

**WRIGHT COUNTY PLANNING COMMISSION**

**Meeting of: August 12, 2021**

**A G E N D A**

The Wright County Planning Commission will meet on Thursday, August 12, 2021 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 JULY 22, 2021 MINUTES**

1. **MAURICE E. CARLIN** – Cont. from 7/22/21

LOCATION: xxxx Duffield Ave. NW & 110<sup>th</sup> St. NW – Approx. 3 acres described as part of SW ¼ of SW ¼ Section 4, Township 121, Range 26, Wright County, MN. (Little Mary - Silver Creek Twp.) Tax #216-000-043300 & 216-000-043203

Property owners: Carlin & Prevost

Petitions to rezone approximately 3 acres from A/R Agriculture-Residential & S-2 Residential-Recreational Shorelands to AG General Agriculture and S-2 and combine it into the parcel lying to the north owned by Prevost as regulated in Section 155.028, 155.048 & 155.057, Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances.

2. **CHENEY PROPERTIES LLC, represented by Joe Cheney** – Cont. from 7/22/21

LOCATION: XXXX Dague Avenue SE - Part of Gov't Lots 1 & 2, Section 9; N ½ of SE ¼, except tract.; also S ½ of SW ¼ west of road, except..., Section 10, all in Township 119, Range 25, Wright County, MN. (Dean Lake- Rockford Twp.) Tax #215-100-094100 & - 103300

Petitions to rezone approximately 63 acres from AG General Agriculture and S-2 Residential-Recreational Shorelands to A/R Agricultural-Residential and S-2 and also for a Conditional Use Permit for a two-lot unplatted subdivision (1-10 acre and remainder 53-acre lot) as regulated in Section 155.028, 155.029, 55.047 & 155.057, Chapter 154 & 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances & Subdivision Regulations.

3. **BART A. ANDERSON** – Cont. from 7/22/21

LOCATION: 371 90<sup>TH</sup> St NE – Part of E ½ of NW ¼, Section 19, Township 121, Range 25, Wright County, Minnesota. (Monticello Twp.) Tax #213-100-192100

Petitions to rezone approximately 40 acres from AG General Agriculture to A/R Agricultural-Residential and also a Conditional Use Permit for a three-lot unplatted subdivision (lots proposed are approx. 19 acres with the existing dwelling & two lots, minimum 10 acres each) as regulated in Section 155.028, 155.029 & 155.050 Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances and Chapter 154, Subdivision Regulations.

4. **DENNIS G. HAVEL** - Cont. from 7/22/21

LOCATION: xxxx Davern Avenue NE – NW ¼ of NE ¼, & part of Gov't Lot 1, Section 3, Township 120, Range 25, Wright County, MN.(Gilchrist Lake - Buffalo Twp.) Tax #202-000-031200

Petitions to rezone approximately 85 acres from AG General Agriculture and S-2 Residential-Recreational Shorelands to A/R Agricultural-Residential and S-2 and a Conditional Use Permit for an unplatted eight-lot subdivision as regulated 155.028, 155.047 & 155.057, Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances.

5. **MN CSG 10, LLC** – Continued from 7.22.21

LOCATION: XXX 85<sup>th</sup> St NE – Part of E ½ of SE ¼ & W ½ of W ½ of SW ¼, in Section 21, Township 121, Range 25, AND Part of W ½ of W ½ of SW ¼ in Section 22, Township 121, Range 25, AND N ½ of NW ¼ in Section 27, Township 121, Range 25, Wright County, (Monticello Twp.) Tax #'s 213-100-214100 & 213-100-223200 & 213-100-272201  
Owner: Sustainable Holdings LLC & Holthaus Properties

Petitions for a Conditional Use Permit for a 1 MW Solar Farm on approximately 9.8 acres in the southeast corner of the property as regulated in Section 155.048 & 155.108, Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances & Wright County Subdivision Regulations.

6. **DUININCK, INC.** – Cont. from 7.22.21

LOCATION: Part of SE ¼ of SE ¼, Section 14, Township 121, Range 28, Wright County, Minnesota.  
(Southside Twp.) Tax #217-000-144401

Petitions to renew a mining permit issued in 2016 as a Conditional Use Permit 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 to continue to mine, process and stockpile gravel and granular materials, including recycled materials and operate a hot-mix plant and wash plant in the pit.

7. **JOHN F. DERICHS** – New Item

LOCATION: 3210 County Road 3 NW – Part of SW ¼ of SE ¼ Section 15, Township 120, Range 28, Wright County, MN. (French Lake Twp.) Tax #209-000-154302

Owner: Derichs Properties LLC

Petitions for a Conditional Use Permit to locate a 30,000-gallon propane storage tank on the property as regulated in Section 155.029, 155.053(B), Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances.

8. **CURT WEIERS** – New Item

LOCATION: 3353 Baker Avenue NW – NE ¼ of the SE ¼ of Section 14, Township 120, Range 26, Wright County, Minnesota. (Maple Lake Twp.) Tax 210-000-144100

Property owner: Bjorklund

Petitions to rezone from AG General Agriculture to A/R Agricultural-Residential and for a Conditional Use Permit for a three-lot unplatted residential subdivision (one lot to include existing dwelling) as regulated in 155.028, 155.029, 155.048, Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances & Subdivision Regulations.

9. **MBE, INC.**- New Item

LOCATION: xxxx State Hwy. 25 N & 50th Street NE– Part of SW ¼ of SW ¼, Section 4, Township 120, Range 25, Wright County, MN. (Buffalo Twp.) Tax #202-000-043206 Owner: Ventures West LLC

Petitions for a Conditional Use Permit to mine sand and gravel from approximately 32 acres to include screening, washing, crushing of materials and include stockpile and processing of recycled materials 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.

Respectfully,

Sean Riley  
Planning & Zoning Administrator

SR:tp

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