The Wright County Planning Commission met July 9, 2020 in the County Commissioners Board Room at the Wright County Government Center, Buffalo, Minnesota. Vice-Chair, Ken Felger, called the meeting to order at 1:05 p.m. with Dan Bravinder present in person, joining remotely were Commission members, Pat Mahlberg, Jan Thompson & Charlie Borrell. Absent was Dan Mol. Sean Riley was present to represent the Planning & Zoning office; Attorney, Greg Kryzer, was legal counsel.

MINUTES
On a motion by Borrell, seconded by Bravinder a unanimous ballot was cast to approve the minutes for the June 18, 2020 meeting as printed.

1. **JOHN HOVLAND** – Cont. from 6/18/20

LOCATION: 5834 Fairhill Dr. SE – Part of S ½ of NE ¼ of Section 12, Township 119, Range 25, Wright County, Minnesota. (Rockford Twp.) Tax #215-100-121401

Petitions for a Conditional Use Permit for Commercial Outdoor Recreation to allow for outdoor group activities for the public on their homesite. Activities are educational in nature to introduce the public to ag operations and environment with some retail sales. Also, group events to include outdoor weddings as regulated in Section 155.003(119), 155.029 & 155.048(D), Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

Present: John Hovland

A. Riley summarized the request is commercial outdoor recreation and a site inspection was made by the Commission. A draft motion was provided for discussion based on the application and what has been allowed for this type of use. Riley provided Hovland with the suggested motion.

B. Hovland stated he wants the opportunity to safely offer the experience of farm activities to the public. Now they have grapes and strawberries growing.

C. Felger noted most of the Commission members visited the site. Beautiful property and seems to be within the Ordinance with a few modifications. Opened the hearing up for public comment. Noting no one has signed on.

D. Thompson had no comment.

E. Borrell – is supportive, felt this is a beautiful thing and hopes it works out. He felt if they add a condition that requires traffic be routed as suggested by the Town Board that would address their concern.

F. Felger agreed this is a nice venue.

G. Bravinder felt this is a great use, the neighbors agree. Asked if the applicant understands the public cannot use the outbuildings? Hovland – yes, he understands. Porta potties for bathroom facilities are proposed.
H. Felger noted at the site the lower level of the barn was decorated and asked if they had a group out here. Hovland stated his daughter had her wedding here and they have not put decorations away. Felger asked if there is a way to secure the outbuildings so the public does not wander into them? Hovland yes, they can put locks on the doors. Felger asked if the applicant had a chance to read the proposed motion? Hovland indicated he just received it. Felger questioned allowing an 8 a.m. start time on the weekends. Although he was not sure if other applicants have asked, Riley explained traditionally the Board has not granted the early hours on the weekend. Hovland stated they requested the 8 a.m. for berry picking and if they wanted to offer coffee in the vineyard. Riley suggested the Board could limit the 8 a.m. to the small gatherings and not large events. Hovland agreed indicating nothing is planned for large events that early. Bravinder suggested action could state the smaller events week days and weekends could start at 8 a.m. Hovland indicated he would like the permit to include 8 a.m. on the weekends. He could see some of the classes working in the vineyard would be mid-morning.

I. Mahlberg stated the concerns have been more with the ending times. They could set times according to the scope of the event out here and 10 a.m. does not concern him, outdoor events could cause some noise. Felger noted hay sales start very early, not sure he sees a difference.

J. Bravinder moved to approve a Conditional Use Permit for commercial outdoor recreation for outdoor group events/activities in accord with the narrative and site plan on file with the following conditions: 1) For the large weekend events the maximum number of people on site at any one time is limited to 200 and for the smaller daily events the maximum number of people on site is 40; 2) Large events are limited to a maximum of 20 per year and are only allowed on weekends (Friday-Sunday) and during the months of May through October; 3) Large events or smaller weekend events to start no earlier than 8 a.m.; no amplified music is allowed and all music must cease by 11:00 pm; 4) no overnight activity; 5) Smaller weekday events have operating hours of 8:00am to 6:00pm from May through October; 6) All food and liquor must be catered in with licensed caterers and cannot be prepared on site; 7) Security must be present at all large events; 8) Parking is approved in accord with plans presented, however the County reserves the right to require improved parking in the future if complications arise. No parking on the road at any time and traffic for events should access the property from the north end of Gabler Ave SE to Fairhill Dr. SE; 9) All events must take place outdoors and the use of any buildings are prohibited. Tents are allowed for the events and shelter but must be removed after the event is over; 10) Porta-potties would need to be provided for each event and meet County guidelines; 11) Township reviews in a year for compliance; and 12) Any changes or expansions to the use or these conditions would require an amended Conditional Use Permit. Mahlberg seconded the motion.

