The Wright County Planning Commission met July 30, 2020 in the County Commissioners Board Room at the Wright County Government Center, Buffalo, Minnesota. Chair, Dan Mol, called the meeting to order at 1:00 p.m. with Dan Bravinder present in person, joining remotely were Commission members, Pat Mahlberg, Jan Thompson, Charlie Borrell and Ken Felger. Sean Riley was present remotely to represent the Planning & Zoning office; Attorney, Greg Kryzer, was legal counsel.

MINUTES
July 9, 2020 minutes have one change to be noted. On page 4 the date of 2020 in the first sentence is incorrect.
On a motion by Borrell, seconded by Felger a unanimous ballot was cast to approve the minutes for the July 9, 2020 meeting with the one date changed on page 4 to reflect what the township submitted.

1. **ROBERT GRUYS** – Cont. from 7/9/20

   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 noted that this item was continued from the July 9, 2020 meeting for a site inspection. This item is in Corinna Township and the Planning Commission is only deciding on the rezoning. The subdivision will be done at the Township level. The property is in the Land Use Plan for residential large lots. The shoreland lots are proposed to be R-2 and the balance that is not shoreland is proposed to be R-2a.

   B. Bruggeman has nothing additional to add for the Board.

   C. Riley states there is no one present from the public to speak. The comments received by mail from the previous hearing are in the Staff Report.

   D. Borrell feels the proposed plan is very fitting for the area. He is supportive of the plan as it makes sense to him for the area.

   E. Felger notes that he was on the site inspection visit. He understands the R-2 lots along the water but he is questioning the further west lots Land Use Plan. Riley confirms that in the land use these lots are residential large lots. Felger has a concern about the most westerly lots and feels they should be zoned differently than proposed.
F. Bravinder agrees with Felger on wanting a different zoning for the most westerly lots. He brought up the concern about the weeds that were noticed on site during the site inspection. Bruggeman confirmed that the weeds on site have since been addressed. Bravinder notes that the Plan fits well for the area and the Township Board and Corinna Planning and Zoning like the proposal, so he would be ok with the plan as well.

G. Mol expressed that he is in favor of this rezoning and feels the plan proposed is very fitting for the area and what it will become in the near future. He did not go to the site inspection because he is very familiar with the area. He noted that on the west side of Sugar Lake this type of development has already taken place. He does not see anything wrong with this proposal and feels the Township has been handling this type of development very well.

H. Mahlberg questioned the zoning and developments along Sugar Lake. Mol confirms it is very common on Sugar Lake. Mahlberg had the same concerns as Felger and Bravinder about the west lots not on the lakeshore. His concerns were put to rest with the explanation from Mol on the surrounding area. This is very consistent with what Corinna Township is doing and has been doing for years.

I. Thompson questioned the Land Use Plan for the proposed site. Riley confirmed that this piece is in the Land Use Plan for residential large lots. He explained that does not mean the Planning Commission and the County Board will rezone it to that designation. Whatever the Planning Commission decides as the zoning then the subdivision standards would have to meet the zoning districts requirements.

J. Felger confirmed with Riley that the proposal meets the residential large lot standards that the piece of property is in the Land Use Plan for.

K. Bravinder motions to approve the rezoning to the County Board of Commissioners to rezone the riparian portion of the property from AG General Agriculture and S-2 Residential Recreational Shorelands to R-2 Suburban Residential (minimum 2.5 acre lot standard) and the balance that is non-riparian from AG General Agriculture and S-2 Residential Recreational Shorelands to R-2a Suburban Residential (minimum 5 acre lot standard) because the Board feels it meets the criteria laid out in the Land Use Plan and the Town Board approves. Borrell seconded the motion.

VOTE: CARRIED UNANIMOUSLY
2. **BEN V. VOSEJPKA** – New Item

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.

Present: Ben Vosejpka

A. Riley summarizes this new request for a long-term gravel mining operation. The parcel with the proposed operation is zoned AG and is in the Land Use Plan for AG residential. The 44-acre piece is on the southeast side of Crawford Lake. The applicant provided a mining plan, a storm water management plan and restoration plan. Riley notes that the Township Board has not provided a formal response to the item. The Township has indicated that they would not like the trucks hauling to use Briarwood Ave. The County Highway Department responded that they do not want the access to the property directly on to the County Road but would like to see it on to Briarwood Ave.

B. Vosejpka explains that he is not sure where the road will go. He explains that his plan was to have the trucks haul south west through the southern parcel on to Briarwood Ave. He explained that he will be meeting with the Township on August 4th. The Township only allows three open pits in the area and recently one pit closed so he is next on the waiting list at the Township and would like to get that open position filled. Other then the road issue, Vosejpka asked the Board if they have anything they need from him before the next meeting. No response was given by the Board.

C. Riley stated that there is no one from the public in attendance. Two public comments have been received in writing and were provided in the Staff Report.

D. Felger motioned to continue the item for a site inspection to the August 20, 2020 Planning Commission meeting. Thompson seconded the motion.

**VOTE: CARRIED UNANIMOUSLY**
3. **DISCUSSION ON SCHEDULING A SITE INSPECTION**

Felger noted he would like to have the Township represented at the site inspection. Riley noted that notices will be sent to the Township to attend.

On a motion by Borrell, seconded by Felger, all voted to schedule the Vosejpka site inspection for Friday, August 14, 2020 at 1:00 p.m.

Meeting adjourned at 1:40 p.m.

Respectfully submitted,

Sean Riley
Planning & Zoning Administrator

SR: bm

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