

WRIGHT COUNTY PLANNING COMMISSION

Meeting of: December 12, 2024

Minutes

The Wright County Planning Commission met on Thursday, December 12, 2024, in the County Commissioners Board Room at the Wright County Government Center, Buffalo, Minnesota. Chairman, Dan Mol, called the meeting to order at 6:30 p.m. with members present: Dan Mol, Pat Mahlberg, Ken Felger, Jan Thompson, Jeanne Holland (late), and Dan Bravinder. Sandy Greninger was absent. Greg Kryzer, Assistant County Attorney, was the legal counsel present. Barry Rhineberger, Planning & Zoning Administrator, represented the Planning & Zoning office.

ACTION ON NOVEMBER 7, 2024 MINUTES

On a motion by Thompson seconded by Bravinder all voted to adopt the minutes for the November 7, 2024, meeting as printed.

Holland was absent at this point in the meeting and not present to vote.

PUBLIC HEARINGS:

1. KNIFE RIVER CORP. – NORTH CENTRAL – Cont. 11/7

LOCATION: 5856 Highway 25 NE – Part of NW 1/4 of NW 1/4, lying east of the right of way of State Highway 25, Section 4, Township 120, Range 25, Wright County, Minnesota. (Buffalo Twp.) Tax #202-000-042206 & -042204

Petitions to renew the Conditional Use Permit that was granted in 1987 (and subsequently amended several times) and reclassify as an Interim Use Permit, for 5 more years, to continue with mining/processing aggregate and recycled products, stockpiling/storage of processed materials, and truck hauling for projects in the area, as regulated in section 155.031, 155.048, & 155.100 of Title XV, Land Usage of the Wright County Code of Ordinances.

Present: John Henry as General Manager with Knife River

- A. Rhineberger displayed site plans of the property as he reviewed the request. The item was continued from the last meeting to allow time for a site visit, which has been completed. The request is for 5 years, with the Township recommending 3 years.
- B. Henry was willing to address questions. The site map, showing restoration and active areas, was displayed with Henry reviewing the details. Mol clarified that there is still material to the south of the tree line that will be taken. Henry confirmed this.
- C. No comment from the public.
- D. Bravinder expressed concern with the residential side of the property. At the site, it was obvious that there are ATV trails into the pit, and the property is posted. He questioned whether more could be done to deter ATV use. Henry agreed, stating that there are multiple access points from the residential neighborhood, with signs posted, though everyone in the neighborhood knows who owns the pit. If the Commission wishes, he is willing to put up more signs. He began working with this pit 20 years ago and one particular day he confronted ATV riders. That day he ensured no trespassing signs and a 4-foot barbed wire fence were put up, but it was cut by the next day and ATVs were back on the property. They do not want the ATV traffic in the pit, but he is unsure what more can be done at this point. He mentioned that there was another pit with ATV issues, and after working with the

local Sheriff's Department, the issue was resolved. He could look into this with the current pit. Rhineberger suggested contacting the Sheriff's office, as this is a civil trespassing issue, not something the Commission can resolve. Bravinder requested discussion to see if there are suggestions that have not yet been considered or tried.

- E. Mahlberg wanted to address the length of the request. Request is 5 years with the Township at 3 years. The Township cared enough to provide a representative to review with the Commission and he personally is inclined go along with what is being asked. Mol – does not feel that would be out of line and went on to question if the amount of material in the pit can be exhausted in 3 years. Henry – they are estimating 100,000 – 200,000 tons left in the site. It could be done in 3 years but he does not have a problem coming back to the Commission, 3 years would be fine.
- F. Bravinder moved to approve an Interim Use Permit for continued mining and processing of aggregate materials, in accord with the narrative, plan and discussion from the meeting, with the following conditions: 1) Mining shall be completed by December 1, 2027; 2) Stockpiling of materials may remain until December 31, 2028; 3) Reclamation shall be completed by July 1, 2029; 4) This permit is granted solely to Knife River Corporation and shall be null and void upon transfer of the property or change in primary operator; 5) A financial guarantee for reclamation shall be filed with the County for \$75,000 (15 acres x \$5000). Motion seconded by Mahlberg.

VOTE: CARRIED UNANIMOUSLY

Holland was absent at this point in the meeting and not present to vote.

2. **JONATHAN KAPPLER** – Cont. 11/7

LOCATION: 10941 Grover Ave SW – TERRA TERESA OUTLOT A TERRA TERESA,
Section 25, Township 118, Range 27, Wright County, Minnesota. (Victor Twp.) Tax #219-016-000670
Property Owner: WINSTED SPORTSMAN'S CLUB

Petitions for a Conditional Use Permit for a two-lot platted residential subdivision, as regulated in Sections 155.029, 155.049 & 155.057 of Title XV, Land Usage of the Wright County Code of Ordinances.

