

WRIGHT COUNTY PLANNING COMMISSION

Meeting of: March 13, 2025

Minutes

The Wright County Planning Commission met on Thursday, March 13, 2025, in the County Commissioners Board Room at the Wright County Government Center, Buffalo, Minnesota. Vice-Chairman, Ken Felger, called the meeting to order at 6:30 p.m. with members present: Ken Felger, Larry Smith, Jeanne Holland and Dan Bravinder. Sandy Greninger, Dan Mol and Pat Mahlberg were absent. Rachel Pence, Assistant County Attorney, was the legal counsel present. Barry Rhineberger, Planning & Zoning Administrator, represented the Planning & Zoning office.

ACTION ON FEBRUARY 13, 2025, MINUTES

Holland motion to adopt the minutes for the February 13, 2025, meeting as printed. Seconded by Smith.

VOTE: Holland, Smith, Bravinder Abstained: Felger as he was not in attendance at the February meeting.

MOTION CARRIED

Rhineberger addressed the acting Chairman, requesting to petition two items onto the end of the meeting agenda: the review and approval of the final plat for Heart Pond Place and Shelquist Addition. Felger agreed.

PUBLIC HEARINGS:

1. ROBERT CARLSON – Cont. 2/13

LOCATION: xxxx Meridian Ave N – SW1/4 OF NW1/4 & NW1/4 OF SW1/4 in Section 07, Township 121, Range 25, Wright County, MN. (Ida – Monticello Twp.) Tax #213-100-072300. Property Owner: Robert Carlson, Dale Carlson, Christine Nigro, Shane Conlon, Shelby Conlon (Morgante)

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, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

Present: Robert Carlson

A. Rhineberger displayed the property details as he reviewed them. The item was continued from the February meeting because the applicant was unable to attend. The request is to rezone approximately 55 acres in Monticello Township from General Agriculture (AG), with some Residential-Recreational Shoreland District Overlay (S-2), to Agricultural/Residential (A/R) with a Residential-Recreational Shoreland District Overlay (S-2). The property is designated as “Rural Residential” in the Land Use Plan (LUP). If the rezoning is approved, the applicant plans to apply for a two-lot unplatted subdivision. The Township has approved the rezoning request. One neighbor opposes the rezoning and the addition of more houses in the neighborhood.

B. Carlson and the public had no comments.

- C. Bravinder stated that he had no questions regarding the rezoning request. He noted that the property's designation in the LUP aligns with the request and that the Township had no concerns. Any plat-related issues can be discussed at a later time.
- D. Felger asked whether each property would have a separate driveway, to which Carlson confirmed that this is the plan.
- F. Holland moved to recommend approval to the County Board of Commissioners to rezone PID 213-100-072300 from AG-General Agriculture and part S2 Residential/Recreation Shoreland to AR-Agricultural/Residential and part S2 Residential/Recreation Shoreland because it finds the property is aligned with the goals and policies of the Northeast Quadrant Land Use Plan. Seconded by Bravinder.

VOTE: CARRIED UNANIMOUSLY

2. **AARON HAHO** – Cont. 2/13

LOCATION: 2895 Cty Road 4 SW – THAT PART OF GOVERNMENT LOT 2 OF SECTION 14, TOWNSHIP 119, RANGE 28, Wright County, MN. (Cokato Lake - Cokato Twp.) Tax #205-000-144402.
Property Owner: AARON O HAHO & NICOLE E HAHO

Petitions for a Conditional Use Permit for a two-lot platted residential subdivision, as regulated in Sections 155.029, 155.050 & 155.057, Title XV, Land Usage of the Wright County Code of Ordinances.

