

WRIGHT COUNTY PLANNING COMMISSION

Meeting of: August 29, 2024

Minutes

The Wright County Planning Commission met on August 29, 2024, in the County Commissioners Board Room at the Wright County Government Center, Buffalo, Minnesota. Chairman, Dan Mol, called the meeting to order at 7:30 p.m. with members present: Dan Mol, Pat Mahlberg, Ken Felger, Sandy Greninger, and Dan Bravinder. Jan Thompson and Jeanne Holland were absent. Barry Rhineberger, Planning & Zoning Administrator, represented the Planning & Zoning office; Greg Kryzer, Assistant County Attorney, was the legal counsel absent.

ACTION ON August 8, 2024 MINUTES

On a motion by Greninger, seconded the Mahlberg, all voted to adopt the minutes for the August 8, 2024, meeting as printed.

PUBLIC HEARINGS:

1. PAUL SAFFERT – Cont. 8/8

LOCATION: 1759 County Road 7 NW – PRT OF NE1/4 OF NE1/4 of Section 26, Township 120, Range 27, Wright County, Minnesota. (Albion Twp.) Tax #201-000-261101 Property Owner: Annandale Maple Lake Wastewater Treatment

Petitions for a Conditional Use Permit to expand an existing public sewage treatment plant by constructing a new filtration building, as regulated in Sections 155.003(126), 155.029 & 155.048, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

Present: Paul Saffert with Bolton & Menk and representing the Annandale-Maple Lake-Howard Lake Wastewater Commission

- A. Rhineberger displayed proposed site plan as he reviewed the request. Item was continued at the last meeting so that the applicant could meet with the Township. The 35-acre property is located in Albion Township, zoned General Agriculture, and is designated Agricultural in the Northwest Quadrant (NWQ) Land Use Plan. In 2004 a CUP was approved to construct and operate a sewage treatment plant. The request is for a new CUP to expand and modify the existing wastewater treatment facility with the construction of a new filtration building to improve water quality as it exits the facility and flows into the North Fork Crow River. Albion Township has approved and provided suggested conditions regarding sludge. The site plan and stormwater management plan was displayed and reviewed.
- B. No comment from Saffert or public.
- C. Bravinder questioned the top measurements of the treatment pond. Rhineberger – top is 1,011 ft. on the west berm with drop of 8-9 feet. Bravinder question if area is currently flat. Saffert – existing hill that will be graded into. Bravinder wants to ensure there are no issues for the neighbors to the west. Saffert stated they are looking to capture all stormwater in the pond and improve the rate at which water will leave the site. The displayed site plan and Beacon aerial were used explain the overflow area and waterflow direction.
- D. Mol questioned if the addition is to improve the quality of discharge and is it contained inside the building. Saffert – correct, this is further water processing and is a drinking water filter for the end of the process that will take out solids and phosphorus before being discharged. Mol asked if the

facility will be big enough for the future. Saffert – required to plan for the 2045 population projection of the three communities.

- E. Felger moved to approve the expansion of the existing wastewater treatment plant according to the plans and description on file, and according to the discussion at this hearing, with the following conditions: 1) All building permits and required inspections be issued and conducted; 2) Stormwater management plan, in accord with the submitted plan, be in place prior to final building inspection; 3) All other conditions of the original Conditional Use Permit remain in full force and effect. Seconded by Mahlberg.

VOTE: CARRIED UNANIMOUSLY

2. **ZACHARY ARENS** – New

LOCATION: 2268 County Road 37 W – part of the NW 1/4 of the SE 1/4, Section 27, Township 120, Range 26, Wright County, MN. (Abbie Lake - Chatham Twp.) Tax #203-000-274201 Property Owner: STEVE J PAROBOK & INGRID LANGSETMO

Petitions for a Conditional Use Permit for a two-lot unplatted subdivision, as regulated in Sections 155.029, 155.047 & 155.057, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

