

**WRIGHT COUNTY PLANNING COMMISSION**

**Meeting of: April 15, 2021**

**A G E N D A**

The Wright County Planning Commission will meet on Thursday, April 15, 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<sup>2nd</sup> 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](mailto:sean.riley@co.wright.mn.us) by 4:30 pm, Wednesday, April 14. Written testimony may also be provided by mailing a signed statement to: Wright County Planning and Zoning, 10<sup>2nd</sup> St. NW, Room 140, Buffalo, MN 55313-1185.

**MINUTES – Action on the minutes for the March 18, 2021 meeting**

1. **ROSS L. DANIELSON** – Cont. from 3/18/21 PUBLIC HEARING CLOSED

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.

2. **JON P. TOEDTER** – Cont. from 3/18/21

LOCATION: 13779 37<sup>TH</sup> St. NW –Part of Gov't Lot 6, Section 14, Township 120, Range 28, Wright County, Minnesota. (backlot of French Lake - French Lake Twp.) Tax #209-000-142402

Petitions to rezone approximately five acres from AG General Agriculture and S-2 Residential Shorelands to R-1 Urban-Rural Transitional and S-2. Also requests a Conditional Use Permit for a platted three-lot subdivision (two new 1-acre residential building lots). The existing house with the remaining 2.9 acres as regulated in Section 155.028, 155.029, 155.049 & 155.057 Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances & Wright County Subdivision Regulations.

3. **KAMI HOLDINGS, LLC – represented by Paul Tucci** – Cont. from 3/18/21

LOCATION: corner of 80<sup>th</sup> St. & Pilger Avenue NW – NE ¼ of NE ¼, Section 28, Township 121, Range 28, Wright County, Minnesota, except tract desc. in Book, 281 of Deeds, page 659 & except tract described in Doc # 1300464. (W. Lake Sylvia - Southside Twp.) Tax # 217-000-281101 Property owner: Hennepin Ave. United Methodist Church

Petitions to rezone 29.5 acres from AG General Agriculture & S-2 Residential-Recreational Shorelands to A/R Agricultural-Residential and S-2. Rezoning would allow one residential building site as regulated in Section 155.028, 155.047 & 155.057 Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances.

4. **KAMI HOLDINGS LLC** - New Item

LOCATION: Approx. 45.5 acres east of Pilger Ave. NW - Part of Gov't Lot 5; South 25 acres of NW ¼ of NW ¼ Section 27, Township 121, Range 28, Wright County, Minnesota. (E. Lake Sylvia -Southside Twp.) Tax #217-000-272200; -272301 & part of -272300

Property owner: Hennepin Ave. United Methodist Church

Petitions to rezone approximately 45 acres from AG General Agriculture and S-2 Residential Recreational Shorelands to R-2a Suburban-Residential and S-2 and establish a Standard Planned Unit Development District. Also a Conditional Use Permit for platted subdivision (six new riparian residential lots) as regulated in Section 155.028, 155.029, 155.051, 155.059 & 155.057 Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances and Subdivision Regulations.

5. **MICHAEL A. LECY** – New Item

LOCATION: XXXX County Rd. 12 S – 4-acre lot desc. as part of Gov't Lot 2, Section 1, Township 119, Range 26, Wright County, Minnesota. (Mink Lake - Marysville Twp.) Tax #211-000-011400 Owner: Paumen Investment Holdings, LLC

Petitions for a Conditional Use Permit to allow a manufactured home to be moved on a 4-acre residential lot approved by the Planning Commission on January 14, 2021 as regulated in Section 155.029, 155.0450 & 155.102(D) of Chapter 155 Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

6. **MICHAEL G. LUDENIA** – New Item

LOCATION: 10587 County Road 8 NW –N ½ of SE ¼ west of road & S ½ of NE ¼, except parcel... Section 7, Township 121, Range 26, Wright County, Minnesota. (Silver Creek Twp.) Tax #216-000-071400

Petitions to amend the existing 1989 Conditional Use Permit for mining to allow operations to include the recycling and stockpiling of concrete and blacktop for resale as regulated in Section 155.029, 155.048 & 155.100 of 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, MN. (Franklin Twp.) Tax #208-200-181101 Owner: Dooley Farm LLC

Petitions to amend the existing Conditional Use Permit to allow a pizza oven kitchen in new building (tasting room) approved at the February 2021 meeting as regulated in Section 155.029, 155.048 & 155.109 of Chapter 155 Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

8. **NOTICE OF INTENT TO AMEND §155.108 SOLAR ENERGY FARMS AND SOLAR ENERGY SYSTEMS (Minimum Escrow Deposit and Surety Amount to be Considered)**

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)(14)(c), to add a minimum escrow deposit and surety amount.

The proposed ordinance can be reviewed in person in the Wright County Planning and Zoning Office in the Wright County Government Center.

Respectfully submitted,

Sean Riley  
Planning & Zoning Administrator

SR:tp