Present: Jonathan Kappler

- A. Rhineberger displayed the proposed site plan and reviewed the request. The item was continued from the previous meeting to allow time for a site inspection. This request is for a two-lot platted residential subdivision, with the property currently zoned Urban/Rural Transition (R-1). Both proposed lots meet the requirements and include Type I septic site locations.
- B. Kappler and public had no comment.
- C. Mol noted that the site inspection was completed by the Commission, and a question regarding the existing building shown on Lot 2 was raised. Specifically, why is the building being sold with the lot and not remaining with the Sportsman's Club? Kappler explained that the goal of the Sportsman's Club is to reduce its tax burden and overall costs. Ultimately, the Club did not want the building, and he is willing to purchase it. Mol stated that the proposal is straightforward and meets the standard requirements. The Commission was asked if there were any additional questions or comments, but there was no response
- D. Malberg moved to approve a Conditional Use Permit for a two lot platted subdivision in accord with the record of these hearings and the preliminary plat of Heart Pond Place completed by Otto Associates dated 10-10-2024; Project No. 24-0447 with the following conditions: 1) Prior to the filing of the final plat: a) the park dedication shall be paid in cash along with the other fees as noted on the plat check list; and b) a title opinion is submitted and accepted by the County Attorney; 2) No construction may commence until the County Board has approved the final plat; 3) Access permits, if required, must be obtained from the Township prior to the issuance of a building permit; 4) Livestock is prohibited, except as allowed by the Wright County Code of Ordinances. Felger seconded the motion.

VOTE: CARRIED UNANIMOUSLY

Holland was absent at this point in the meeting and not present to vote.

3. **BIG RIG COMPANIES** (COLE BRYAN) – Cont. 10/10 & 11/7

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 an Interim Use Permit for a truck sales business with diesel services and repair as regulated in Sections 155.031 & 155.054, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

Present: Cole Bryan & Scott Dahlke as Civil Engineer with Civil Engineering Site Design

- A. Rhineberger displayed the proposed site plan while reviewing the request. Though this item has been continued several times, it has not yet had public comment or a thorough introduction. The property is part of a newly approved three-lot, unplatted subdivision, consisting of a 24.13-acre General Business (B2) zoned parcel. It is designated in the Northwest Quadrant (NWQ) Land Use Plan as Commercial. The request is for truck sales with diesel services and repairs. The narrative was provided in the staff report. The operation is proposed to occur within a two-story, 16,303 square foot building (13,440 square foot footprint). The applicant is a licensed dealer of pre-owned commercial equipment, trucks, and semi-trailers. The total operation will cover about 313,000 square feet of impervious surface. The operation would employ up to 15 people, operating Monday through Friday from 8 am to 5 pm, and Saturday by appointment. A drainage analysis and notice of decision for a wetland delineation have also been submitted as part of the application. The septic system and holding tank plan have been determined. The Wright SWCD has responded, stating that the proposed plan includes both direct and indirect wetland impacts. Before work can proceed, the applicant will be required to submit a wetland replacement plan, approved by the SWCD. The Township approved the plan, provided one of two turn-around designs are used, and requested that the Commission condition any approval on those designs being built simultaneously with site preparation. Two separate comments were received from the same person. These comments, along with alternate design information, have been included in the staff report packet.
- B. Bryan felt Rhineberger's summary covered the request.
- C. Public comment opened with Mol stating comment will be held to a four minute limit.
- Mark O'Brien – submitted comments and alternative design drawings, stating that he understands the zoning for the property and that the request meets the requirements. As a resident on Devitt, he noted that efforts have been made to keep truck traffic off of 148th Street for various reasons, including signs placed by the Township to deter truck traffic. He expressed disappointment that the developer did not work with the County and Township to access County Road 8 instead. He is concerned that truck traffic will still head down 148th Street, onto Devitt, and then onto 144th Street. He would prefer seeing truck traffic access via County Road 8 instead, which would also resolve safety concerns near the freeway entrance. With a background in distribution design and construction he provided an alternative to the proposed cul-de-sac. He argued that the location of the cul-de-sac and gate

