

WRIGHT COUNTY PLANNING COMMISSION

Meeting of: March 3, 2022

AGENDA

The Wright County Planning Commission will meet on Thursday, March 3, 2022, 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 FEBURARY 17, 2022 MINUTES

PUBLIC HEARINGS:

1. **JACKIDOTY** – Continued

LOCATION: 799 Chamberlain Ave SE – Part of E 1/2 of SE 1/4 Section 4, Township 1119, Range 25, Wright County, Minnesota. (Rockford Twp.) Tax #215-100-044404 Property Owner: KO Storage of Buffalo LLC.

Petitions for a Conditional Use Permit to allow expansion of the existing storage facility with a 44' x 80' shop as regulated in Section 155.029 & 155.054(B), Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

2. **VALLEY PAVING, INC.** - New

LOCATION: Part of the East ½ of the SE ¼, Section 21 & W ½ of the W ½ of SW ¼, Section 22, all in Township 121, Range 25, Wright County, Minnesota. (Monticello Twp) Tax #213-100-214100 & 213-100-223200 Property Owner: Joseph & Janice Holthaus

Petitions for a Conditional Use Permit to allow the operation of a temporary asphalt hot mix plant for the 2022-2024 road construction seasons. Hours of plant operation to be Monday-Friday 7 a.m. – 7 p.m. Saturday operations to be from 7 a.m. – 5 p.m. with prior notification to the Town Board, 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.

3. **MID-MINNESOTA HOT MIX INC.** - New

LOCATION: 8779 Oliver Ave NW – Part of the NE 1/4 that lies north of the railroad and except tract.....,Section 22, Township 121, Range 28, Wright County, Minnesota. (Southside Twp.) Tax #217-000-221100 Property Owner: LAMCO Land LLC

Petitions for a Conditional Use Permit as regulated in Section 155.029 & 155.100 Chapter 155, of Title XV Land Usage of Wright County Code of Ordinances to locate a hot-mix plant in the existing pit with related stockpiling and recycling of materials for a period of three years. Temporary permit issued through the 2021 season has expired.

4. **DUANE ROLSTAD**- New

LOCATION: 1735 40th St. SE – NE 1/4, Section 29, Township 119, Range 25, Wright County, Minnesota. (Rockford Twp.) Tax #215-100-291400 Property Owner: Gauger Ltd. Partnership LLP

Petitions for a Conditional Use Permit to extend the 2019 Conditional Use permit for another two years for the temporary sand borrow operation with an estimated 6,000 – 8,000 cu. yds. left as regulated in Section 155.027, 155.029 & 155.048(D) & 155.100 of Chapter 155, of Title XV Land Usage of Wright County Code of Ordinances.

5. **JLC Materials Inc.** - New

LOCATION: 3424 Dempsey Ave SW - West Half of the NW ¼ Section 22, Township 119, Range 26, Wright County, Minnesota (Marysville Twp.) Tax # 211-000-222300 Property Owner: Granger Family Farm LLC

Petitions for a Conditional Use Permit to renew the mining permit issued in 2019 for mining, crushing, and recycling of concrete and asphalt and the operation of a wash plant for another 5 years. Also, to include a slight expansion of the original pit boundaries, as regulated in Section 155.029, 155.48(D) & 155.100 of Chapter 155, of Title XV Land Usage of Wright County Code of Ordinances. Current mining permit expired December 31, 2021.

6. **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 for a CUP to allow the operation of a temporary asphalt plant with related truck hauling and stockpiling and storage of recycled asphalt and concrete for the 2022 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 Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances.

7. **NELSON ACRES LLC**- New

LOCATION: 398 127th St NW – Gov't Lot 1 & 80 rods of Gov't Lot 2 & W ½ of SE ¼ of Section 36, Township 122, Range 26, Wright County, Minnesota. (Melrose Lake - Silver Creek Twp.) Tax #216-100-361301

Petitions for a Conditional Use Permit as regulated 155.029, 155.048(G)(5)(a), and 155.057, Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances to allow a cluster of three “1 per 40” entitlements in one location.

8. **ESTATE DEVELOPMENT CORPORATION** - New

LOCATION: 11216 Eastwood Ave SE – Part of the W 1/2 of the NW 1/4, Section 35, Township 118, Range 25, Wright County, Minnesota. (Franklin Twp.) Tax #208-200-352300 Property Owner: David Lubben Rev. Trust

Petitions for a Conditional Use Permit to allow a platted six-lot residential subdivision as a Planned Unit Development as regulated in Section 155.029, 155.047, & 155.059, Chapter 155 Title XV, Land Usage & Zoning of the Wright County Code of Ordinances & Chapter 154, Subdivision Regulations.

9. **DISCUSSION ITEM**

Richard and Diane Stirling Kennel (PID #204-100-131403)