WRIGHT COUNTY PLANNING COMMISSION

Meeting of: September 17, 2020

AGENDA

The Wright County Planning Commission will meet on Thursday, September 17, 2020 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 2nd 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 by 4:30 pm, Wednesday, September 16th. Written testimony may also be provided by mailing a signed statement to: Wright County Planning and Zoning, 10 2nd St. NW, Room 140, Buffalo, MN 55313-1185.

MINUTES – Action on the minutes for the August 20, 2020 meeting

1. BEN V. VOESJPKA – Cont. from 8/20/20

LOCATION: 1616 40TH Street SE – Part of SW ¼ of SE ¼; also part of N ½ of SE ¼, Section 20, Township 119, Range 25, Wright County, Minnesota. (Crawford Lake - Rockford Twp.) 215-100-204100 & -204305 Property owner: Brummer

Petitions for a Conditional Use Permit to operate a mining operation to excavate approximately 280,000 yards of material, with some screening, (no washing, no crushing, no bituminous plant is proposed). Amount of fill to be brought back into the site is estimated up to 200,000 yards of top soil, clay and old road base to reclaim the property into a tillable field as regulated in Section 155.029, 155.048, 155.057 & 155.100 of Chapter 155 Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

2. NOAH FISHER, representing Hoffman Construction – Cont. from 8/20/20

LOCATION: 2417 143rd St. NW – NE ¼ of SW ¼, except part to hwy., Section 22, Township 122, Range 26, Wright County, Minnesota. (Silver Creek Twp.) Tax #216-100-223104 Property owner: Walter Coudron

Petitions for a Land Alteration Permit to haul in clean fill from the road project that is in conjunction with the reconstruction of Interstate 94, Wright County, SP 8680-173 to this property as regulated in Section 155.030(D), 155.048(D)(1), Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances.
3. **JASON J. BOGEMA** – cont. from 8/20/20

LOCATION: Huber Avenue SW – All of Block 1, Country Estates, according to plat of record, Section 23, Township 118, Range 27, Wright County, Minnesota. (Lake Ann – Victor Twp.) Tax #219-025-001010 thru 219-025-001080 inclusive Property Owners: Carrabre, Johnson, Norberg, Bogema, Brower, Koskovich & Olson

Petitions to amend Condition #7 of the Conditional Use Permit approving the plat in 2004. The condition reads as follows: “The wetland area adjacent to the lake in Block 1 shall be maintained in the existing, stable, natural condition and no earthmoving, topographic alteration will be allowed in this area” as regulated in Section 155.029, 155.047, 155.057 & 155.059(G)(3) Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances.

4. **MICHAEL A. DEZIEL** – New Item

LOCATION: 4375 Highway 55 SE – Part of NE ¼ of SW ¼, Section 14, Township 119, Range 25, Wright County, Minnesota. (Rockford Twp.) Tax #215-100-144200 Owner: Ruffbuff Properties, LLC

Petitions for a Conditional Use Permit to operate a HVAC business out of the existing site zoned I-1 General Industry as regulated in Section 155.029, 155.055 of Chapter 155 Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

5. **JAMIE L. PRIBYL** – New Item

LOCATION: Property the “entitlement” is coming from: Part of NE ¼ of SW ¼, Section 10, Township 120, Range 26, Tax #210-000-103100 Property the “entitlement is being moved to: Combined parcels: Part of SE ¼ of SE ¼ Section 9; & NW ¼ of NE ¼ & Part of NE ¼ of NE ¼, Section 16, all in Township 120, Range 26. Tax Parcel #210-000-094104 & -161200 & -161101 OWNERS: Dave & Julie Pribyl

Petitions for a Conditional Use Permit to transfer a residential building entitlement from property in Section 10 to the non-contiguous farm parcels owned in Section 9 & 16 as regulated in Section 155.029 & 155.048(G)(5)(b) of Chapter 155 Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

6. **KYLE E. ASHWILL** – New Item

LOCATION: 13140 County Road 35 W – Part of E ½ of SE ¼, Section 35, Township 120, Range 28, Wright County, Minnesota. (French Lake Twp.) Tax #209-000-354101

Petitions for a Conditional Use Permit for a commercial outdoor recreation to operate five training sessions (5 days per session) per season for the public at the existing personal motocross track as regulated in Section 155.003(119), 155.029 & 155.048 of Chapter 155 Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.
7. **BUFFALO LAKE, LLC, represented by Michael M. Erpelding** – New Item

LOCATION: Part of Gov’t Lots 4, 5 & 6 Section 1, Township 119, Range 26, Wright County, MN. (Deer & Buffalo Lakes – Marysville Twp.) Tax #211-000-012400 & -013100

Petitions to rezone from AG General Agriculture & S-2 Residential-Recreational Shorelands to A/R Agricultural-Residential and S-2 and a Rural Planned Unit Development District. Also requests a Conditional Use Permit for a platted 12-lot residential subdivision as regulated in Section 155.028, 155.029, 155.047, 155.057 & 155.059, Chapter 155 Title XV, Land Usage & Zoning of the Wright County Code of Ordinances

8. **SONJA M. DAHLBERG** – Cont. from 12/12/19

LOCATION: 9616 – 140TH Street NW – Part of the SE l/4 of SW l/4, Section 21, Township 122, Range 27, Wright County, Minnesota. (Clearwater River – Clearwater Twp.) Tax #204-100-213401

Commission continued the hearing on December 12, 2019 for review of existing Conditional Use Permit for the personal dog kennel to conduct a site inspection and to bring the use into compliance as regulated in Section 155.029 & 155.048(D), Chapter 155 Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

Respectfully submitted,

Sean Riley
Planning & Zoning Administrator

SR:tp
cc: Planning Commission
    County Board of Commissioners
    Kryzer
    Twp. Clerks
    SWCD