- is not large enough to accommodate two tractor-trailers. He believes that with the 8 am to 5 pm hours of operation, trucks will need to stage early in the morning, and there won't be room on 148th Street for this. His alternative design moves the gate south and eliminates the north-side gate, or uses it as an exit-only, to better accommodate truck staging and improve traffic flow.
- Johann Massmann – lives on Devitt Avenue and within 500 feet of the proposed business, referenced a previous comment made during the rezoning discussion, stating that the intersection would be addressed when the business type was known. He has researched the intersection and found no similar intersections in Minnesota with an interstate entrance ramp bisected by another road. He believes the intersection is not safe for high-traffic or commercial truck use. He suggested that, like O'Brien, the intersection should be realigned before the business is approved. He also expressed frustration that the Silver Creek Township Planning & Zoning Commission voted to deny the request, only for the Township Board to reverse that decision without notice. He requested that the Commission defer action until the next meeting and prepare findings for denial. Regarding hours of operation, Massmann believes that allowing trucks to idle overnight would be harmful to residential neighbors.
 - Loren Hafterson – 3469 144th St NW – shared his experience of having his mailbox destroyed twice by semis coming down Devitt and turning onto 144th Street. He noted that a sign was installed by the Township stating, "This is not a freeway entrance" and it has improved truck traffic. He questioned why commercial properties don't have access off of County Road 8 instead of 148th Street. He believes the commercial property will cause issues if over 20 trucks are coming and going, and that access to County Road 8 should be required.
- D. Rhineberger – clarified that "pay-to-park" was not listed in the narrative, and if it occurs as part of the business, the permit would be in violation of the approved conditions. Bryan explained that the vehicles are stored for banks and are not occupied. Rhineberger clarified that this is not overnight parking. Bryan agreed that vehicles are stored for lenders. Mol emphasized that the business will operate strictly from 8 am to 5 pm, with no after-hours activity, drop box use, or overnight parking. Bryan agreed, stating he doesn't anticipate any after-hours activity. He further explained that the cul-de-sac had been redesigned and expanded to accommodate larger vehicles, though he's unsure whether two tractor-trailers would fit within the space. During the first meeting with the Township, there was no plan for a turnaround, but after the wetland issue was addressed, a solution was presented in a second meeting. This plan was approved by the Township and includes a resolution for the turnaround. Bryan believes that the concern regarding trucks traveling down 148th Street has been resolved by the installation of a sign indicating "no truck traffic beyond this point." He does not expect his business to contribute to additional traffic problems on 148th Street. He also mentioned that the signage and the cul-de-sac layout will clearly guide drivers, ensuring that they understand where the entrance is located and that the cul-de-sac will be the best place for a turnaround when the road narrows ahead. Bryan feels that many of the initial concerns regarding traffic and the site design have been effectively addressed.
- E. Mol mentioned that the County Highway Department had indicated they would be open to relocating the access further south. At the last meeting he brought up that point and at that time they were told the County was not willing to do that. Rhineberger responded the comment was that they were not

willing to add another access but were open to moving 148th Street south. The Highway Department does not have immediate concerns about the proposal but would work on a plan if the road is realigned. Mol emphasized the frustration of not addressing the access issue earlier and with the property along County Road 8 being a large parcel there will come a time this issue needs to be addressed. Rhineberger confirmed that if that larger parcel were to be developed the Township would likely have to figure out the access points in the development process, whether by frontage road or realignment. Mol expressed frustration, stating that this is the right time for proper development, but it is challenging that the Highway Department is refusing to grant access onto the property.

- F. Bravinder pointed out that the letter from the County Highway Department suggest they do not want an added access because they want the option to realign 148th Street. Mol agreed and is frustrated that the County Highway Department's stance changed. He is familiar with the area and does not see why the County is against another access point. Bravinder emphasized that need for a cul-de-sac with Mol requesting the cul-de-sac be made larger so that two trucks can turn around.

Member Holland Arrived 7:15 pm

- G. Mahlberg noted his lack of knowledge when it comes to trucker behavior but feels that when a trucker recognizes their mistake, the cul-de-sac will be a logical turnaround location and will help alleviate problems on Devitt. To him the October 10th email from the County Highway Department is a different message from what was previously convened. Mahlberg expressed concern about the County's potential plan to close or realign 148th Street, suggesting that this issue should have been addressed during previous meetings and requests. He feels that this new development regarding the road's alignment complicates matters further. Mol and Mahlberg continued to discuss possible options for addressing the realignment of 148th Street and its intersection with County Road 8. However, Mahlberg did not believe that the issue could be resolved within the context of this application, indicating that the proposed changes to the road alignment might need further discussion or a separate resolution outside the current application.
- H. Mol questioned how the Township's annual review process would work for a multimillion-dollar business in industrial zoning. Rhineberger explained that reviews typically occur when conditions are violated, not because the Township dislikes the business. If a review finds noncompliance, the business owner would be given time to resolve the issues. There is not an automatic revocation and most times when the owner is made aware of the concerns and the issues are resolved without the Planning Commission being involved.
- I. Bravinder asked Silver Creek Township representative Chris Klein about the cul-de-sac and truck traffic signs. Klein stepped forward as the Township Maintenance Supervisor. Klein suggested retaining the current "This is not a freeway entrance" sign and adding signage near the proposed cul-de-sac that addresses truck traffic and weight limits. He also mentioned that narrowing the road shoulders would alert drivers and indicate to truckers they are not on the right road. Klein also stated that discussions were ongoing about vacating 148th Street, east of what is known as the 'log cabin property' and improving the area with two cul-de-sacs that will hopefully further separate commercial and residential traffic. Bravinder expressed the importance of signs with Klein agreeing that with the addition of signage they have seen a decrease in truck traffic.

