

WRIGHT COUNTY PLANNING COMMISSION

Meeting of: August 12, 2021

M I N U T E S – (Informational)

The Wright County Planning Commission met on August 12, 2021 in the County Commissioners Board Room at the Wright County Government Center, Buffalo, Minnesota. Vice-Chair, Ken Felger, called the meeting to order at 7:30 p.m. with the following Board members present: Felger, Mahlberg, Thompson Kaczmarek & Bravinder. Absent was Dan Mol. Sean Riley, Planning & Zoning Administrator, represented the Planning & Zoning office; Greg Kryzer, Assistant County Attorney, was legal counsel present.

BART A. ANDERSON

LOCATION: 371 90TH 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.

Present: Bart Anderson

- A. Riley summarized the request to rezone and noted the petition was continued for a site inspection and for Town Board review. The zoning and land use maps were displayed to show the property is designated for "Rural-Residential". Request is to rezone to A/R (minimum 10-acre lots). If the rezoning is approved, the concept is a subdivision with an existing dwelling and two new residential lots.
- B. Anderson stated the concept plan has been updated since the first hearing and the access is up the middle to access 90th Street with Parcel B at the bottom of the hill. Third parcel would access off Acacia Avenue.
- C. Mahlberg moved to recommend approval of the rezoning to the County Board of Commissioners 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 approved
Kaczmarek seconded the motion.

DISCUSSION: Bravinder asked about Parcel "A" he noted there is a significant draw on that lot. He would want to make sure the holding pond will handle the water and there would be no increased watershed to the property to the south. Riley – subdivision information would be provided. Asked if Anderson knows where the building site would be on "A"? Anderson indicated it would likely be in the northwest corner and not as far back as Bravinder mentioned. They have not had any water issues.

VOTE: CARRIED UNANIMOUSLY

- D. Kaczmarek moved to continue the conditional use permit to the hearing of September 2, 2021 to allow for County Board action on the rezoning and for the applicant to provide the necessary information for the subdivision. Mahlberg seconded the motion.

VOTE: CARRIED UNANIMOUSLY

WRIGHT COUNTY PLANNING COMMISSION

Meeting of: July 22, 2021

M I N U T E S – (Informational)

The Wright County Planning Commission met July 22, 2021 in the County Commissioners Board Room at the Wright County Government Center, Buffalo, Minnesota. Vice-Chair, Ken Felger, called the meeting to order at 7:30 p.m. with Board members present: Mahlberg, Kaczmarek, Thompson, Tanner and Bravinder. Absent was Dan Mol. Sean Riley, Planning & Zoning Administrator, represented the Planning & Zoning office; Greg Kryzer, Assistant County Attorney, was legal counsel present. Kryzer announced to the audience the items to be continued and not heard.

BART A. ANDERSON – New Item

LOCATION: 371 90TH 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.

Present: Bart Anderson

- A. Riley reviewed the property location, zoned AG and in the Land Use Plan for A/R. There is an existing home and outbuildings. The rezoning requested is for A/R and if approved, the concept is to break the property into three lots. The Town Board indicated they need to meet on the matter, applicant decided to appear to describe the petition to see if there are any questions.
- B. Anderson – stated he wants to subdivide the property for his sons who may eventually want to build out here. Had discussed the shared driveways with the Township three times. Mahlberg asked if he met with the Town Board or representative of the Township about the driveways? Anderson clarified a Township representative. He is scheduled to meet with the Town Board at their next meeting.
- C. Bravinder – suggested when he meets with the Town Board, they should address using one driveway as that is not advised. The Commission allows a shared approach to a road, but not sharing a driveway. Riley – the lots must have direct access to the road. Anderson – Kevin Yonak stated the County prefers they share them. Riley noted each lot needs primary access unless two shared along a common property line if required by the Township. Bravinder – noted what the applicant is describing is a shared driveway, that is an issue that raised a red flag. Kryzer – normally they would see a shared approach on the property line, if needed. Bravinder - 90th Street is a busy road.
- D. Mahlberg – this is just north of the Veit rezoning request which he visited. Although some members were not at the site, he would not need to see the area or property again. Thompson could not recall being out here.
- E. Thompson moved to continue the hearing to August 12, 2021 for a site inspection and to meet with the Town Board. Tanner seconded the motion.

VOTE: CARRIED UNANIMOUSLY