

# WRIGHT COUNTY PLANNING COMMISSION

Meeting of: May 7, 2020

## MINUTES – (Informational)

The Wright County Planning Commission met May 7, 2020 in the County Commissioners Board Room at the Wright County Government Center, Buffalo, Minnesota.

Present was Board member, Dan Bravinder. Joining the meeting remotely was Ken Felger, Charlie Borrell, Pat Malberg & Jan Thompson. Absent was Chairman, Dan Mol.

Felger called the meeting to order at 1:10 p.m. with Sean Riley, Planning & Zoning Administrator present, representing the Planning & Zoning Office; and Greg Kryzer, providing legal counsel remotely.

### MINUTES

On a motion by Borrell, seconded by Thompson all voted to adopt the March 12, 2020 minutes as printed.

#### 1. GREGG R. MATHIOWETZ – New Item

LOCATION: Part of E ½ of NE ¼, Section 34, Township 118, Range 27, Wright County, Minnesota.(Victor Twp.) Tax #219-000-341102 Property owner: Lucille Schermann

Petitions for an extension of the 2019 Conditional Use Permit for a temporary borrow pit for the 2020 season to allow removal of 25,000-35,000 cubic yards of dirt to be used for the Winsted Airport project as regulated in Section 155.029, 155.048 & 155.100 Chapter 155 Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

Present: Greg Mathiowetz, participated in the meeting remotely

- A. Riley went through slides to show the air photo and location of the property. Noted the current zoning map and Land Use Plan map show the property as AG. The current use is a farm field and proposal before the Commission is a renewal of a Conditional Use Permit for a land alteration to move soils off site. He deferred to the applicant to explain the project and reason for delay. Town Board approval was received. County Highway Department has set controls for hauling.
- B. Mathiowetz – explained the request has not changed from last year. The project was delayed because some Federal funding for the Aviation project did not become available until late last fall. He stated the project takes down a couple of hills, stripping the top soil and using the material for building the runway at the Waconia airport. The excess material will be brought back to this property to make sure there is positive drainage and when the project meets the owner's expectations, he will sign off. This will improve the farmland by taking the porous soils for constructions and flattening the field.
- C. Felger opened the hearing for questions and comments from the Commission.
- D. Riley noted the property owner to the north wanted assurance that they do not get additional drainage onto their property due to this project. He estimated the project is approximately 800' from their property line and currently drains the other way. From what he can tell, lowering the hills would not result in more water going in that direction.

- E. Mathiowetz - explained they will have berms along there to prevent water from going in that direction or running to the north. He felt flattening these hills would reduce the amount of water runoff. Riley added – that owner did not follow up with further comment after he explained water should infiltrate more.
- F. Kryzer asked the size of the area to be affected. Mathiowetz estimated five acres and understands if they go over five acres another permit is needed. He added they plan to berm and seed within the farm.
- G. Felger questioned if the hours of operation would be similar to mining operations. Riley explained the permit had been issued for Monday-Friday 7 a.m. to 7 p.m. and up to five Saturdays. He questioned if the applicant finds that agreeable. Mathiowetz – stated they do not intend to work any Saturdays, however, would like the option in the event they run into a reason to.
- H. Bravinder asked for further explanation on the documents and statement regarding “positive drainage” in relation to the property that lies to the north. Mathiowetz – explained the work involves cutting down the hill and the owners did not want a big pond that would prevent them from farming it again. Want to be sure there is no standing water after the project is completed.
- I. Hearing no further questions, Felger called for a motion.
- J. Mahlberg moved to grant a one-year extension to the Conditional Use Permit granted in 2019 for a temporary borrow pit for mining according to the narrative and plans submitted. All conditions of the Wright County Highway Department shall be followed. The permit shall be good for one year and will expire June 27<sup>th</sup>, 2021. All traffic will go south out of the site and no hauling is allowed on Wright County Township roads. Hours are limited to 7 a.m. – 7 p.m. Monday – Friday and up to five Saturdays a year for those same hours. Borrell seconded the motion

VOTE: CARRIED UNANIMOUSLY

2. **FINAL PLAT** - Franklin Ponds Second Addition.

On s motion by Bravinder, seconded by Mahlberg all voted to accept the final plat and authorize the Chairman's signature.

3. **DISCUSSION**

Riley noted the upcoming meeting will likely have more items and the possibility they would be more complicated requests. Asked if the Thursday at 1 p.m. meeting time was acceptable or if an alternative date and time are preferred. The consensus was agreeable to the date and time. Riley noted the difficulties with holding a public hearing when they do not know the number of public participants. The format would be the same and noted the public does not always have a reaction until they hear the proposal and other comments. It might be necessary to continue an item for further input or a site inspection.

Thompson agreed with Riley's point. Kryzer noted the current process meets all the legal requirements. Borrell agreed with the process but did not object to accommodating someone. Riley – noted the concern is that some parties may not be comfortable with the call-in process and want more time. Mahlberg felt the general public can do this and not sure they can pre-judge so they end up with future rounds of comments coming in. Riley – noted the complaints come to him after the meeting. Bravinder noted there are three different ways the public can participate. They can email a response, or mail in a response as long as it is received by 4:30 p.m. the previous day; and they can take part of the Web-Ex. He is satisfied with the current process allows for adequate public participation.

On a motion by Mahlberg, seconded by Borrell, the meeting was adjourned at 1:30 p.m.

Respectfully submitted,

Sean Riley  
Planning & Zoning Administrator

SR:tp

cc: Planning Commission  
County Board of Commissioners  
Kryzer  
Twp. Clerks  
Applicants/Owners