

**WRIGHT COUNTY PLANNING COMMISSION**

**Meeting of: June 3, 2021**

**A G E N D A**

The Wright County Planning Commission will meet on Thursday, June 3, 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 accordance with Minnesota Statute Chapter 13D.021 and the declared state of emergency, Planning Commission members, the applicant, and the general public may participate in person, by telephone, and by other electronic means. The meeting will be held at the Wright County Board Room located at 10 2<sup>nd</sup> St. NW, Buffalo, MN 55313. Public attendance and participation will be allowed, provided all MDH and CDC guidelines to minimize gatherings are adhered to. 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, June 2. Written testimony may also be provided by mailing a signed statement to: Wright County Planning and Zoning, 10 2<sup>nd</sup> St. NW, Room 140, Buffalo, MN 55313-1185.

**MINUTES – Action on the minutes for the May 13, 2021 meeting**

1. **KAMI HOLDINGS LLC** – Cont. from 4/15/21

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.

2. **JUSTON D. DOOLEY** – Cont. from 4/15/21

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.

3. **ANTHONY M. RIEGER-BORER** – Cont. from 5/13/21

LOCATION: 11988 Jarvis Avenue NW – Part of W ½ of NW ¼, Section 3, Township 121, Range 27, Wright County, Minnesota. (Long Lake - Corinna Twp.) Tax #206-000-032200

Petitions to rezone 10 acres of existing 39.2 (approx.) parcel from AG General Agriculture and S-2 Residential-Recreational Shorelands to A/R Agricultural-Residential and S-2 as regulated 155.028, 155.047 & 155.057, Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances.

4. **DONAVON L. DesMARAIS** – Cont. from 5/13/21

LOCATION: XXXX Bice Ave. NW – Property on Birch Lake - Chatham Twp. – Gov’t Lots 1, 2 & 3, Section 35, Township 120, Range 26. Tax #203-000-353400  
Property in Marysville Twp. – Gov’t Lots 3, 4, 5 north of creek & N ½ of NE ¼ Section 2, Township 119, Range 26, Wright County, Minnesota. Tax #211-000-021200 & -012200 & -021400 Property owner: Belinda Jones

Petitions for a Conditional Use Permit as regulated 155.029 & 155.048(G)(5)(a), Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances to allow a cluster of three “1 per 40” entitlements on Birch Lake.

5. **DONAVON L. DesMARAIS** – Cont. from 5/13/21

LOCATION: XXXX Bice Ave. NW – Property on Birch Lake - Chatham Twp. – Gov’t Lots 1, 2 & 3, Section 35, Township 120, Range 26. Tax #203-000-353400  
Property owner: Belinda Jones

Petitions to rezone from AG General Agriculture and S-2 Residential-Recreational Shorelands to A/R Agricultural-Residential and S-2 and also requests a Conditional Use Permit for an unplatted four-lot subdivision as regulated 155.028, 155.029 & 155.047 & 155.057, Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances & Subdivision Regulations.

6. **MICHAEL A. COHRS** – New Item

LOCATION: 5667 90<sup>TH</sup> St. SE– Part of W ½ of E ½ of NW ¼ of NE ¼ Section 24, Township 118, Range 25, Wright County, Minnesota. (Franklin Twp.) 00000000000 Tax #208-200-241202 Property owner: Wuerger

Petitions for a Conditional Use Permit to locate a 17.4 kilowatts AC solar array on the property as regulated in 155.029, 155.047 & 155.108(A)(2), Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances.

7. **LUCAS D. BALDWIN** – New Item

LOCATION: 11513 CR 6 SW– Part of NE ¼ of SE ¼ Section 34, Township 118, Range 27, Wright County, Minnesota. (Victor Twp.) Tax #219-000-344100

Petitions for a Conditional Use Permit to locate three 30,000-gallon LP storage tanks as “non-commercial contractor’s yard” regulated in 155.003(30), 155.029, 155.048(D), Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances.

8. **CHRIS A. LANTTO** – New Item

LOCATION: XXXX CR 3 & 37 NW- Approx. 1.5 acres being described as Part of SE ¼ of SW ¼, Section 15, Township 120, Range 28, Wright County, Minnesota. (French Lake Twp.) Tax #209-000-153410

Petitions to rezone from R-1 Urban-Rural Transitional to B-1 Highway Business as regulated in 155.028 & 155.053 Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances.

9. **JAMES FEEHAN** – New Item

LOCATION: 10356 Aetna Ave. NE - Part of N ½ of SE ¼ Section 7, Township 121, Range 275  
Wright County, Minnesota. (Monticello Twp.) Tax #213-100-074202 & 213-100-  
074203 Property owners: James & Cherie Feehan/Matthew & Melissa Feehan

Petitions to rezone from AG General Agriculture to A/R Agricultural-Residential and for a Conditional Use Permit for a two-lot unplatted residential subdivision (one lot to include existing dwelling) as regulated in 155.028, 155.029, 155.048, Chapter 154 & 155, of Title XV Land Usage of the Wright County Code of Ordinances & Subdivision Regulations.

10. **ROBERT I. GRUYS, JR.** – New Item

LOCATION: XXXX 110<sup>TH</sup> St. NW - Part of Gov't Lot 7, Section 1, Township 121, Range 27 Wright  
County, Minnesota. (Indian Lake - Corinna Twp.) Tax #206-000-013402

Petitions to rezone from AG General Agriculture and S-2 Residential-Recreational Shorelands to R-2 Suburban Rural Residential and S-2 as regulated in 155.028, 155.050 & 155.057 Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances.

11. **DEREK W. NIKKO** – New Item

LOCATION: 2820 Dempsey Avenue SW– Part of SW ¼ of SW ¼ Section 15, Township 119, Range  
26, Wright County, Minnesota. (Marysville Twp.) Tax #211-000-153300  
Property owner: Peterson

Petitions for a Conditional Use Permit to operate a gravel mining operation on approximately 10 acres in the southeast corner of the parcel. Processing of materials such as washing and crushing will still take place in the applicant's current pit to the east. as regulated in 155.029, 155.048(D) & 155.100, Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances.

Respectfully submitted,

Sean Riley  
Planning & Zoning Administrator

SR:tp