

WRIGHT COUNTY PLANNING COMMISSION

Meeting of: March 18, 2021

A G E N D A

The Wright County Planning Commission will meet on Thursday, March 18, 2021 at **1:00 p.m.** in the County Commissioners Board Room at the Wright County Government Center, Buffalo, Minnesota to consider the following items:

In response to COVID-19, and pursuant to Minnesota Statute Chapter 12 relating to Emergency Management, Governor Walz has declared a state of emergency. In response to the state of emergency and in accordance with Minnesota Statute Chapter 13D.021, Planning Commission members and the applicant may participate in person, by telephone, or other electronic means. The meeting will be held at the Wright County Board Room located at 10^{2nd} St. NW, Buffalo, MN 55313. To conform with MDH and CDC guidelines to minimize gatherings, in-person public attendance and comments will not be allowed. For viewing and participation options, the meeting will be broadcast live on the Wright County YouTube channel. Please visit the Wright County Planning Commission website at <http://www.co.wright.mn.us/333/Planning-Commission> the week of the meeting for the link to the video and further instructions on how to participate. You may submit written testimony by emailing Sean Riley at sean.riley@co.wright.mn.us by 4:30 pm, Wednesday, March 17. Written testimony may also be provided by mailing a signed statement to: Wright County Planning and Zoning, 10^{2nd} St. NW, Room 140, Buffalo, MN 55313-1185.

MINUTES – Action on the minutes for the February 25, 2021 meeting

1. **ROSS L. DANIELSON** – Cont. from 2/25/21

LOCATION: 3138 Bolton Avenue SW – NE ¼ of NW ¼, except tract desc. in Bk. 280-444, Section 23, Township 119, Range 26, Wright County, MN. (Marysville Twp.) Tax #211-000-232101 & 211-000-231200

Petitions to rezone five acres from AG General Agriculture to R-2a Suburban-Residential and a Conditional Use Permit for an unplatted two-lot subdivision (one new 5-acre residential building lot). The existing house to remain zoned AG and split off on 2.5 acres with the remaining acreage to be attached to adjacent land owned by the applicant as regulated in Section 155.028, 155.029, 155.048 & 155.051 Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances & Wright County Subdivision Regulations.

2. **STEVEN ALBERG** Cont. from 2/4/21

LOCATION: Part of Gov't Lot 1, Section 24, Township 121, Range 28, Wright County, MN. (Southside Twp.) Tax #217-000-241100 Property owners: Applicant, Gregory Alberg & Julia Barrett

Petitions to rezone approximately 23 acres from AG General Agriculture and S-2 Residential Recreational Shorelands to A/R Agricultural-Residential and S-2 and also a Conditional Use Permit for a two-lot unplatted subdivision (lots proposed are approx. 10.6 & 12.3 acres and are non-riparian), as regulated in Section 155.028, 155.029, 155.050 & 155.057 Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances and Subdivision Regulations.

3. **KENNETH J. SCHWARTZ** – Cont. from 2/4/21

LOCATION: XXX CR 75 NW- Part W ½ of the NE ¼ lying north of county road, Section 25, Township 122, Range 26, Wright County, Minnesota. (Silver Creek Twp.) Tax Parcel #216-100-251200; Owner: Kelmaren LLC

Petitions for a Conditional Use Permit to allow mining of material with processing to include crushing, screening and washing as regulated in Section 155.029, 155.048, & 155.100 Chapter 155 Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

4. **VALLEY PAVING, INC.** – Cont. from 2/25/21

LOCATION: SE ¼, except tract desc. in doc #1396893, Section 21 & W ½ of W ½ of SW ¼, Section 22, all in Township 121, Range 25, Wright County, Minnesota. (Monticello Twp.)
Tax #213-100-214100, 213-100-214200 & 213-100-223200 Property owner: Holthaus
Petitions for a Conditional Use Permit as regulated in Section 155.029, 155.048 & 155.100, Chapter 155 of Title XV Land Usage of the Wright County Code of Ordinances for a phased sand and gravel mining operation to include washing, screening, crushing, stockpiling. Operations include the recycling of asphalt and concrete materials. Placement of a temporary asphalt plant is proposed for the 2021 road construction season.

