

**WRIGHT COUNTY PLANNING COMMISSION**  
**Meeting of: October 28, 2021**  
**A G E N D A**

The Wright County Planning Commission will meet on Thursday, October 28, 2021 at **7:30 p.m.** in the County Commissioners Board Room at the Wright County Government Center, Buffalo, Minnesota to consider the following items:

1. **DENNIS G. HAVEL** – Cont. from 9/30/21

LOCATION: xxxx Davern Avenue NE – NW ¼ of NE ¼, & part of Gov't Lot 1, Section 3, Township 120, Range 25, Wright County, Minnesota. (Gilchrist Lake - Buffalo Twp.)  
Tax #202-000-031200

Petitions to rezone approximately 85 acres from AG General Agriculture and S-2 Residential-Recreational Shorelands to A/R Agricultural-Residential and S-2 and a Conditional Use Permit for an unplatted eight-lot subdivision as regulated 155.028, 155.047 & 155.057, Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances.

2. **GERALD STOCKHAM** – Cont. From 9/30/21

LOCATION: 12081 Duffield Avenue NW – SW ¼ of SW ¼, Section 33, Township 122, Range 26, Wright County, MN. (Silver Creek Twp.) Tax #216-100-333300

Petitions to rezone from AG General Agriculture to A/R Agricultural-Residential and for a Conditional Use Permit for an unplatted four-lot residential subdivision (one lot to include existing house) as regulated in Section 155.028, 155.029 & 155.047 Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances & Chapter 154, Subdivision Regulations.

3. **MN CSG 10, LLC** – Cont. from 9/30/21

LOCATION: XXX 85<sup>th</sup> St NE – Part of E ½ of SE ¼ & W ½ of W ½ of SW ¼, in Section 21, Township 121, Range 25, AND Part of W ½ of W ½ of SW ¼ in Section 22, Township 121, Range 25, AND N ½ of NW ¼ in Section 27, Township 121, Range 25, Wright County, Minnesota. (Monticello Twp.) Tax #'s 213-100-214100 & 213-100-223200 & 213-100-272201 Property owner's: Sustainable Holdings LLC and Holthaus Properties.

Petitions for a Conditional Use Permit for a 1 MW Solar Farm on approximately 9.8 acres in the southeast corner of the property as regulated in Section 155.048 & 155.108, Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances & Wright County Subdivision Regulations.

4. **MBE, INC.** – Cont. from 9/2/21

LOCATION: xxxx State Hwy. 25 N & 50th Street NE– Part of SW ¼ of SW ¼, Section 4, Township 120, Range 25, Wright County, MN. (Buffalo Twp.) Tax #202-000-043206 Owner: Ventures West LLC

Petitions for a Conditional Use Permit to mine sand and gravel from approximately 32 acres to include screening, washing, crushing of materials and include stockpile and processing of recycled materials as regulated in Section 155.029, 155.048(D) & 155.100, Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances.

5. **TERRY P. GALLE**– New Item

LOCATION: 749 Ebersole Avenue NE – Part of SE ¼ of NW ¼ and E 33' of NE ¼ of NW ¼, all in Section 35, Township 120, Range 25, Wright County, Minnesota. (Buffalo Twp.)  
Tax #202-000-352401

Petitions for a Conditional Use Permit to have a contractor's yard to store equipment and materials for the applicant's lawn care and snow removal business 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.

6. **RYAN M. BRESNAHAN** – New Item

LOCATION: 702 50<sup>TH</sup> St. NE – Part of SW ¼ of SE ¼ Section 6, Township 120, Range 25, Wright County, Minnesota. (Buffalo Twp.) Tax #202-000-064300

Petitions for a Conditional Use Permit to have a contractor’s yard, RMB Construction LLC, to store applicant’s business equipment and materials in a new pole structure to be constructed 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.

7. **DENISE M. FERRELL-BECKALA**

LOCATION: 13493 10<sup>TH</sup> St. SW – W 66 ft. of NW ¼ of NE ¼; & Part of W ½ of SW ¼ of NE ¼ that lies northerly of the N. Fork of Crow River, Section 11, Township 119, Range 28, Wright County, MN. (Cokato Twp.) Tax # 205-000-111201& -111300

Petitions for a Conditional Use Permit to operate a beauty shop in the existing home as a home occupation as regulated in Section 155.029 & 155.048 Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances & Subdivision Regulations.

8. **DONOVAN L. DesMARAIS** – New Item

LOCATION: XXXX Bice Avenue NW – Part of Gov’t Lot 3, Section 35, Township 120, Range 26, Wright County, Minnesota. (Birch Lake – Chatham Twp.) Tax #203-000-353401  
Property owners: Chadwick & Roark

Petitions for a land alteration to allow approximately 100 cu. yds. of material to construct a private gravel lake access/boat launch to be shared by seven lake lots as regulated in 155.030, 155.047, 155.057 & 155.101 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances. The MN Department of Natural Resources will be reviewing the portion of the boat launch that is below the Ordinary Highwater Mark of the lake.

9. **MINNESOTA TEEN CHALLENGE, INC.** – New Item

LOCATION: 8150 - 20<sup>TH</sup> Street SE – W ½ of SW ¼, Section 9, Township 119, Range 24, Wright County, Minnesota. (Rockford Twp.) Tax #215-000-093300  
Property owner: Sacred Portion Foundation

Petitions for a Conditional Use Permit as regulated in 155.003(B)(165), 155.029, 155.048(D)(25) & 155.110 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow operation of a residential treatment and recovery facility using the existing buildings.

**10. ACTION TO ACCEPT THE FINAL PLAT OF HANNAHS LANDING (Kami Holding)**

Respectfully submitted,

Sean Riley  
Planning & Zoning Administrator  
SR:tp

cc: Planning Commission  
County Board of Commissioners  
Kryzer

Twp. Clerks  
SWCD