Present: Zach Arens

- A. Rhineberger reviewed the request with site plan displayed. The 37.05-acre property is located in Chatham Township and as of July 2024 the property was rezoned to Agricultural/Residential-A/R, with most of the property falling within the Residential-Recreational Shoreland District Overlay-S2 of Albert Lake and Abbie Lake. The request is for a CUP two-lot unplatted subdivision. Proposed Parcel A would be a 20-acre lot with an existing home and Parcel B would be a 15.71-acre lot with both lots meeting the A/R requirements. Staff did not receive a response from Chatham Township for this portion of the request but in looking over their minutes related to the rezoning portion they had no issues with the rezoning and at that meeting they would have seen the proposed site plan. There is not exact and specific approval for this portion so it would be up to the Commission on how they would like to proceed. Mol asked the applicant if he went to the Township on this portion. Arens responded he did attend a Township meeting to discuss this part of his request. Rhineberger – the Township did not return any information. Arens stated he went to the meeting and his request was approved. The Township didn't have much to say and felt it was a straightforward split. Rhineberger – that is also what he took away from their reply with the rezoning portion of the request.
- B. No public comment.
- C. Bravinder asked if the Township had any preference on driveway location for Parcel B. Arens stated they they did speak about the access and it was decided the current access meets their requirements and where they approved a future driveway. Rhineberger used Beacon aerial photo to show location.
- D. Bravinder to approve a conditional use permit for a two-lot unplatted subdivision in accord with the survey completed by Otto Associates, dated 7/18/2024; project number 24-0342, with the following conditions: 1) If required by Chatham Township, access permits must be obtained prior to any construction activity commencing; 2) Per the Feedlot regulations, cattle and swine are prohibited, all livestock must be at least 300 feet from the lake, properties will be allowed 1/2 animal unit per acre and are limited to less than 10 animal units regardless of parcel size. Seconded by Greninger.

VOTE: CARRIED UNANIMOUSLY

3. **RICHARD DAVIS** – New

LOCATION: 8937 County Road 39 NE – Part of SE 1/4 of the NE 1/4, Section 16, Township 121, Range 24, Wright County, Minnesota. (Monticello Twp.) Tax #213-000-161400. Property Owner: Deborah Ann Davis, Cynthia Louise Davis & Richard Joseph Davis.

Petitions for a Conditional Use Permit for a three-lot unplatted subdivision, as regulated in Sections 155.029 & 155.047, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

Present: Richard Davis

- A. Rhineberger displayed proposed concept plan and reviewed the request. The property is 37.50-acres that sits on the southwest corner of the County Road 39 NE and Jaber Avenue NE intersection in Monticello Township. As of June 2024, the property has been rezoned to Agricultural/Residential-A/R. The request is for a CUP three-lot unplatted subdivision with proposed Parcel A to be a 10.59-acre lot with an existing home, proposed Parcel B would be a 10-acre lot and proposed Parcel C would be a 17.04-acre lot. A wetland delineation was completed with survey showing those locations. Monticello Township has approved the request. Mol reminded the Commission that they did visit the site after the last meeting.
- B. No comment from Davis or public.
- C. Greninger moved to approve a conditional use permit for a three-lot unplatted subdivision in accord with the survey completed by Bogart, Pederson & Associates, Inc., signed and dated 8/8/2024; file number 24-0084, with the following conditions 1) If required by Monticello Township, access permits must be obtained prior to any construction activity commencing; 2) Per the Feedlot regulations, properties will be allowed 1/2 animal unit per acre and are limited to less than 10 animal units regardless of parcel size. Seconded by Felger.

VOTE: CARRIED UNANIMOUSLY

4. **VORANDESOTO LLC** – New

LOCATION: 14772 COUNTY ROAD 8 NW – S1/2OF NW1/4&TH PRT OF NW1/4OF NW1/4WH LIES SLY OF SLY R/W LN OF I-94 Section 21, Township 122, Range 26, Wright County, MN. (Lock Lake - Silver Creek Twp.) Tax #216-100-212300 Property Owner: VORANDESOTO LLC

Petitions for a Conditional Use Permit for a three-lot unplatted subdivision, as regulated in Sections 155.029, 155.047, 155.054 & 155.057, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

