

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.

JAMES FEEHAN – New Item

LOCATION: 10356 Aetna Ave. NE - Part of N ½ of SE ¼ Section 7, Township 121, Range 275 Wright County, Minnesota. (Monticello Twp.) Tax #213-100-074202 & 213-100-074203 Property owners: James & Cherie Feehan/Matthew & Melissa Feehan

Petitions to rezone from AG General Agriculture to A/R Agricultural-Residential and for a Conditional Use Permit for a two-lot unplatted residential subdivision (one lot to include existing dwelling) as regulated in 155.028, 155.029, 155.048, Chapter 154 & 155, of Title XV Land Usage of the Wright County Code of Ordinances & Subdivision Regulations.

Present: Jim Feehan

- A. Riley displayed the air photo, zoning, and land use maps. Currently the property is zoned AG General Ag and the Land Use Plan designates the area for "Rural-Residential". Property has no further entitlements under the AG zone. Rezoning is proposed for A/R. The two tax parcels were noted and a concept plan shows the subdivision. A new ten-acre lot is proposed and the balance would be tied to an existing lot.
- B. Feehan explained the existing house used to be his and now is his son's who wants to own everything but ten acres on the north end.
- C. Mol – opened the hearing to the public, no one was in attendance or on-line that spoke. Mol asked the Land Use Plan to be displayed. Riley reviewed the Plan; the Commission recently heard and rezoned property directly north of this. It is in the Plan. The Commission had made a site inspection for the recent hearing.
- D. Bravinder moved to recommend approval of the rezoning to the County Board of Commissioners to rezone the 54-acre site from AG General Agriculture to A/R Agricultural-Residential because the Board feels it meets the criteria laid out in the Land Use Plan and the Town Board approves. Tanner seconded the motion.

VOTE: CARRIED UNANIMOUSLY

- E. Bravinder moved to continue the hearing on the subdivision portion of the request to July 1, 2021 to allow time for the applicant to finalize survey work and obtain other required information for subdivision approval and for the County Board to act on the rezoning. Felger seconded the motion.

VOTE: CARRIED UNANIMOUSLY