

WRIGHT COUNTY PLANNING COMMISSION

Meeting of: July 21, 2022

MINUTES – (Informational)

The Wright County Planning Commission met June 30, 2022, in the County Commissioners Board Room at the Wright County Government Center, Buffalo, Minnesota. Commission members in attendance: Ken Felger, Dan Bravinder, Sandy Greninger, Pat Mahlberg, and Jan Thompson. Absent members: Dan Mol and Mark Daleiden. Barry Rhineberger, Planning & Zoning Administrator; Greg Kryzer, Assistant County Attorney, legal counsel was absent.

1. **PATTY KNESE** – New

LOCATION: XXXX Fillmore Ave NW – Part of the SE ¼ of the NE ¼ , Section 19, Township 122, Range 26, Wright County, Minnesota. (Silver Creek Twp.) Tax #216-100-191400
Property Owners: Plaggerman, Dale H & Lorie J.

Petitions to rezone approximately 41.75 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.

Present: Patty Knese with Edina Realty and Dale Plaggerman

- A. Rhineberger displayed location, zoning, and land use maps, along with a basic concept plan. The property is a 41.75-acre site on Fillmore Ave. NW in Silver Creek Township. The property is currently zoned AG-General Agriculture and in the Land Use Plan as RR-Rural Residential. The property consists of approximately 17 acres of tilled field, most of which is considered prime tillable farm soils, with the remaining acreage being wooded. The concept plan, if rezoning is approved, would be a simple 4 lot unplatted subdivision. All 4 lots would meet the minimum requirements of 300 ft. road frontage and 10-acre minimum size. Silver Creek Township has approved the request. No other comments were received.
- B. Knese – no other comment.
- C. Chris Klein, Silver Creek Township, stated he would like the Commission to consider adding a condition regarding the requirement of seeding down the property or farming to continue. When the division occurs, and the land is are taken out of agriculture production, there can be a problem with rouge trees and thistles. There is a field that was divided roughly 2-3 years ago that currently is mostly thistles and is a real problem. Does not feel it would be a burden for the current property owner to seed the property or allow it to remain farmed. Thompson questioned what is meant by seed it down. Klein – would suggest a type of grass cover. If not allowed to be farmed the new owner should seed with some type of grass.
- D. Felger – did the issue of weed control come up in the interim prior to the lots being sold? Knese – currently farmed. Felger – will parcel continue to be farmed until new owner says no. Plaggerman – as long as he is owner it will be farmed. Currently seeded in bean crop. Felger – had not given this much thought in the past but the point is valid and a distinct possibility of becoming a problem. Rhineberger – the division request hearing is the time when this topic can be discussed and conditioned.

- E. Mahlberg moved to recommend approval of the rezoning from AG General Agriculture to A/R Agricultural-Residential to the County Board of Commissioners because the Commission feels it meets the criteria laid out in the Northwest Quadrant Land Use plan and the Township approved. Seconded by Greninger.

VOTE: CARRIED UNANIMOUSLY