Present: Paul Schreier as President of Vorandesoto LLC

- A. Rhineberger displayed proposed site plan as he reviewed the request. The property is 91.48-acres located in Silver Creek Township and in June 2024 the County Board approved the expansion of the B2 zoning district. The request is for a CUP three-lot unplatted subdivision with proposed parcel A being a 30.86-acre B2 zoned lot. Proposed Parcel B would be a 24.13-acre B2 zoned lot. Proposed Parcel C would be a 36.49-acre A/R zoned lot. All three proposed parcels meet the minimum requirements for the respective zoning district. Silver Creek Township has provided their approval of the request.
- B. Schreier had no additional comment.
- C. Public comment opened
 - a. Chris Klein – Silver Creek Township Planning & Zoning Board – during the review the board asked to see access off of County Road 8 with a road up to 148th through Parcel B. to keep things moving the agreement was a ghost plan or see access drawn into the plans. The board felt that a plan for future access should be addressed at this time so that issues can be prevented as roads are closed and development occurs. Greninger asked for an explanation on specifically what was asked for by the Township. Rhineberger stated that there was no comment included in the response from the Township and nothing was included on the proposed plan. His guess would be a line along the west side of Parcel B. Klein used the site plan to explain the idea was a line starting on 148th St that would run south into Parcel C and from there out to County Road 8. It was his belief that wording was included in the recommendation from the Township. Rhineberger read the response received from the Township which stated, “*motion approved to accept the presented concept plan*”.
- D. Greninger – feels this is a valid point to be looked at now instead of down the road. Rhineberger – it is hard to plan for this type of scenario. These are extremely large lots and with B2 zoning, the minimum lot size is 1 acre. With Parcel C there is opportunity for a Planned Unit Development, which could include new roads and hard to say what that could look like. At some point a conversation could come up with Parcel C and if a PUD should be allowed next to a large commercial development. He feels it is hard to say how future possible roads should be managed just because something might occur and there is no firm timeframe or reasoning. If access at the junction of 148th St. and County Road 8 were to be closed there will be a conversation had with how access is now gained to these properties along with other existing properties. Greninger asked if easements would fix the challenge. Rhineberger explained there would need to be a public road that provides proper road frontage. Schreier – currently they have a user that wants to make use of freeway exposure and what they are trying to do with this request is define an area they can sell. If use is not approved they would not move forward with the division but what is presented works. For them Parcel A is much more valuable and could end up with an intense use.

Rhineberger – you don't often see business zoned parcels this size and Parcel A could become 5 or more lots with a new access road. At that time this discussion would be more relevant. The County Highway Department in this particular scenario did not provide additional comment but during rezoning the comment made was that they do not want to see any more accesses off of County Road 8.

- E. Bravinder – at the last meeting for this parcel it was discussed that the intersection by County Road is quite congested. Mol – lives in the area and he feels it is not as bad as what you see in Clearwater. Rhineberger – biggest concern is the distance from the 148th St. access point to the East on ramp of I-94. Bravinder – the Township can assess road improvements to the business properties. If Parcel A is split into different businesses it might change the entire outlook of the area. Schreier – doesn't envision Parcel A being developed without some type of access onto County Road 8. Mol – to the West is the Hasty Truckstop with the distance from the Truckstop to the on/off ramp virtually the same as is occurring to the East and currently people access and exit the Truckstop without problems. As the area is developed he'd want to know why the County Highway Department doesn't want another access. He feels there is good visibility both ways and the road is relatively flat. Greninger – who decides if access is allowed onto County Road 8? Mol – that would be a conversation with the developer and ultimately the road authority has the final say, so County Highway or Township. Mahlberg – if approved proposed condition 1 addresses the requirement of an access permit. Greninger – doesn't want to create issue for the future.
- F. Bravinder is not in favor of a ghost plat type situation, as mentioned by the Mr. Klein. A ghost plat is a suggestion with the developer not required to be followed. Rhineberger – at the development stage a requirement could be that along the west line of Parcel B there is a right-of-way requirement of sorts that would increase the setback for buildings such that would meet the requirements if and when a new public road were to be installed. Schreier stated he understood the concept with Bravinder questioning why that would not be done at this stage. Rhineberger stated discussion would be at the development stage when this Commission hears the use request and not at this stage because of the unknown.
- G. Bravinder moved to approve a conditional use permit for a three-lot unplatted subdivision in accord with the survey completed by S&N Land Surveying, dated 7/11/2024; Job Number 5300-009, with the following conditions: 1) If required by Silver Creek Township or Wright County Highway Department, access permits must be obtained prior to any construction activity commencing; 2) For the A/R zoned southern lot, per the Feedlot regulations, the lot will be allowed 1/2 animal unit per acre and are limited to less than 10 animal units regardless of parcel size; 3) For all uses on the northern two business zoned lots, proper interim or conditional use permits must be obtained prior to any construction or business activity taking place on the lots. Motion seconded by Felger.

DISCUSSION: Bravinder stated when this is developed all of the past minutes will be present for review.

VOTE: CARRIED UNANIMOUSLY

Meeting unanimously adjourned at 8:15 p.m.

Respectfully submitted,

A handwritten signature in dark ink, reading "Barry J. Rhineberger". The signature is written in a cursive, flowing style.

Barry Rhineberger
Planning & Zoning Administrator

BR:sd

cc: Planning Commission
Kryzer
Twp. Clerks