J. Public comment.

- Johann Massmann stated ongoing discussions regarding the safety of the intersection between County Road 8 and 148th Street, particularly with the potential increase in traffic due to nearby developments has been had. The concern raised was that if traffic increases and the road remains as-is, the situation would worsen. There are three entities—the Township, the County Highway, and MN Dot—that have the authority to close the intersection if it is deemed unsafe. There is also concern that since the Township road runs within the Interstate's right-of-way and how changes within this area could affect the proposed business. Massmann emphasized that this should have been addressed back in August. Mahlberg questioned Massmann if 148th Street is currently used by his family, despite the safety concerns. Massmann confirmed and went on to state that if there is more traffic that might change. Mahlberg questioned the proximity of Mr. Massmann's residence to the business, particularly in relation to where the trucks will be parked. Using an aerial Beacon map, it was determined that Massmann's home is approximately 1,600 feet away from where the trailers will be parked. This raised considerations about the potential impact on the residential neighborhood, particularly in terms of noise and visual intrusion, given the presence of wetlands and the existing tree line. Given the location of the business operation related to the residential neighborhood Mahlberg questioned whether a fence should be considered to mitigate noise and visual impact. Massmann stated he was more concerned about noise and has had a great deal of discussion with MN Dot regarding I-94 noise. Mahlberg stated he has a hard time seeing what noise screening will accomplish given the fact that the operation will involve several trucks not thousands of vehicles on a freeway. Massmann was questioned if he currently hears traffic along County Road 8 and replied that in the winter he particularly hears the idling trucks parked at the truck stop and believes that a fence along County Road 8 could help address that concern. Felger questioned an earlier comment made which indicated 148th Street bisected the entrance to Interstate 94. Massmann used Beacon aerial to explain the area in question and that the township road bisects the entrance lane. Felger feels that the right turn lane could also be for 148th Street as well. Massmann clarified that, according to the County Highway, the turn lane is meant to serve as an entrance to the Interstate.
- Mark O'Brien googled the new address and was directed to an alternate route, leading him down 144th Street onto Devitt. He expressed concern that truckers could be misdirected by this alternate route and inadvertently travel through the residential neighborhood. O'Brien believes this could become a problem and suggested that signs be placed along 144th Street to prevent truck traffic from going through the neighborhood. He feels this issue should be addressed sooner rather than later to prevent any further complications.

- K. Mahlberg raised concerns about the potential realignment or closure of 148th Street and how that would affect Big Rig. He also questioned who would bear the cost if 148th Street were moved south along County Road 8. Rhineberger responded by stating that realigning 148th Street could be done in a way that wouldn't significantly impact Big Rigs, as any realignment would need to maintain access for the existing business unless a complete redevelopment occurred, which seemed unlikely. Rhineberger suggested that in most cases, the developer would cover the costs of any realignment. Mahlberg expressed his frustration, recalling that during the previous meeting, it was believed that addressing the intersection of 148th Street and County Road 8 would make sense but at that time the County Highway Department said no to another access. However, now it appears that the road might

be moved, cutting the property in half, and creating uncertainty for the future owner and business. Mol shared a similar frustration. After the meeting the Township, Big Rigs and residents put a lot of time and effort into an alternate solution. Now, however, the County was suggesting the intersection could be realigned, which conflicted with the earlier understanding. Mahlberg further discussed the idea of expanding the cul-de-sac to accommodate two semis, in line with the original plan. He invited the engineer present at the meeting to share their thoughts on the feasibility of such an expansion.

