

WRIGHT COUNTY PLANNING COMMISSION
Meeting of: January 11, 2024
AGENDA

The Wright County Planning Commission will meet on Thursday January 11, 2024 at **7:30 p.m.** in the County Commissioners Board Room at the Wright County Government Center, Buffalo, Minnesota to consider the following items:

ORGANIZATIONAL ITEMS:

1. Elect Chair & Vice-Chair for 2024
2. Set the 2024 Meeting Calendar Dates and Time
3. Per Diem: Set by the County Board for 2024
 - a. Per Diem \$120 All Meetings
 - b. Per Diem \$70 Site Inspections

ACTION ON DECEMBER 14, 2023 MINUTES

PUBLIC HEARINGS:

1. **ESTATE DEVELOPMENT CORPORATION** c/o Tom Gonyea – Cont. 10/12, 11/16, 12/14

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.

2. **JON TERP** – New

LOCATION: 10054 Cty Rd 17 SE – part of the N 1/2 of the NW 1/4 in Section 25, Township 118, Range 25, Wright County, Minnesota. (Franklin Twp.) Tax #208-200-252100 Property Owner: John Terp & Dalton K Terp

Petitions for a Conditional Use Permit for a land alteration of approximately 4,400 cubic yards for an ATV trail and a pad for a shed as regulated in Section 155.029, 155.048 & 155.101, Chapter 155, of Title XV Land Usage of the Wright County Code of Ordinances.

3. **DANIEL GAILFUS** – Cont. 12/14

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. **ROBERT HUDGINS** – New

LOCATION: 13927 Dillon Ave NW – Nessie Shores Lot 2 in Section 28, Township 122, Range 26, Wright County, Minnesota. (Locke – Silver Creek Twp.) Tax #216-139-001020 Property Owner: ROBERT & JAYNE HUDGINS

Petitions for an Interim Use Permit to operate a home occupation for firearms assembly, training, and online sales company as regulated in Sections 155.003(67), 155.031, 155.050 & 155.057, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances

5. **JANE SHANKS** – New

LOCATION: 852 90th St NW – PRT OF SE1/4 OF SW1/4 & GOV LT4 in Section 13, Township 121, Range 26, Wright County, Minnesota. (Eagle - Silver Creek Twp.) Tax #216-000-133300 Property Owner: Jane E Shanks

Petitions to rezone from General Agriculture (AG) with a Residential-Recreational Shoreland District Overlay (S-2) to Suburban Residential (R2a) with a Residential-Recreational Shoreland District Overlay (S-2) as regulated in Sections 155.028, 155.048, 155.051 & 155.057, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances

6. **PERRY SILTALA** – New

LOCATION: xxxx Oliver Ave SW – NW1/4 OF NW1/4 in Section 11, Township 119, Range 28, Wright County, Minnesota. (N. Fork Crow - Cokato Twp.) Tax #205-000-112204 Property Owner: Perry J & Lindsey A Siltala

Petitions to rezone from General Agriculture (AG) with a Residential-Recreational Shoreland District Overlay (S-2) to Agricultural/Residential (A/R) with a Residential-Recreational Shoreland District Overlay (S-2) as regulated in Sections 155.028, 155.047, 155.048 & 155.057, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances

7. **BRUCE WOHLRABE** – New

LOCATION: 1773 Foley Ave NW – PART OF GOVERNMENT LOTS 1 AND 2 OF SECTION 30, TOWNSHIP 120, RANGE 26, WRIGHT COUNTY, MINNESOTA. (Rock - Chatham Twp.) Tax #203-000302200 Property Owner: BRUCE WOHLRABE

Petitions for a Conditional Use Permit for a two-lot unplatted subdivision as regulated in Sections 155.029, 155.051 & 155.057, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances and Subdivision Regulations.

8. **GREGORY KNOPH** - New

LOCATION: xxxx 30th St SE – part of the N 1/2 of the NE 1/4 in Section 20, Township 119, Range 25, Wright County, Minnesota. (Rockford Twp.) Tax #215-100-201202 Property Owner: Gregory J Knoph & Allision B Knoph

Petitions for an Interim Use Permit to operate a home extended business for a CNC machining and tooling services company as regulated in Sections 155.031, 155.047 & 155.103, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances

9. **KATHLEEN OSBORNE** - Representative of LRS of Minnesota, LLC - New

LOCATION: 175 County Road 37 NE – SW ¼ of SW ¼ also S 500 feet of W 300 feet of NW ¼ & SW ¼ & SW ¼ & NW ¼ S of Road and NW ¼ of SW ¼ also S ½ of NE ¼ and part of N ½ of NE ¼ of County Rd 37 & E ½ of NW ¼ of County Road 17, Section 31, Township 125, Range 25, Wright County, Minnesota. (Monticello Twp.) Tax #213-100-313300 & 213-100-312302 Property Owner: Rolling Hills Landfill Inc.

Requests a renewal of the temporary mining and excavation permit issued as a Conditional Use Permit on November 11, 2013 (and renewed in 2017, 2019 and 2021), and to reclassify as an Interim Use Permit, to allow continued mining in the borrow pit for material used as needed for future minor repairs on the final cover at the landfill, as regulated in Section 155.029(6), 155.031, 155.48(D), & 155.100 of Chapter 155 Land Usage and Zoning, Title XV of the Wright County Code of Ordinances.

10. **MBE, INC.** – Cont. 2021, 12/14

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