

WRIGHT COUNTY PLANNING COMMISSION
Meeting of: December 14, 2023
AGENDA

The Wright County Planning Commission will meet on Thursday December 14, 2023 at **7:30 p.m.** in the County Commissioners Board Room at the Wright County Government Center, Buffalo, Minnesota to consider the following items:

ACTION ON NOVEMBER 16, 2023 MINUTES

PUBLIC HEARINGS:

1. **ARBOR CREEK HOLDINGS LLC** – Cont. 7/20, 8/10, 9/21, 10/12, 11/16

LOCATION: xxxx 78th St NW – Hannahs Landing Lot 6 Block 1, Section 27, Township 121, Range 28, Wright County, Minnesota. (E. Sylvia – Southside Twp.) Tax #217-084-001060 Property Owners: Hannah's Arrival LLC

Petitions for a Conditional Use Permit for a land alteration of approximately 16,798 cubic yards within the shoreland and amending an existing Conditional Use Permit for a platted subdivision to allow a home to be built lakeside of a bluff as regulated in Section 155.029, 155.051, 155.057 & 155.101, Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances.

2. **ESTATE DEVELOPMENT CORPORATION** c/o Tom Gonyea – Cont. 10/12, 11/16

LOCATION: 11126 Eastwood Avenue SE – The NW 1/4 as well as part of the NE 1/4 lying westerly of Rice Lake in Section 35, Township 118, Range 25, Wright County, MN. (Rice - Franklin Twp.) Tax #208-200-352102, -352100, -351201. Owner: David Lubben Trust

Petitions to rezoning from rezoning from General Agriculture (AG) with a Residential-Recreational Shorelands District Overlay (S-2) to Agriculture/Residential (A/R) with a Residential-Recreational Shorelands District Overlay (S-2) and establishment of a Rural Planned Unit Development overlay district as regulated in Section 155.028, 155.047, 155.048, 155.057 & 155.059, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

3. **DANIEL GAILFUS** – New

LOCATION: 15007 County Road 27 NW – Part of N 1/2 of NW 1/4 Section 21, Township 122, Range 26, Wright County, Minnesota. (Silver Creek Twp.) Tax #216-100-212202 & -163303 Property Owner: Schany Marital Trust

Petitions for an Interim Use Permit for a semi-trailer rental operation to include office space, repairs, and storage for trucks and trailers as regulated in Sections 155.031 & 155.053(B)(2), Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances and Subdivision Regulations.

4. **GREG THEISEN** – GHT Equipment Inc. - New

LOCATION: 2674 & 2553 Eaken Ave SE – part of the West 1/2 of the SW 1/4 as well as Lots 1-16 & 19 & 20, except Lot 7, and part of vacated road, Section 15, Township 119, Range 25, Wright County, MN. (Mud - Rockford Twp.) Tax # 215-100-143200 & 215-100-154101. Property Owners: Dickinson Springs Prop LLC

Petitions for an Interim Use Permit to establish a contractor's yard use for the construction of a storage building as regulated in Sections 155.031, 155.055, & 155.057, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

5. **ANNANDALE ROCK PRODUCTS** – New

LOCATION: 13883 67TH St. NW – NE ¼ of the SW ¼ as well as S ½ of the NW ¼ except the W ½ of SW ¼ of the NW ¼ in Section 35, Township 121, Range 28, Wright County, Minnesota. (Lake John & Unnamed - Southside Twp.) Tax #217-000-352300, 217-000-352301 & 217-000-353100 Property Owner: NEWCO LAND LLC

Petitions to renew the Conditional Use Permit that was granted in 2013 and reclassify as an Interim Use Permit, for 5 more years, to continue with the removal of stockpiles and reclamation of the site as regulated in section 155.031, 155.048, & 155.100 of Title XV: Land Usage of the Wright County Code of Ordinances.

6. **JUSTON D. DOOLEY** – New

LOCATION: 731 County Road 30 SE – Part of the E 1/2 of the NE 1/4 in Section 18, Township 118, Range 25, Wright County, MN. (Franklin Twp.) Tax # 208-200-181101 & 208-200-181102. Property Owners: Dooley Farm LLC

Petitions for an Interim Use Permit for an Ice Palace as part of an existing Commercial AG Tourism use as regulated in Sections 155.031, 155.048, 155.057, & 155.109, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

7. **MBE, INC.** – Cont. 2021

LOCATION: xxxx State Hwy. 25 N & 50th Street NE– Part of SW ¼ of SW ¼, Section 4, Township 120, Range 25, Wright County, MN. (Buffalo Twp.) Tax #202-000-043206 Owner: MBE Inc.

Petitions for an Interim Use Permit to mine sand and gravel for approximately 7.3 acres to include excavation, screening, washing, and crushing of materials, stockpiling, and processing of recycled materials, and filling for reclamation, as regulated in Section 155.031, 155.048, & 155.100 of the Wright County Code of Ordinances.

Respectfully submitted,



Barry Rhineberger
Planning & Zoning Administrator

BR:sd

cc: Planning Commission
Kryzer
Twp. Clerks