- L. Dahlke stated the current plan for the cul-de-sac design includes a 100-foot diameter, which is being considered for expansion to 120 feet to accommodate better maneuverability for trucks. He asked who the Commission would like him to work with in determining a revised dimension. Currently they have been working with the Township and what they deemed appropriate is what was presented. Mahlberg questioned whether this expansion would provide enough space for two skilled truck drivers to use the area simultaneously. Dahlke confirmed that a 120-foot diameter would offer more space and is considered a large enough turning radius. Klein added that with this amount of space, he believes two skilled drivers could navigate the area without issue. He also pointed out that there is additional shoulder space in the area, and while parking along the shoulder and residential traffic exist, he does not foresee problems with maneuvering. Klein noted that even in challenging conditions like winter storms, drivers can still navigate narrow lanes with parked trucks, and despite these challenges, there have not been significant issues, accidents, or fatalities. Bravinder stated that with his extensive experience, agreed, stating that a 120-foot diameter would provide ample room for truck-trailer turnaround.
- M. Felger questioned the right-of-way area of Interstate 94. Rhineberger displayed Beacon aerial and was able to show a very small area of the Township road that could possibly be in the right-of-way.
- N. Mahlberg questioned the proposed staff report motion, specifically asking whether the size of the cul-de-sac would be changed if approved based on the narrative and site plan on file. He suggested that a condition could be added requiring a filing that shows the cul-de-sac has been expanded to a 120 ft. diameter. Kryzer agreed with this proposed condition.
- O. Mahlberg moved to close the public hearing and approve an interim use permit for a truck sales business with diesel services and repair business in accordance with the narrative and site plan on file with the following conditions: 1) Signage on site must be in accordance with the County sign regulations; 2) Wetlands must not be disturbed, altered, or filled unless proper approval has been received by the Wright County SWCD and no construction or site prep activity may commence or building permits issued until the SWCD has either approved the appropriate permit or indicated in writing that a permit would not be needed; 3) Business activities on the site cannot commence until the proper building permits have been issued and the stormwater management measures installed; 4) Proper permits through the Minnesota Pollution Control Agency, if required, are granted and submitted at the time of building permit application; 5) Driveway permits issued through the Township and construction of the turn-around must be constructed and approved by the Township prior to the building permit application being submitted and including expansion of the cul-de-sac to 120 ft. to the Townships Road Supervisors satisfaction; 6) This permit shall immediately and automatically expire upon transfer, termination of any lease agreement, or change in business

operations or ownership, except for the initial transfer to the applicant or applicant's business.
Motion seconded by Bravinder.

DISCUSSION: Rhineberger there are specific screening provisions when abutting a residential district. In this case the southern property is zoned Agriculture Residential (AR) so he would like to add a condition that screening or fencing is required along the south property line, as directed by section 155.078 of the Wright County Code of Ordinances. Mahlberg – is 155.078 a discretionary or obligatory item? Screening he sees is a farm field. Rhineberger – the ordinance is obligatory. Mahlberg – zoning requires screening and though the corn won't care it is still required he is willing to add the condition.

Mahlberg moved to amend his motion to include condition 7) Screening or fencing is required along the south property line, as directed by section 155.078 of the Wright County Code of Ordinances. Bravinder seconded.

VOTE: CARRIED UNANIMOUSLY

4. **LAURIE STEFFENS** – New

LOCATION: 3108 142nd St NW - Part of Government Lot 1 Section 21, Township 122, Range 26, Wright County, Minnesota. (Locke Lake - Silver Creek Twp) Tax # 216-100-214400 Property Owner: JOHNSON, LENORE

Petitions for a Conditional Use Permit for a two-lot platted residential subdivision, as regulated in Sections 155.029, 155.049 & 155.057 of Chapter 155, Title XV, Land Usage of the Wright County Code of Ordinances.

Present: Robin Brisse – sister of Steffens acting as representative

- A. Rhineberger displayed the proposed plan and reviewed the request. The property was recently rezoned to Urban/Rural Transition (R-1). This request is for a two-lot platted residential subdivision, with all lots meeting the minimum requirements, including septic sites. The Commission visited the site during the rezoning phase. Silver Creek Township recommended approval of splitting the property into three separate parcel IDs back in October, during the rezoning phase of the project. No other responses have been received.
- B. Brisse noted that the portion south of 142nd Street will remain General Agriculture (AG). Brisse asked what happens if the request is approved tonight, with Rhineberger reviewing the details of the plat process.
- C. Felger questioned the shed noted on the site plan, which is currently sitting in the right-of-way. Brisse stated that the shed will be moved to Lot 2, out of the right-of-way, when the weather warms up.
- D. No public comment.
- E. Felger moved to approve a Conditional Use Permit for a two lot platted subdivision in accord with the record of these hearings and the preliminary plat of ZB Acres completed by Otto Associates dated 8-15-2024; Project No. 24-0329 with the following conditions: 1) Prior to the filing of the final plat: a) the park dedication shall be paid in cash along with the other fees as noted on the plat check list; and b) a title opinion is submitted and accepted by the County Attorney; 2) No construction may commence until the County Board has approved the final plat; 3) Access permits, if required, must be obtained from the Township prior to the issuance of a building permit; 4) Livestock is prohibited, except as allowed by the Wright County Code of Ordinances. Seconded by Thompson.

VOTE: CARRIED UNANIMOUSLY

5. **JOSHUA WURM** – New

LOCATION: 4045 State Hwy 55 NW – Part E 1/2 of NE 1/4, Section 8, Township 120, Range 26, Wright County, MN. (Maple Lake – Maple Lake Twp.) Tax #210-000-081101. Property Owner: DONALD J PURCELL

Petitions for an Interim Use Permit for a commercial contractor's yard for a directional boring that includes an outdoor storage area, as regulated in Sections 155.031, 155.055 & 155.057 of Chapter 155, Title XV, Land Usage of the Wright County Code of Ordinances.