Present: Aaron Haho

- A. Rhineberger displayed the site plan and updated the Commission on the request. The item had been continued from the previous meeting to allow time for revisions to the plat, including the addition of drainage and utility easements. Those updates have now been completed and provided.
- B. No comments were made by the public or the applicant.
- C. Bravinder noted that Cokato Township has invested significant time in addressing water issues in this area. He is pleased that an easement has been established to help mitigate these problems. Wright County SWCD is currently collaborating with the MN DNR on a plan to improve the downstream area, ensuring better water flow and preventing backups onto the road. This area is a major watershed, and previous mitigation efforts have helped reduce silt and sediment buildup. Hopefully, this year, work can be completed on the DNR property. It is important that whoever owns the north lot understands they cannot make modifications within the easement area or take any actions that could obstruct water flow. The Township has approved the plan and believes Mr. Haho will take the necessary steps.
- D. Holland asked whether the easement had been formally established, as Rhineberger used the site plan to walk through the designated easement areas.
- E. Bravinder 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 ANH ESTATES, completed by Meyer-Rohlin, File No. 24164, revisions dated 02/18/2025, 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; 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 Wright County Highway Department prior to the issuance of a building permit; 4) Livestock is prohibited, except as allowed by the Wright County Code of Ordinances. Seconded by Holland.

VOTE: CARRIED UNANIMOUSLY

3. **MELISSA S LAMERE-DRAGOVICH** – New

LOCATION: 17169 40TH ST SW – N1/2 OF NE1/4 OF NE1/4 in Section 30, Township 119, Range 28, Wright County, Minnesota. (Cokato Twp) Tax #205-000-301100 Property Owner: PAUL M DRAGOVICH & MELISSA S LAMERE-DRAGOVICH

Petitions to convert the existing Conditional Use Permit for a kennel, granted in 2012, into an Interim Use Permit and expand an existing kennel to allow operating a dog training and dog events space that includes a fenced-in outdoor area, a training barn, and a dock and pool area, as regulated in Sections 155.003(73), 155.031 & 155.048, Title XV, Land Usage & Zoning of Wright County Code of Ordinances.

Present: Melissa Lamere-Dragovich

- A. Rhineberger displayed the property details and site plan as he reviewed the request. The property consists of 19.2 acres and includes an existing kennel, which was permitted in 2012. The request before the Commission is to convert the existing Conditional Use Permit (CUP) into an Interim Use Permit (IUP) and to expand the kennel to accommodate dog training and events. The proposed expansion includes a 100 x 280-foot fully fenced sport field, a 40 x 40-foot training barn, and a dock and pool area. Additionally, the request includes hosting multiple events and training sessions throughout the week. The existing barn will require a change-of-use building permit before the public is allowed inside. Cokato Township has approved 15 events per year, with a limit of 25 cars in Spot A (north of the sport field). No other comments have been received.
- B. No comments were made by the public or the applicant.
- C. Holland questioned whether neighbors had previously complained about barking dogs. Lamere-Dragovich stated that they have not received complaints and that there is a strict two-minute barking rule in place, as they do not want excessive noise. Felger asked Rhineberger whether any complaints had been filed. Rhineberger confirmed that there have been no complaints regarding barking.
- D. Rhineberger noted that it had come to staff's attention that the expansion occurred before receiving approval from the Commission, making this an after-the-fact request. The applicant was informed of the need for approval before expanding and has since been working with staff to address the issue. Lamere-Dragovich also stated that in 2012, they operated a rescue, which they no longer run.
- E. Felger stated that he recalls the Commission conducting site visits for similar properties and would be open to discussing a visit for this case. Rhineberger mentioned that while some expansions warrant a site visit, others do not, and it would be up to the Commission to decide. Lamere-Dragovich noted that the board had visited the property in 2012. Bravinder is familiar with the property and observes it frequently.
- F. Holland moved to approve the conversion of the existing Conditional Use Permit for a kennel, granted in 2012, into an Interim Use Permit and expand the existing kennel to allow operating a dog training and dog events space that includes a fenced-in outdoor area, a training barn, and a dock and pool area, in accordance with the discussion, plans, and description held on file, with the following conditions: 1) Proper building and septic system permits are obtained, inspections conducted, and a

