – New Item

LOCATION: 8518 Montgomery Ave. NW – Part of Gov't Lot 1, Section 24, Township 121, Range 28, Wright County, MN. (Pleasant Lake - Southside Twp.) Tax #217-000-241100 & -241401

Requests a variance of Section 155.026, 155.048(G)(4)(c) & 155.057, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow the expansion of the existing “entitlement” lot with an existing house that will not have the minimum 300' wide along the lakeshore.

3. **RALPH & JILL ERICKSON** – New Item

LOCATION: XXX Pitman Avenue NW – Part of Gov't Lot 1, and part of NE ¼ of NE ¼ Section 4, Township 120, Range 28, Wright County, Minnesota. (W. Lake Sylvia – French Lake Twp.) Tax #209-000-041201, -041202 & -041200 Property owners: Hall & Erickson/Perry

Requests a variance of Section 155.026(E)(2), 155.048(F)(4)(c) & 155.057 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow a residential “entitlement” division that will leave less than 300 ft. on West Lake Sylvia. Also a lot line adjust to add approximately .5 acre from the Erickson property to the Hall property.

4. **TIM McGUIRE** – New Item

LOCATION: 1872 Jansen Avenue SE - Part of S ½ of SE ¼ lying in Wright County, Section 9, Township 119, Range 24, Wright County, MN. (Crow River-Rockford Twp.) Tax #215-000-094400 & -094200
Property owner: Paradigm Management Services LLC

Requests a variance of Section 155.026, 155.048(F)(4)(c) & 155.057 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow the separation of the 8.285 acres with existing house lying between the County road and river from approximately 32 acres lying west of the road. The remainder of 215-000-094400 with 215-000-094200 will be combined as one “restricted” lot of record.

5. **JAMES S. NELSON** – New Item

LOCATION: 15403 US Hwy. 12 SW - E 13 acres of SE ¼ of NW ¼ of NW ¼ of NE ¼ & part of SW ¼ of NE ¼, Part of SE ¼ of NE ¼ of NW ¼ Section 33, Township 119, Range 28, Wright County, Minnesota. (Cokato Twp.) 205-000-331200, - 332100, -331204 & -332101
Property owner: Faribault Foods Inc.

Requests a lot line adjustment to adjust the property line and add land from Tax #205-000-331200 to 205-000-332101 and combine 205-000-332100 & 205-000-332101 with 205-000-331204 to expand and combine the parcels with 12.7 acres to the east as regulated in Section 155.026(E)(2), 155.048 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

6. **BRYAN ANDERSON** – New Item

LOCATION: 3966 State Hwy. 55 NW & Several Owners along Donnelly Drive NW – Part of Gov’t Lot 6, & Lots 6-10, 15, 16, 19, 21, 23, 24, 27, 30-32, & 35, Maple Crest, Section 4, Township 120, Range 26, Wright County, Minnesota. (Maple Lake - Maple Lake Twp.) 210-000-043300 & Tax Parcels related to platted lots Property owners: Applicant, Beck, Gerard, Peterson, Schramel, Burau, Glynn, Tangen, Abrams, Spinosa, Erickson, Kirkpatrick, Hermanson, Peter, Lemieux, Feilen

Requests a lot line adjustments to allow backlots out of the Beck property to serve existing small lakeshore lots that are to be owned in common with the lakeshore lots across the platted road as regulated in Section 155.026(E)(2), 155.048, 155.049 & 155.057 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances

Respectfully submitted,



Barry Rhineberger
Planner

Board This meeting is subject to change. Please visit the Wright County Board of Adjustment webpage or sign up for automatic updates for this meeting at <http://www.co.wright.mn.us/list.aspx>.