

**WRIGHT COUNTY PLANNING COMMISSION**

**Meeting of: August 12, 2021**

**MINUTES – (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.

**DENNIS G. HAVEL**

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.

Present: Dennis Havel & Jolene Pierce, owner's agent

- A. Riley displayed the location map along with the current zoning and Land Use Plan that has the area designated for "Rural-Residential". The hearing was continued for a site inspection. The decision before the Commission is the rezoning. If approved, the Conditional Use Permit for an eight-lot subdivision is proposed. The concept plan before them from the last meeting shows four riparian lots and four lying east of the existing town road.
- B. Felger opened the hearing for comments, hearing none returned to the Commission for questions or comments.
- C. Kaczmarek asked Riley whether a wetland delineation should be completed and what is the status? Riley explained that work is done for consideration of the subdivision. There has been some initial review by Wright County Soil & Water Conservation District, their comments were provided. The applicant will need to follow up with a professional before action is taken on the subdivision. Thompson asked if the applicant has been informed of the process and that it could be costly? Havel & Pierce stated they are familiar with the process. Riley added, the applicant has talked with representatives of SWCD.
- A. Bravinder moved to recommend approval of the rezoning to the County Board of Commissioners from AG General Agriculture & S-2 Residential-Recreational Shorelands to A/R Agricultural-Residential & S-2 because it is in the Land Use Plan for A/R and the Town Board approves. Kaczmarek seconded the motion.

VOTE: CARRIED UNANIMOUSLY

- D. Bravinder moved to continue the Conditional Use Permit to September 2, 2021 for action on the rezoning by the County Board and information needed for subdivision approval. Kaczmarek seconded the motion.

*DISCUSSION: Applicant was asked if that was adequate time for the survey, wetland delineation and other information? Havel prefers the next meeting and will inform Staff if a continuation for more time is needed.*

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.

1. **DENNIS G. HAVEL** - New Item

LOCATION: xxxx Davern Avenue NE – NW ¼ of NE ¼, & part of Gov't Lot 1, Section 3, Township 120, Range 25, Wright County, Minnesota. (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.

Present: Jolene Pierce, speaking for some of the family members; Dennis Havel

- A. Riley reviewed the location of the property on Gilchrist Lake. Maps showing the existing zoning, future Land Use Plan were displayed. The property is designated for Agricultural-Residential. An existing town road runs through the property and the concept is to have lots on either side of the road. The property is relatively low and flat as mentioned by the Wright County Soil & Water Conservation District. The Land Use Plan was further viewed with the green being public lands. A site inspection is recommended to see the wetland features.
- B. Thompson asked about access to the proposed lots. Pierce – stated there would be individual driveways off the existing road for each lot. The red box shown on the site plan is a suggested home site. Felger asked if there are soils and sites for two sewers? Havel – Meyer-Rohlin would be doing that work. Riley – stated they do not have the detail needed for the subdivision. The Commission is asked to decide on the rezoning and that information would come in for the subdivision. Havel – indicated the wetland delineation is being done at this time.
- C. Tom Jahnke – had submitted a response in writing. Riley confirmed the Commission has a copy in their packet. Jahnke – his concerns are not about having someone in his backyard. Using the air photo he pointed where his home is located. He has been out here since 1985 and knows the family. He pointed to a potential lot, noted there is a wetland near the road to go through and there would be no way to get to the lake. In response to Jahnke, Felger stated it is likely the Commission will visit the site. Jahnke – his concern is to keep as much pressure off the lake, keeping it a pristine high-quality lake. The wildlife is exceptional out here. Understands there is a 300' setback, but the tendency is people try to clear the natural vegetation to see the lake. He would like to see the site plan and be able to comment on that. Asked if Wirkus's letter was received? Commission confirmed they did.
- D. Loren Thompson – is on Gilchrist and pointed to the land he owns. He questioned a 300' setback from the lake? Riley – stated that was a neighbor's comment, but it is actually 200'. L. Thompson – asked if the Plan would change? He wants to know what the lots would look like and whether it would encroach on him. Felger explained the rezoning requested is A/R and there are performance standards that include at least 300' wide on the road and a minimum of 10 acres, 200' setback from the lake for a structure. Riley –the plan is a concept and it can change. L. Thompson asked, can there be more than 4 lots on the lakeside? Riley that would be the maximum under the proposed A/R district on the west side of the road.
- E. Pierce – have the owners, David & Eugene Decker in the audience. The Land Use Plan for Buffalo Township calls for Rural Residential. They are only requesting ten-acre lots and not a Planned Unit Development. The applicant attended the Town Board meeting and they approved unanimously. Contracted with Meyer-Rohlin who prepared the concept plan showing the standards can be met. Havel added the survey and the wetland delineation will be completed.

F. Bravinder moved to continue the hearing to August 12, 2021 for a site inspection. Tanner seconded the motion.

VOTE: CARRIED UNANIMOUSLY