certificate of occupancy received for the remodel of the existing pole building prior to the public entering the structure; 2) No more than 15 events per calendar year; 3) Classes are limited to no more than 3 nights per week, from the hours of 5 pm to 9 pm; 4) No more than 25 cars per event with parking following the plans presented. Parking is prohibited on public roads and rights-of-way at any time; 5) Portable toilets must be provided according to the letter from the Wright County Environmental Health Officer; 6) The use of amplified sound or public address system is prohibited; 7) Township to review in one year, with subsequent reviews at an interval established by the Township; 8) All conditions regarding the boarding operation, listed in document A1236100, remain in full force and effect; 9) Any change or expansion of the use or facility, including participant numbers stated herein, requires a new Interim Use Permit hearing; 10) This permit shall expire upon transfer of the property, termination of any lease agreement, or change in business ownership or operations. Seconded by Smith.

VOTE: CARRIED UNANIMOUSLY

4. **GARVIN FARMS LLC** - New

LOCATION: 2628 50TH ST NE – PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF GOVERNMENT LOT 3 in Section 04, Township 120, Range 25, Wright County, Minnesota. (Buffalo Twp.) Tax #202-000-044302 Property Owner: GARVIN FARMS LLC

Petitions for an Interim Use Permit (IUP) for a Commercial Agricultural Tourism use that includes u-pick apples and flowers, a 16' x 22' farm shop, farm-to-table food prep and dining, and reservation-only workshops and events, as regulated in Sections 155.003(25), 155.031, 155.047, 155.057 & 155.109, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

Present: Steve Garvin

- A. Rhineberger displayed the site plan and reviewed the request. The property is 43.74 acres, located along 50th Street NE in Buffalo Township. It is an existing apple orchard without public participation, which is why commercial agricultural tourism is being requested. The request is for an Interim Use Permit (IUP) to include a 16' x 22' farm shop, Farm-to-table food preparation and dining, U-pick apples and flowers, reservation-only workshops and events. The property is zoned Agricultural/Residential (A/R), with most of it falling under the Residential-Recreational Shoreland District Overlay (S-2) due to its proximity (within 1,000 feet) to Gilchrist Lake. The staff report included the narrative for the Commission's review. Rhineberger briefly highlighted each aspect of the proposed operations, from the Farm Shop to U-Pick Flowers and Events. The proposed parking area is located across the highway from a residential property and would therefore require fencing or screening. The applicant provided photos showing the parking area's topography, demonstrating that it is downhill from the neighboring property. It would be up to the Commission to determine whether this provides sufficient screening. No response from the Township was received. Garvin stated that Mark Hoffman had indicated he would send a response to staff. The request was approved at the Township meeting, and Garvin was under the impression that the decision would be communicated to Planning & Zoning. Rhineberger reiterated that staff had not received a response.
- B. Garvin stated that they do not intend to be a large-scale apple destination. They want to maintain a personalized, reservation-only experience to ensure they can manage attendance on weekends. They do not want to become the next Apple Jack's and plan to keep the operation small and intimate. They tested the reservation system last summer, with his son managing bookings for 30-50 guests at a time. For special events or dinners, they might allow more attendees, but that would be their target range. The narrative states a maximum of 100 people, but they have not yet hosted an event of that size and are unsure if they will reach that number. Felger asked whether traffic was a concern. Garvin stated that they had spoken with the County Highway Department, which had no concerns regarding parking as long as no vehicles were parked along County Road 113. They plan to post "No Parking" signs along the county road. Additionally, a turn lane is not required.
- C. Smith stated that he would like to see the Township's comments. Garvin responded that his son was currently on the phone trying to contact the Township. Felger asked whether the Commission wanted to put the item on hold, but he preferred to open public comment first.
- D. Public comment:

- Richard Brown (neighbor to the west) asked whether the IUP stays with the owner or the property. Felger clarified that the permit follows the owner as long as the property is not sold and no significant changes occur. If the business operation changes substantially, the permit expires. Brown expressed skepticism about the proposed parking capacity, stating that the number of cars fitting into the space seemed optimistic based on the plan's distance measurements. Grant Garvin explained that he used Google Maps, and the displayed measurements were linear distances. Brown was unsure whether the proposed parking area could actually accommodate the stated number of cars. Rhineberger stated that parking parameters had been provided to the Garvin's, and their plan was created accordingly. The space is not intended to be paved or lined, but rather defined by the proposed layout, with parking dependent on how vehicles are arranged. Brown asked whether the Garvin's would be bound by the narrative's attendance limits or if they could increase attendance in the future. Felger clarified that any substantial changes to the IUP would require the applicant to return to the Commission for approval. The narrative is part of the official record and guides today's decision.
- E. Grant Garvin – (Gilchrist Orchard) stated that he had Mark Hoffman (Buffalo Township Supervisor) on the phone. However, Rhineberger informed him that verbal telephone testimony is not allowed during a public meeting; the response must be submitted via email. G. Garvin reiterated that the parking plan aligns with the proposed narrative and provides sufficient space.
- F. S. Garvin expressed disappointment with the Township's lack of response but stated that they had presented all relevant information to the Commission. Felger agreed. It appeared that the Commission preferred to receive the Township's response before making a decision. S. Garvin asked whether an emailed response before the meeting's end would be considered. Felger stated that the item could be moved to the end of the agenda. Rhineberger confirmed that this would be the appropriate protocol, if the Commission chose to proceed that way.
- G. Bravinder noted that for new Agricultural Tourism uses, a site inspection is typically conducted. A site visit would allow the Commission to assess the parking situation and receive the Township's response before making a decision.
- H. Bravinder moved to continue the request to the Planning Commission hearing on April 10, 2025, for a site inspection. Seconded by Holland.

VOTE: CARRIED UNANIMOUSLY

5. **MARTIN J WEBER** - New

LOCATION: xxxx Dague Ave SE – SW1/4 OF NW1/4 & TH PRT OF W1/2 OF SW1/4 in Section 34, Township 119, Range 25, Wright County, Minnesota. (Franklin Twp.) Tax #208-300-343306 Property Owner: MARTIN J WEBER & DIANE C WEBER

Petitions for a Conditional Use Permit for land alteration of approximately 475 cubic yards of fill to cross floodplain to allow a driveway access for a possible homesite, as regulated in Sections 155.029, 155.047, 155.056 & 155.101, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

Present: Scott Gyllen – Land Surveyor on behalf of Martin Weber

- A. Rhineberger displayed the proposed plan details and reviewed the request. This request is the first step of a two-step project. This portion of the request involves a land alteration, with the applicant seeking to build a driveway through approximately 267 linear feet of FEMA-designated floodplain to access a potential building site. Driveway construction would require approximately 475 cubic yards of fill. According to the ordinance, the road must be built up to an elevation no less than one foot below the Base Flood Elevation, which is 916.4 feet. The plan proposes the road to be no lower than 916 feet, meeting this requirement. If approved, a two-lot unplatted subdivision request will be heard as item number six. The property, approximately 28.86 acres, is located along County Road 14 in Franklin Township and has come before this Commission several times. In February 2008, the property was rezoned to Agricultural/Residential (A/R). In April 2008, the original farm was split into two lots through an unplatted subdivision. The northern lot can be seen today as PID 208-300-342300. In February 2022, the southern lot from the 2008 approval was split into three parcels through another unplatted subdivision process. The property under discussion today is the northern lot from the approved 2022 unplatted subdivision. The potential for a building site and the impact of potential driveways to access those sites were discussed during the subdivision hearing. Rhineberger used the site plan to explain the driveway location, details of the proposed land alteration, and the proposed building sites. Franklin Township has approved the request with the condition that the Stormwater Pollution Prevention Plan (SWPPP) be followed and that erosion control devices be installed. Wright County SWCD has reviewed the proposal, determined that wetland impacts will be avoided, and has approved the plans as long as erosion control measures are properly installed to prevent wetland impacts. The County Highway Department has indicated it would approve the additional access location, pending access permit approval.
- B. No comment from Gyllen
- C. Public Comment:
- Lorri Otto – 5654 Dague Ave – Otto was unclear about what the request entails. Her concern is water flow—if the wetland is filled in, where will the water go? She also questioned who would be responsible for ensuring proper installation. Rhineberger stated that wetlands are controlled and managed by SWCD. The proposed plan includes the installation of a culvert to help regulate water flow through the area and under the driveway. According to SWCD, the actual wetland impact is minimal. A properly sized culvert should mitigate potential water flow issues. Otto also questioned the location along County Road 14. Gyllen used the displayed site plan and Beacon aerial to explain the location and path. He clarified that the wetland would not be impacted. The plan includes the installation of two culverts.