Present: Joshua Wurm

- A. Rhineberger displayed the proposed site plan while reviewing the request. The property is approximately 2.77 acres, located along State Highway 55 in Maple Lake Township. It is zoned General Industry (I-1), with a portion of the property within 1,000 feet of Maple Lake, a General Development Lake. The property is designated in the Northwest Quarter (NWQ) Land Use Plan as Limited Industrial. In 1978, this property and the neighboring property to the west, PID 210-000-081102, were combined into a roughly 6.44-acre lot. This 6.44-acre lot had been split from a larger farmstead and rezoned to General Industry (I-1). In June 1978, a Conditional Use Permit for warehousing and manufacturing was approved for the roughly 6.44-acre property. In April 1981, a two-lot unplatted subdivision was approved, splitting the 6.44-acre lot into the two lots that exist today. This request is for an Interim Use Permit for a commercial contractor's yard for a directional boring company. The existing 40' x 80' building and an 85' x 170' outdoor storage area would be utilized by the company. Hours of operation are proposed to be from 7 a.m. to 8 p.m., with 5 to 7 employees working at this satellite location. The location would primarily be used for cleaning and working on equipment, with occasional storage. However, the company's main contracting yard is located closer to the cities. Maple Lake Township has recommended approval of this request. No other responses have been received.
- B. No comment from Wurm or the public.
- C. Mol questioned the outdoor storage and whether there will be screening. Wurm replied that he can provide screening, but the area will primarily be for trailers. He is headquartered in Windom and plans to use the building itself for greasing bearings and washing equipment. The company has wheel dollies, wire reels and small trailers, so there will not be much stored outside. Wurm has 5 to 7 employees working in the area and there will be days when no one is present. Mol asked for more details about the number of reels or materials stored at the location. Wurm explained that there would most likely be none. If materials are delivered, they are taken directly to the job site, where they have a designated storage area for equipment and materials. In-between jobs, some items may be stored at the site, but Wurm feels there is enough room behind the building to store and conceal the reels. Mol also asked if lighting would be added. Wurm plans to leave the existing lighting in place and, if necessary, install a light pole near the neighboring propane tank property. He wants to avoid lights affecting Highway 55.

- D. Mahlberg moved to approve an interim use permit for a commercial contractor's yard for a directional boring that includes an outdoor storage area in accordance with the narrative and site plan on file with the following conditions: 1) Signage on site must be in accordance with the County sign regulations; 2) Wetlands must not be disturbed, altered, or filled unless proper approval has been received; 3) Township to review in one year, with subsequent reviews at an interval established by the Township; 4) This permit shall immediately and automatically expire upon transfer, termination of any lease agreement, or change in business operations or ownership, with the exception of the initial transfer to the applicant or applicant's business. Motion seconded by Holland.

DISCUSSION: Rhineberger questioned if there is a want for a condition on lighting. Mahlberg stated he wasn't intending to have a condition due to neighboring properties. Rhineberger suggested that any lightning be directed away from Highway 55.

Mahlberg moved to mend his motion to include condition 5) Any additional lighting must be directed away from or otherwise pose no impact to traffic on Highway 55. Seconded by Holland.

VOTE: CARRIED UNANIMOUSLY

6. **DEBORAH KASTNER** – New

LOCATION: 906 80th St NE – Part of Government Lot 1, 3 & 4 in Section 19, Township 121, Range 25, Wright County, Minnesota. (North Lake – Monticello Twp) Tax # 213-100-194100 Property Owner: KASTNER LIVTR

Petitions for a Conditional Use Permit to allow a feedlot to have 20.30 animal units on a property designated as “Rural Residential” in the Wright County Land Use Plan, as regulated in Section 152.078(2)(b) of Chapter 152 and Sections 155.029 and 155.048(D) & 155.057 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

Present: Deborah Kastner

A. Rhineberger displayed the property details and reviewed the request. This is a two-part request, with items #6 and #7 concerning the same property. Item #6 is for a Conditional Use Permit (CUP) to allow a feedlot with 20.3 animal units (AU) on a property designated as Rural Residential in the Land Use Plan. The property is approximately 81 acres, located along 80th Street (County Road 106) in Monticello Township. It is currently zoned General Agriculture (AG) and designated as Rural Residential in the Land Use Plan. Much of the property is also within the Residential-Recreational Shoreland District Overlay (S-2), as it is located within 1,000 feet of North Lake (a natural environment lake) and Cedar Lake (a recreational development lake). The site is an existing horse farm. The previous owner had an unknown number of horses, and there are 8 stalls in the east barn. An existing feedlot in a Rural Residential Land Use area requires a CUP to house 10 or more animal units. The applicant is proposing to expand up to 20.3 AUs, consisting of 20 horses and 2 goats. Currently, there are 16 horses and 2 goats on the property. The expansion will allow them to keep their existing horses and occasionally take in rescue animals. An existing manure storage area is being improved by installing an impervious floor. The applicant is working with the Natural Resources Conservation Service (NRCS) on the design and a feedlot permit. Monticello Township has recommended approval of this CUP request. No other responses have been received.

