

WRIGHT COUNTY PLANNING COMMISSION

Meeting of: June 3, 2021

MINUTES – (Informational)

The Wright County Planning Commission met June 3, 2021 in the County Commissioners Board Room at the Wright County Government Center, Buffalo, Minnesota. Chairman, Dan Mol, called the meeting to order at 1:00 p.m. with all Board members present. Sean Riley, Planning & Zoning Administrator, represented the Planning & Zoning office; Greg Kryzer, Assistant County Attorney, provided legal counsel remotely.

DONAVON L. DesMARAIS – Cont. from 5/13/21

LOCATION: XXXX Bice Ave. NW – Property on Birch Lake - Chatham Twp. – Gov't Lots 1, 2 & 3, Section 35, Township 120, Range 26. Tax #203-000-353400 Property owner: Belinda Jones
Petitions to rezone from AG General Agriculture and S-2 Residential-Recreational Shorelands to A/R Agricultural-Residential and S-2 and also requests a Conditional Use Permit for an unplatted four-lot subdivision as regulated 155.028, 155.029 & 155.047 & 155.057, Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances & Subdivision Regulations.

Present: Donavan DesMarais & Paul Otto, Property owner Belinda Jones in the audience

- A. Riley reviewed the portion of the property lying north of the previous agenda item, "cluster" hearing. The zoning map displayed shows the current zoning is AG and the Land Use Plan has the area designated "Rural-Residential". The rezoning of the property left over from the "cluster". A concept plan shows four lots that would be on the lake and access along Bice Avenue.
- B. Otto – noted the Planning Commission viewed the property and see why they are asking for A/R zoning and not a Planned Unit Development, but large lots will better fit the land and roads. One of the lots contains most of the woods. The proposed development plan was provided. The property around here has been rezoned already and this fills in a corner of the Plan.
- C. Tom Schuveiller – Chatham Town Board Supervisor noted they were asked for their opinion, but it made no difference. Felt it was a waste of their time.
- D. Deb Uecker – Marysville Town Board has no comment, the rezoning is not in their Township.
- E. Kaczmarek – asked if the line of sight for access come into play? Riley – it is a consideration and Township is the road authority and the Township has denied the rezoning. This is not the subdivision stage and it is not when they make decisions on the layout. Kaczmarek – the Town Board member had a comment about steep slopes on the road. Riley – would be helpful to have input on the driveway locations at the subdivision stage.
- F. Felger – the surrounding property has some smaller lots. Asked about the lot sizes to the east? Riley – they were pre-Ordinance zoned AG. He estimates they are 5-10 acres. Felger is seeing smaller lots than proposed lying to the east, south and on Birch Lake. The point Otto defined is that he sees this as an infill area. Riley – this is a smaller township, close to the City of Buffalo that experienced a lot of developments in the 1990's, but still has a lot of good farmland. Even though the land is in the Plan, rezoning is not a guarantee. They don't want to look at Chatham in it 's entirety as an infill area.
- G. Mol – a criteria they have looked at is whether land is riparian. This property is on the lake and that is a consideration of the Ordinance.
- H. Bravinder moved to recommend approval of the rezoning from AG General Agriculture & S-2 Residential-Recreational shorelands to A/R Agricultural-Residential and S-2. Tanner seconded the motion.

DISCUSSION: Mol wanted to relay to the Town Board that the Commission does take their comments and recommendations seriously. However, they also take into consideration and uphold the Ordinance. These are difficult decisions and the Commission take the responsibility serious, do not take these decisions lightly.

VOTE: CARRIED UNANIMOUSLY