- Brian Schaust – 3154 57th St. – Schaust noted that the area can be very wet and expressed concern about how the changes in water flow would impact the area and whether the culvert would be effective. Rhineberger used an aerial map with topography to illustrate the possible water flow directions. Schaust asked whether there would be a single culvert or multiple culverts and inquired about access points. Gyllen used the proposed plan to explain the driveway location for this project as well as what was proposed in a prior approval. Schaust confirmed with Gyllen that there would be two driveways and noted that, compared to the 2021 proposal, the current plan involves less mitigation of the wetland. Rhineberger displayed the subdivision proposal and reviewed its details. Felger expressed confidence that the culverts would allow for proper water flow.
- D. Gyllen stated that the plan includes two 12-inch culverts, which will allow for optimal water flow. Bravinder questioned why two 12-inch culverts were chosen instead of an 18-inch culvert. In his experience, townships typically do not favor 12-inch culverts because they easily become clogged. Gyllen explained that, due to flood elevation requirements, 18-inch culverts would sit too high, which is why they opted for the 12-inch culverts. Bravinder reiterated that 12-inch culverts are not ideal due to maintenance challenges and noted that he wanted to bring up the concern for discussion. However, he stated that the overall driveway plan looks good.
- E. Holland moved to approve the Conditional Use Permit for a land alteration in accord with the plan submitted, prepared by Westwood Professional Services, project number 0034507.01, dated 01-29-2025, with the following conditions: 1) Activity must comply with all DNR, SWCD, and wetland regulations and conditions; 2) Erosion control measures must in place prior to any work commencing and remain in place until vegetative cover has been established. Seconded by Smith.

DISCUSSION: Rhineberger suggested a condition requiring a Highway Access Permit be approved by the County Highway Department prior to work commencing.

Holland and Smith agreed to add the suggested condition: Access permit must be approved by the Wright County Highway Department prior to any construction activity or earthmoving taking place.

VOTE: CARRIED UNANIMOUSLY

6. **MARTIN J WEBER** - New

LOCATION: xxxx Dague Ave SE – SW1/4 OF NW1/4 &TH PRT OF W1/2 OF SW1/4 in Section 34, Township 119, Range 25, Wright County, Minnesota. (Franklin Twp.) Tax #208-300-343306 Property Owner: MARTIN J WEBER & DIANE C WEBER

Petitions for a Conditional Use Permit for a two-lot unplatted subdivision, as regulated in Sections 155.029, 155.047 & 155.056, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