5. **ALFRED & JULIE NELSON** – New Item

LOCATION: 7928 Aetna Avenue NE – 3.9 +- acres lying in Gov't Lot 1, Section 30, Township 121, Range 25, Wright County, MN. (Cedar Lake – Monticello Twp.) Tax #213-100-301200
Petitions for a Conditional Use Permit for a two-lot unplatted-residential subdivision (one new building lot) and requests waiver of platting requirements as regulated in Section 155.029, 155.049 & 155.057 Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances & Wright County Subdivision Regulations. Property is zoned R-1 Urban-Rural Transitional and S-2 Residential-Recreational Shorelands.

6. **JON P. TOEDTER**– New Item

LOCATION: 13779 37TH St. NW –Part of Gov't Lot 6, Section 14, Township 120, Range 28, Wright County, Minnesota. (backlot of French Lake - French Lake Twp.) Tax #209-000-142402
Petitions to rezone approximately five acres from AG General Agriculture and S-2 Residential Shorelands to R-1 Urban-Rural Transitional and S-2. Also requests a Conditional Use Permit for a platted three-lot subdivision (two new 1-acre residential building lots). The existing house with the remaining 2.9 acres as regulated in Section 155.028, 155.029, 155.049 & 155.057 Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances & Wright County Subdivision Regulations.

7. **KAMI HOLDINGS, LLC** – **represented by Paul Tucci** – New Item

LOCATION: corner of 80th St. & Pilger Avenue NW – NE ¼ of NE ¼, Section 28, Township 121, Range 28, Wright County, Minnesota, except tract desc. in Book, 281 of Deeds, page 659 & except tract described in Doc # 1300464. (W. Lake Sylvia - Southside Twp.) Tax # 217-000-281101 Property owner: Hennepin Ave. United Methodist Church
Petitions to rezone 29.5 acres from AG General Agriculture & S-2 Residential-Recreational Shorelands to A/R Agricultural-Residential and S-2. Rezoning would allow one residential building site as regulated in Section 155.028, 155.047 & 155.057 Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances.

8. **KNIFE RIVER CORP. – NORTH CENTRAL** – New Item

LOCATION: SE ¼ west if the right of way of State Highway 25, except..., Section 5, and small parcel west of road right of way, Section 4, all in Township 120, Range 25, Wright County,

Minnesota. (Buffalo Twp.) Tax #202-000-054101; -051102 & -042200 Property owners: Wm. & Cynthia Holthaus

Petitions to renew a Conditional Use Permit for the mining/processing/stockpiling/storage of materials including recycled products and truck hauling for area construction projects 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. (Current mining permit expires end of 2020 season.)

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

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 Conditional Use Permit to allow the operation of the temporary asphalt plant that include a wash plant and placement and storage of recycled concrete bituminous/shingles for the 2021 construction season. Request extended hours to allow for 6:30 a.m. start time for generator (warm up) and hours of plant and mining operations to be Monday-Saturday 7:00 a.m. – 7 p.m. 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.

10. **KEVIN FOSTER/MPM & HOFFMAN CONSTRUCTION** – New Item

LOCATION: 14650 – County Road 75 NW – Part of Gov't Lot 3 lying north of road; Part of NE ¼ of NE ¼ Section 21; and also Part of the W ½ of the NW ¼ Section 22, all in Township 122, Range 26, Wright County, Minnesota. (Silver Creek Twp.) Tax #216-100-211100 - 211400 & - 222300 Property owner: Russell V. Martie Homestead Tr. & RUSH-MAR Land Corp.

Petitions to amend the Conditional Use Permits issued on November 7, 2019 & August 20, 2020 to change conditions #1, #2, #3 & #16. In summary the modifications would include the following: The operation of the temporary asphalt plant, hauling of asphalt, sand and aggregate and to allow operations on all Saturdays for 2021 & 2022, from April 1 - November 15. Requesting overnight hours be allowed for the 2021 & 2022 seasons. The project is scheduled to be completed this season; however, that may not be realistic and is the reason the changes requested are for the 2022 season as well. All operations in the pit during the night are related to and in conjunction with the reconstruction of Interstate 94, Wright County, SP 8680-173 as regulated in Section 155.029, 155.048(D)(14), 155.100(F)(8) Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances.

Respectfully submitted,

Sean Riley
Planning & Zoning Administrator

SR:tp

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