B. Kastner – no comment

C. Public Comment

- Michael Weiss – A resident at 1085 90th St, located on North Lake. He has lived on North Lake for 40 winters and can speak to how North and Cedar Lakes have deteriorated over the years. Around the year 2000, the lakes became murky, weedy, and unclear. Two years ago, both North Lake and Cedar Lake froze out, and currently, there are no fish. This property sits about 300 feet above the lakes, on a hill, and runoff from the property enters these lakes. There is a farm on North Lake that farms within 100 feet of the shoreline, and each year, the nitrogen levels have increased. Two years ago, Weiss had his well tested, and it is no longer safe for newborns due to the high nitrogen levels. This is a huge runoff area because of the hill. He is concerned about allowing 20-30 horses on the property. Rhineberger clarified that the request is for 20.3 AU's. He explained Animal Units (AU) and how the Minnesota Pollution Control Agency (MPCA) sets the unit based on the animal size, breed and amount of manure produced. The request is for 20.3 AU's, not a specific number of animals. Weiss asked if, once approved, no more than 20.3 AU's could be allowed. Kryzer responded that

- while the current request is for 20.3 AU's, he cannot guarantee the future. Weiss emphasized his concern about the runoff, given the property's location on top of the hill, with both surface and groundwater runoff potentially impacting the lakes. He expressed concern about having a feedlot in the middle of these lakes.
- Lori Johnson – member of Cooper Bowl Ranch and a Cedar Lake fisherman. As a co-op, they work hard to keep the property clean and pristine, mucking daily and properly disposing of waste in a compost pile. She stated that there are currently 15 horses, a pony, and 2 goats. Johnson mentioned that the ranch has had a significant positive impact on her life, and they make every effort to keep the property clean.
- D. Kastner – after purchasing the property, one of the first things they did was recognize the presence of lakes on both sides. She visited Wright County to inquire about measures to prevent pollution of North Lake. She is working towards improvements and addressing concerns about Cedar Lake as well.
- E. Mol questioned the improvements being made for manure management. Kastner explained that manure has been removed in the past, and they reuse it on the hay fields. They also recycle manure from pastures and paddocks onto their property, and waste is composted in gardens. Mol asked if manure is removed 1-2 times a year, and Kastner confirmed that it was hauled off for two years. Mol inquired whether they use a compost pile or manure pile, to which Kastner confirmed. Mol also asked how often the manure pile is cleaned out, and Kastner responded 3-4 times a year. She emphasized that most of the manure is recycled on their own property. Mol asked if the County's Soil and Water Conservation District (SWCD) is involved in monitoring the amount of manure being applied. Kastner confirmed they are working with the County and soil samples are being taken. Mol raised a concern that soils may reach a point where they no longer need additional manure and that it should be hauled off the site. Kastner confirmed that in their fourth year of operation, they had manure removed for two of those years.
- F. Felger – currently noted as 16 horse with request up to 20. Kastner – request is for 20 AU's. They have 16 horses, 2 goats and a chicken. Rhineberger – currently they have roughly 16.3 AU's. Felger questioned maximum allowed with Rhineberger stating up to 500 AU's.
- G. Mol – this request is related to item #7, which concerns a request for commercial agricultural tourism. Mol asked if the Commission would like to conduct a site inspection for the agricultural tourism request. Mahlberg felt the two requests stand alone and, in his opinion, the use of the property and the size for 20.3 AU's does not require a site visit.
- H. Thompson moved to approve a conditional use permit for a feedlot of 20.3 animal units with the following conditions: 1) A feedlot permit must be issued prior to construction of the manure stockpile or adding more livestock shelters; 2) All plans and specifications for the proposed manure stockpile area must be followed; 3) Any expansion of the feedlot to more than 20.3 animal units will require a new Conditional Use Permit. Motion seconded by Felger.