Present: Scott Gyllen – Land Surveyor on behalf of Martin Weber

- A. Rhineberger displayed the proposed subdivision plan and reviewed the request. This request is the second part of a two-step project, involving a two-lot unplatted subdivision. One parcel is proposed as a 15.28-acre lot with road access along County Road 14 SE, while the other is a 13.55-acre lot, also with road access along County Road 14 SE. Both parcels meet the minimum requirements of 10 acres in size, with 300 feet of lot width/road frontage and a depth of at least 300 feet from the required road frontage. Franklin Township has approved the request. The Wright County Highway Department has responded, stating they have no objections to the proposed additional access, pending approval of an access permit.
- B. No comment from Gyllen or public.
- C. Felger questioned the Land Use Plan status with Rhineberger explaining the property has previously been rezoned to Agriculture Residential (A/R).
- D. Bravinder moved to approve a Conditional Use Permit for a two-lot unplatted subdivision, in accord with the survey completed by GLS Surveyors, dated 2/11/2025; with the following conditions: 1) Access permit must be approved by the Wright County Highway Department prior to any construction activity or earthmoving taking place; 2) All Wright County Feedlot Ordinance requirements and standards must be followed. Seconded by Holland.

VOTE: CARRIED UNANIMOUSLY

7. Rack Enterprises of Annandale, LLC – New

LOCATION: 6508 NEVENS AVE NW – PRT OF N1/2 OF NW1/4 OF SW1/4 & SW1/4 OF NW 1/4 in Section 36, Township 121, Range 28, Wright County, Minnesota. (Southside Twp.) Tax #217-000-363203 Property Owner: JK BIGALK PROPERTIES LLC

Petitions for an Interim Use Permit to operate a catering business within a 720 square-foot portion of an existing pole building, as regulated in Sections 155.031, 155.048 & 155.103, Title XV, Land Usage & Zoning of Wright County Code of Ordinances.

Present: Jonathan Bigalk

- A. Rhineberger displayed the property details and reviewed the request. The property is a 10.02-acre lot in Southside Township, currently zoned General Agriculture (AG) and designated as a Transition Area in the Northwest Quadrant (NWQ) Land Use Plan. The applicant seeks approval to operate a catering business as a home-extended business use. The business would be operated by the two property owners, with part-time assistance from their children during the summer. All work and equipment storage would take place within a proposed 720-square-foot (20' x 36') section of an existing 2,340-square-foot pole building (36' x 65'). A variance was required for the home-extended business because the existing building sits approximately 310 feet from a residence to the south. The Board of Adjustment approved this variance in January 2025. As outlined in Section 155.103, home-extended businesses must comply with several regulations designed to mitigate potential concerns. Based on the applicant's narrative and submitted plans, many of these requirements have already been addressed, including the building size limitation of 2,000 square feet. One key point for the Commission to discuss is the homestead requirement for a home-extended business. The business, Rack Enterprises of Annandale, is owned by Jon and Kristy Bigalk, who also own the property. However, their daughter, who works for the business, currently resides on the property. While the property could qualify for homesteading under a relative homestead arrangement, the Commission should discuss this further, as home-extended businesses are typically homesteaded by the property owner who actively operates the business. Southside Township has approved the request but has requested a township review in two years. No other responses have been received.
- B. No comment from Bigalk or public.
- C. Felger requested a visual of the property's location in relation to the City of Annandale. Rhineberger displayed a Beacon aerial map. Felger then asked to see the designated transition area. Felger inquired whether outside employees would be working on-site. Bigalk confirmed that the business is family-owned and operated. Their daughter, who lives on the property as a tenant, also works for the business. Felger noted that the request does not appear to significantly change the existing operation. Bigalk confirmed, stating that they plan to remain a small family business with mostly seasonal work.
- D. Bravinder asked if catering services are provided throughout the week. Bigalk replied that while they cater all week, approximately 80% of their business occurs between Thursday and Saturday. Bravinder pointed out that the applicant's narrative did not specify hours of operation and emphasized the importance of setting hours that align with business needs.
- E. Holland asked about the reasoning behind the homestead requirement. Rhineberger explained that when a business owner resides on the property, they are more likely to maintain it properly, reducing the risk of the property becoming unsightly or overly commercialized. The goal is to prevent residential areas from evolving into business or industrial districts. Holland stated that since the applicant's daughter is a family member who

works for the business, she believes the arrangement aligns with the homestead requirement. Bravinder shared his personal experience, noting that he has operated a home extended business since 2003. His daughter and son-in-law are now involved in the business and are prospective heirs to the property. Because he retains ownership, he maintains control over both the property and the business. He expressed concern that when ownership control is lost, issues can arise. He agreed with the request, stating that property renters typically do not care for a property as well as owners do.