VOTE: CASRRIED UNANIMOUSLY
2. **VONCO** - New Item

LOCATION: 7949 Baker Avenue NW - Part of N ½ of NW ¼, Section 25, Township 121, Range 26, Wright County, Minnesota. (Maple Lake Twp.) Tax # 210-100-252203; -252206; -252202 & -252201 Property owner: Ward & Zander

Petitions for an extension of the Conditional Use Permit issued June 8, 2017 to complete a phased clay borrow operation as regulated in Section 155.027, 155.029, 155.048(D) & 155.100 of Chapter 155 Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

Present: Aric Olsen

A. Riley reviewed the location and permit that will expire the end of this year. Applicant is requesting a three-year extension. Riley turned to the applicant to describe the reason for extension.

B. Olsen – explained they had hauled out about 21,000 yards in June and July of 2018 and in August 2018 they reclaimed the field. The material is used to line the landfill across the river. Typically, material for the liner is only needed every other year; however, they occasionally get a job that needs some clay. Veit is their “sister” company. Currently they do not have any bids that call for clay and don’t expect any this year. Estimate is a total of 157,000 cubic yards and still keep the slopes at 2% so that the property can be farmed after reclamation. The owner and Zander who farm it did not have any issues with the reclamation last time. No plans to excavate this year, but there is a possibility for a job in 2021 and in two years would need to excavate for the landfill.

C. Felger then they would likely be back after the 2021 season. Olsen yes, unless another job came up. Felger asked if the amount of material had a limit. Olsen - they had estimated 10,000-50,000 would be removed in the first phase. Felger recalled there was some concerns with trucks exiting east? Olsen – explained the route taken. They did not have any issues with the haul route. Riley – stated they did not get any calls or complaints. That was the route required by the Commission.

D. The hearing was opened for public comment, hearing no response Felger returned to the Commission for comment.

E. Mahlberg and Borrell – had no comment. J. Thompson – asked about the reclamation plan. Olsen – explained after each phase, they strip the top soil and retain it along the perimeter, they grade the subsurface to drain, at least at a 2% slope, and then they return the top soil for farming. This will be done before the fall so that the following growing season it can be farmed. Thompson asked, completed when? Olsen will use more material in 2022. The landfill still has a lifetime for over 30 years, so there will be a need for the material. This is one field they will use and there may be other projects that could come up.

F. Bravinder – the Town Board is asking for a one-year permit but would that benefit them to keep it active only until end of 2021. Olsen – they would keep it active. Riley – if they knew for a fact they won’t mine next year, it could have expired, and they could have come back to renew it. Olsen – want the option in the event something comes up. Riley suggested a compromise is to extend it to the end of 2022. Bravinder understands the
township is saying 2020; but, hearing the applicant’s narrative he questioned if that makes sense. Riley – because he was not at the Town Board meeting, does not know the discussion. Thompson felt they should honor the Town Board’s recommendation. Bravinder – the applicant would be back in a year to renew. Borrell – would suggest they go to the end of 2022. Thompson – felt because it is a Conditional Use they should abide by the recommendation of the Town Board.

G. Felger asked the original permit date? Riley 2017 and the current CUP will expire at the end of this year. They thought more than 20,000 cu. yds. would have been removed by now. Felger – his opinion is that nothing may occur in 2021, but would agree they could extend this out to the end of 2022.

H. Mahlberg – question for Riley is whether on the Township Response Form they had information that the permit would expire on December 2020. Was there any other discussion at the Township? Riley confirmed the language on the notice they received included the expiration date. Mahlberg it may not have been known this is phased? Riley read the information on the Town Board form that said it was a phased operation. Mahlberg – could anyone relay whether there was any discussion at the Township level? The Commission does defer to the Town Board’s recommendation Riley – the applicant has indicated he was not present and believes the meeting was limited because of COVID. Usually if they don’t understand the details or need more time to meet with the applicant, they report that.