VOTE: CARRIED UNANIMOUSLY

7. **DEBORAH KASTNER** – New

LOCATION: 906 80th St NE – Part of Government Lot 1, 3 & 4 in Section 19, Township 121, Range 25, Wright County, Minnesota. (North Lake – Monticello Twp) Tax # 213-100-194100 Property Owner: KASTNER LIVTR

Petitions for an Interim Use Permit for a Commercial Agricultural Tourism use that includes wedding and small community events on the property and within an existing barn and pavilion, as regulated in Sections 155.003(25), 155.031, 155.048, 155.057 & 155.109 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

Present: Deborah Kastner

- A. Rhineberger displayed the property details and proposed site plan. This request is for an interim use permit (IUP) for a commercial agricultural tourism use, which includes hosting weddings and small community events on the property, specifically in an existing barn and pavilion. The property was previously reviewed in the last request, and the narrative is included in the staff report. The applicants are seeking to host 1 to 2 events per month, with the goal of holding 4-6 weddings, 4-5 corporate events, 2 barn dances, 2 volunteer/neighbor appreciation events, and 2 community events each year, bringing the total to 12-15 events annually. The use is proposed to occur from May 1st to November 1st, with hours of operation varying based on the event type. Weddings would host between 10 to 125 guests from 3 p.m. to 11 p.m., with music ceasing at 10:30 p.m. Events and weddings would be catered. The applicants plan to use a 3,000-square-foot portion of an existing 52' x 136' (7,072 sq. ft.) barn and a 28' x 14' (392 sq. ft.) gazebo/pavilion. Both structures have been used in the past but have not been permitted for public occupancy. Before use, they will need to be properly permitted and inspected. Monticello Township has recommended the Commission schedule a site inspection and require the applicant to reappear before the Township for a formal recommendation. No formal public comments have been received.
- B. Kastner stated she had no comment but is available to answer questions.
- C. Public comment.
- Michael Weiss – questioned how parking will be handled, as parking is not allowed on County Road 106. Mol explained that, for agricultural tourism uses, parking is not permitted on roads or streets. Adequate parking must be provided on the property, and if approved, this would be addressed within the conditions of the permit.
 - Chris Northenscold questioned how long the permit is valid if issued. Rhineberger responded that the permit generally expires upon the transfer of property or a change in business ownership or operation. Another key factor is the conditions need to be followed. The permit may be reviewed by the Township every few years and if conditions are not followed or there are issues that arise, the Planning Commission has the right to reopen and review the permit. Northenscold, whose property abuts the subject property, expressed concern about noise. Specifically, he asked about restrictions related to outdoor speakers for the events and whether there would be conditions for this. Mol responded that many times there are

conditions on outdoor music, particularly about amplified sound or specific times it can be played. The Commission can set these parameters. Northenscold is not opposed to the 10:30 p.m. cutoff time for music on Saturdays, as long as the sound level is reasonable. He also expressed concerns about the concentration of people leaving the venue after alcohol is served, particularly regarding intoxication. Mol clarified that the Wright County Sheriff's Department addresses these types of concerns, and the Commission does not have control over them. The facility will be required to hold the proper licensing for events, but that is outside the Commission's purview. Rhineberger added that the venue must ensure that those it hires to serve alcohol have valid licenses. Holland emphasized that licensed servers are trained to identify signs of intoxication and prevent over-serving. Northenscold reiterated that noise is a concern, though it is not an immediate issue. Mahlberg asked Northenscold if he had experienced any noise disturbances from events at the site. Northenscold confirmed that he has heard noise. After receiving the notice, he spoke with approximately 10 people who live nearby, and the most common concern mentioned was noise. While these neighbors did not want to attend the meeting or speak out, they did express their concerns to Northenscold. Mahlberg acknowledged the neighbors' hesitation to speak up. He then asked when the noise occurred, whether it was during an inappropriate time or volume, or in the middle of the day on a Saturday. Northenscold clarified that he had heard noise in the middle of the day on Saturday. While it was not a problem during the daytime, his concern was hearing music on a Saturday evening while sitting around a fire. The noise tends to carry because they are on a hill, and speakers are directional. Northenscold wants to ensure they are not significantly impacted by the noise.

- D. Mol questioned the Commission if they had additional questions or how they would like to proceed. Holland feels a site visit would be in order.
- E. Holland moved to continue the meeting to January 16th to allow time for a site visit. Seconded by Mahlberg.

DISCUSSION: Rhineberger in looking at the plans he did not see a detailed parking plan. In the interim, with the continuation, it would be a good idea to have a detailed parking plan submitted by January 7th.

Holland moved to amend her motion to include a requirement that a detailed parking plan be submitted to Planning & Zoning by January 7th. Seconded by Mahlberg.

VOTE: CARRIED UNANIMOUSLY

SITE INSPECTION

Commission scheduled a site inspection date for Thursday January 2nd, with the Commission to meet at 8:30 a.m. at the Government Center.

OTHER BUSINESS:

Chairman Mol announced that tonight would be Member Thompson's last meeting with the Planning Commission. The members expressed their gratitude to Thompson for her years of dedicated service, and Thompson, in turn, conveyed her appreciation for the Commission members and her time serving the public.

Meeting adjourned at 8:48 p.m.

Respectfully submitted,



Barry Rhineberger
Planning & Zoning Administrator

BR:sd

cc: Planning Commission
Kryzer
Twp. Clerks