- F. Bravinder asked what hours of operation would work for the applicant. Bigalk responded that they typically begin work around 9 a.m. and finish by 9 p.m. They do not cater beyond an hour's drive from the property. Bravinder inquired about the number of employees. Bigalk stated that 1-3 people handle food preparation, depending on event size. Holland asked if there is a designated non-working day. Bigalk replied that while they do not work seven days a week, there isn't a specific day they always take off. Most of their events occur between early April and late October, with business slowing significantly in the winter. Felger asked about a typical end time for events. Bigalk stated that they are usually done and cleaned up by 9 p.m. Rhineberger asked for clarification on the latest possible end time to ensure the hours of operation are properly documented.
- G. Bigalk confirmed they are never later than 10:30 p.m. Smith asked if setting the closing time at 10 p.m. would be reasonable. Bigalk agreed. Bravinder stated that if this were a retail business operating daily, he would have concerns due to traffic levels. However, since this business does not operate every day and does not generate constant traffic, he is comfortable allowing seven-day operations. Holland agreed and stated she would even support year-round operation.
- H. Felger asked where the catering truck is parked. Bigalk responded that, on occasion, he has parked it at his personal residence.
- I. Holland moved to approve an Interim Use Permit for a home extended business for a catering business, in accordance with the discussion, plans, and narrative held on file, with the following conditions: 1) Days and hours of operations are 9:00 am – 10:00 pm, Monday -Sunday; 2) No more than one employee in addition to the owner/operator and family members residing at the homestead; 3) No outdoor storage is allowed, and all business-related items must be contained within the building; 4) All business-related waste must be properly disposed of or recycled; 5) Proper building permits for the change of use are obtained, inspections conducted, and certificate of occupancy received for the remodel of the existing building prior to the use commencing in the building; 6) The Township to review in two years, with subsequent reviews at an interval established by the Township; 7) This permit expires upon the property's transfer, except to immediate family, termination of any lease agreement, or change in business ownership or operations. Seconded by Smith.

DISCUSSION: Bravinder questioned if condition #3 would affect the catering trailer and maybe needs to be amended. Rhineberger stated that yes, as written the trailer would not be allowed outside the shed and so the condition should be addressed. Suggested motion would be along the lines of no outdoor storage is allowed and all business-related items must be contained within the building, except for catering trailer. He also suggested adding a motion to address the family situation and if the relative or full homestead no longer applies, the operation must cease.

Holland and Smith agreed to amending condition #3 to read no outdoor storage is allowed and all business-related items must be contained within the building, except for catering trailer and adding condition #8 to say that if the relative or full homestead no longer applies, the operation must cease.

VOTE: CARRIED UNANIMOUSLY

8. **DOUGLAS S SILUS** – New

LOCATION: 2789 EATON AVE SE – WHISPERING WINDS IND PARK 1.02 AC LOT-002 BLOCK-001 in Section 14, Township 121, Range 25, Wright County, Minnesota. (Rockford Twp.) Tax #215-062-001020 Property Owner: DOUGLAS S SILUS

Petitions to convert the existing Conditional Use Permit for an auto body shop and office, granted in 2015, into an Interim Use Permit, expand the business with a new 4,400-square-foot commercial building for storage in association with the existing use and amend condition #6 of an existing CUP for platted subdivision approved in 2007 to allow more than one primary building, as regulated as regulated in Sections 155.029, 155.031 & 155.055, Title XV, Land Usage & Zoning of Wright County Code of Ordinances.

