

WRIGHT COUNTY PLANNING COMMISSION
Meeting of: February 16, 2023
AGENDA

The Wright County Planning Commission will meet on Thursday, February 16, 2023 at **7:30 p.m.** in the County Commissioners Board Room at the Wright County Government Center, Buffalo, Minnesota to consider the following items:

ACTION ON JANUARY 19, 2023 MINUTES

PUBLIC HEARINGS:

1. **TATE KOENIG** – cont. 1/19

LOCATION: 4463 Agate Ave SE – Part of the S 1/2 of NE 1/4, Section 30, Township 119, Range 25, Wright County, Minnesota. (N. Fork Crow - Franklin Twp.) Tax #208-300-301402 Property Owners: Scott B Steinle

Petitions for a Conditional Use Permit to operate a seasonal storage facility as regulated in Section 155.003 (129a), 155.029, & 155.048, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

2. **CHARLES WEBB** – cont. 1/19

LOCATION: 6769 & 6747 Pilger Ave NW - Part of Government Lt 3 plus Part of Lot 1, Alvah Bull Addition Number 1 and Government Lot 4 of Section 18, Township 121, Range 25 of Wright County, MN (W. Sylvia - Southside Twp.) Tax # 217-000-331207, 217-000-332402 & 217-011-000012 Property Owner: Duane D. Sparks & Mary D. Sparks.

Petitions for a Conditional Use Permit to rezone a northern 50-foot strip of the property from R-1 Urban/Rural Transition to R-2 Suburban Residential as regulated in 155.028, 155.049 & 155.050 Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances.

3. **CHARLES WEBB** – cont. 1/19

LOCATION: 6769 & 6747 Pilger Ave NW - Part of Government Lt 3 plus Part of Lot 1, Alvah Bull Addition Number 1 and Government Lot 4 of Section 18, Township 121, Range 25 of Wright County, MN (W. Sylvia - Southside Twp.) Tax # 217-000-331207, 217-000-332402 & 217-011-000012 Property Owner: Duane D. Sparks & Mary D. Sparks.

Petitions for a Conditional Use Permit to amend an existing Conditional Use Permit for an unplatted subdivision approved in 1980 by adding an additional 50 ft. to a lot as regulated in 155.029, 155.050 & 155.057, Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances.

4. **KYLE ASHWILL** – New

LOCATION: 15405 US Highway 12 SW – Pheasant Addition Lot 7, Block 1 of Section 33, Township 119, Range 28, Wright County, Minnesota. (Cokato Twp.) Tax #205-023-001070 Property Owners: APP Properties LLC.

Petitions for a Conditional Use Permit to operate a contractor's yard on a newly created parcel in the I-1 General Industry zoning district as regulated in Section 155.029, 155.055 of Chapter 155 Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

5. **TYLER HACKMAN** – New

LOCATION: 4915 Reardon Ave SW – East 659.13 ft. Of South 676.13 ft. of SE ¼ of SE ¼ except Parcel 8 on MN DOT R/W PLAT NO 86-19 of Section 30, Township 119, Range 28, Wright County, Minnesota. (Cokato Twp.) Tax #205-000-304402 Property Owners: Syngenta Seeds Inc.

Petitions for a Conditional Use Permit to amend an existing CUP to allow for a 725 square foot office addition to an existing seed manufacturing facility as regulated in Section 155.029, & 155.055, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

6. **TERI DICKINSON** – New

LOCATION: XXXX County Road 8 SW – Part of the North 1/2 of the Southeast 1/4 of Section 6, Township 119, Range 26, Wright County, Minnesota. (Marysville Twp.) Tax #211-000-064102 Property Owners: LeRoy Jelen and Susan Jelen

Petitions to rezone approximately 70.27 acres from AG General Agriculture to A/R Agricultural-Residential as regulated in Section 155.028, 155.047 & 155.048, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

7. **KAYLA BARTHEL** – New

LOCATION: 14555 County Road 37 NW - Approx. 1.5 acres being described as Part of SE ¼ of SW ¼, Section 15, Township 120, Range 28, Wright County, Minnesota. (French Lake Twp.) Tax #209-000-153410 Property Owners: Db Properties MN LLC

Petitions for a conditional use permit for a specific use for an off-sale liquor store in the west unit of an existing commercial building in the B-2 General Business zoning district, as regulated in Section 155.27, 155.029, 155.054(B) Chapter 155, Title XV, Land Usage & Zoning of Wright County Code of Ordinances.

8. **MELISSA BEAUDRY** – New

LOCATION: 9859 Clementa Ave NW – part of the East 1/2 of the Northeast 1/4 of Section 15, Township 121, Range 26, Wright County, (Silver Creek Twp.) Tax #216-000-151400 Property Owner: BGL Property Holdings LLC

Petitions for a Conditional Use Permit for Commercial Ag Tourism to operate a wedding venue on the existing horse farm as regulated in Section 155.003(25), 155.029, 155.047(D) & 155.109 Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

9. **KNIFE RIVER CORP. – NORTH CENTRAL** – New

LOCATION: 4301 County Road 39 NW – S ½ of NW ¼ of SE ¼ and S ½ of NE ¼ of SE ¼ and S ½ of SE ¼ and N ½ of NW ¼ of SE ¼, except tract described in Book 321 of Deeds, page 439, at the Office of the Wright County Recorder; all Section 8, Township 121, Range 26, Wright County, (Silver Creek Twp.) Tax #216-000-084300 Property Owner: Naaktgeboren

Petitions renew and amend a CUP to allow the operation of an asphalt plant, truck hauling and storage/stockpiling of recycled materials for the 2023-2025 season. Request extended hours to allow for 6:30am start time for generator warmup and hours of plant and mining operations to be Monday-Saturday 7am to 7pm as regulated in Section 155.029, 155.048(D) & 155.100 of the Wright County Code of Ordinances.

10. **ACTION TO ACCEPT THE FINAL PLAT OF COUNTRY ESTATES 2ND ADDITION (James Freebersyser)**

Respectfully submitted,



Barry Rhineberger
Planning & Zoning Administrator

BR:sd

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