I. Borrell – having difficulty hearing the discussion. He could go either way and would be willing to extend it to the end of 2021. Mahlberg – wants to make sure the issues get fleshed out; he is inclined to abide by the Town Board’s recommendation. Borrell – the difficulty is not knowing if they are firm on that or was a side note. Riley – an option would be to continue to clarify the discussion at the Town Board meeting. If continued the applicant could either meet with them or provide documentation. Borrell asked the applicant what he would prefer. Olsen – when he first sat down with the Town Board they were not very receptive to the CUP; not sure the reason other than the haul route that was satisfied. He felt a one-year extension was acceptable and when hearings are more open, he could sit down with the Town Board and review things.

J. Mahlberg moved to approve a Conditional Use Permit for a temporary borrow pit for clay mining according to the plans and conditions listed in the technical memorandum submitted by Wenck, dated April 27, 2017 & June 1, 2017, and with the first proposed haul route as listed, hours in the technical memorandum as amended should reflect there is no Saturday hauling and is limited to 8 a.m. – 5 p.m., Monday-Friday. The permit will expire December 1, 2021. Any operations past that time will require another hearing by the Planning Commission. All conditions of the Wright County Soil & Water Conservation District office shall be followed, and applicant post a $10,000 performance bond to benefit Wright County in the event the applicant fails to reclaim the property or fails to comply with any of the conditions listed in the permit. Thompson seconded the motion.

VOTE: CARRIED UNANIMOUSLY
3. **ROBERT GRUYS** – New Item

LOCATION: Part of Gov’t Lot 7, Section 1, Township 121, Range 27, Wright County, Minnesota. (Indian Lake – Corinna Twp.) Tax # 206-000-013400

Petitions to rezone approximately 33 acres zoned AG General Agriculture and S-2 Residential Recreational Shorelands as follows: That part of the property that is riparian shoreland to R-2 Suburban Residential (minimum 2.5 acre lot standard) and the balance that is non-riparian to R-2a (minimum 5 acre lot standard) as regulated in Section 155.028, 155.050, 155.051 & 155.057 of Chapter 155 Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

Present: Steve Bruggeman, Oak Realty representing Gruys

A. Riley displayed the location maps to show the property in Corinna Township. Currently, the property is zoned AG General Agriculture and in the Land Use Plan for Rural-Residential. The rezoning is under the authority of the County and the Town Board in this case would act on a subdivision. The concept plan provided, shows one riparian lot, proposed for the R-2 zone; and, the balance that is non-riparian to be the R-2a zone. Rezoning would allow the property to be developed. Residential Large Lot allows 5-10 acres.

B. Felger asked if the property has 2 parcel ID’s and what are the surrounding zones? Riley –one tax ID, as the map shows, the property is split and not contiguous. The zoning map was viewed to show the current zoning in the area. Rural Residential is a minimum 5 acres, except they can go smaller on riparian. The shoreland is only enough for one riparian lot.

C. Public comment was included in the Commission’s Staff Report. No request for call-in

D. Bruggeman taking a parcel that is zoned AG and making it residential. Did meet with the Town Board and received their approval and will go back for the subdivision process.

E. J. Thompson – difficult to follow the conversation. Borrell agreed it is hard to hear, although the County has some leeway, felt this would be a good use of the land near the lake and make some nice lots. He would lean in favor even though it might be pushing the envelope; but likes the concept. J. Thompson – questioned how far this residential zoning would be from a City or any potential for future water and sewer? Bruggeman felt it is 7-10 miles from Maple Lake or Annandale. Felger –summarized the surrounding development. This parcel is near a lake where it is surrounded by 10-acre residential lots except for the lakeshore lots that are smaller. There is a wooded 40-acre parcel. Not close to a City and he doubts sewer and water would come out here. Thompson any site inspections in this area? She felt this is an important decision and would like to see the site first. Bravinder – reminded that both Corinna Planning Board and their Town Board have approved the request and is something they want. Noted the Commission does not always follow what the Town Board recommends. Thompson agreed that is a good point but would like to see it. Felger would agree with a site inspection. Borrell is not opposed to a site inspection.
F. Thompson moved to continue to July 30, 2020 for a site inspection. Borrell seconded the motion.

VOTE: CARRIED UNANIMOUSLY

4. **DISCUSSION ON SCHEDULING A SITE INSPECTION**

Riley reminded the Commission had continued a temporary kennel permit for Dahlberg in Clearwater Township. If the Commission wants to add that to the site inspection agenda, they could look at that the same day.

On a motion by Thompson, seconded by Borrell, all voted to schedule the Gruys and Dahlberg site inspection for Friday, July 17 at 1:00 p.m.

Meeting adjourned at 2:10 p.m.

Respectfully submitted,

Sean Riley
Planning & Zoning Administrator

SR:tp

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