Present: none

- A. Rhineberger stated the applicant has not met with Rockford Township there was a misunderstanding in what the Township wanted to see. The Township will hear the applicant on March 18, 2025. As such, the applicant has requested further continuance to the April Planning Commission hearing.
- B. Bravinder moved to continue the matter to the Planning Commission hearing on April 10, 2025, at the applicant's request and for Township review. Seconded by Holland.

VOTE: CARRIED UNANIMOUSLY

9. **BRIAN BLEK** – New

LOCATION: 3637 148TH ST NW – NE1/4 OF NW1/4 LY SLY OF I-94 in Section 21, Township 122, Range 26, Wright County, Minnesota. (Silver Creek Twp.) Tax #216-100-212100 Property Owner: RONALD & LORI YOUNG

Petitions for an Interim Use Permit for sales center and indoor warehousing for a watercraft dock and port business, as regulated in Sections 155.031 & 155.054, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

Present: Mike Jacobsen on behalf of the applicant.

- A. Rhineberger displayed the proposed site plan and reviewed the request. The property is 10.44 acres in Silver Creek Township along 148th St and is visible from Interstate 94. The proposal is to redo the entire site. The site currently is zoned for Business and has a log cabin model home with retail space that was previously approved as well as an approved single family dwelling. This proposal would demo the entire site and reestablish a new use for a sales center and indoor warehouse for watercraft dock and port business. Business plan and stormwater management plan was provided to Commission for review. A wetland delineation has been completed on the property and has been approved by Wright SWCD. The proposed building will be roughly 12,520 square feet with a 70' x 80' (5,600 square feet) storage area, 80' x 80' (6,400 square feet) showroom area, and 26' x 20' (520 square feet) entry area. The warehouse will be stocked from their factory in the City of Maple Lake by a pickup with a flatbed trailer. The proposed business hours would be from 8 am to 5 pm, Tuesday through Saturday. The location would be sales and warehouse only with no product manufacturing to occur on site. Wright County Planning & Zoning has not received a response from Silver Creek Township. No other responses have been received either. The Commission should be familiar with the area as it has been involved in several meetings over the last few months.
- B. No comment from the public.
- C. Felger questioned what will be seen on the property. Jacobsen explained there will be a display of products on the lot and visible from I-94. Currently the product is manufactured in Maple Lake with this area being a display only lot that is visible from I-94. Customers will be referred to local distributors for actual sale of the product. Felger questioned product with Jacobsen explained they manufacture what is presented in the narrative and provided brochure along with Otter Outdoors and Beaver Tail Mud Boats, among other outdoor items. Nothing will be transported to the site other than using pickups and trailer, it will not be a massive amount of traffic just display of product. Rhineberger referenced the site plan and questioned the location of outdoor display area. Jacobsen pointed to area in the corner that will be a water display area. It is a real life pond that will have product displayed with customers able to inspect and view in real life water application to understand how it performs. It would be considered a holding pond display lot. Felger asked if wetland would be impacted with Jacobsen confirming it would not.
- D. Bravinder with a past request in the area there was a lot of discussion on 148th St. Holland verified the Township has yet to reply. Bravinder would like to hear what will happen with 148th St. There were talks of closing or a turnaround for Big Rig. Felger agrees there has been a lot of controversy

and the Commission would like to hear from the Township. He suggested the applicant ensure they discuss the configuration of 148th St.

- E. Smith moved to continue the matter to the Planning Commission hearing on April 10, 2025, to give the Township a chance to review the request and provide comments. Seconded by Holland.

DISCUSSION: Bravinder reminded the applicant of the importance to discuss with the Township intentions and concerns with 148th St. Jacobsen stated they intended for all traffic to stay out of the residential area.

VOTE: CARRIED UNANIMOUSLY

10. **BRUCE SCHUT** – New

LOCATION: 7414 Baker Ave NW – part of the SW1/4 OF NW1/4 & N1/2 OF SW1/4 and N 1-2 SE & SW SE in Sections 25 & 26, Township 121, Range 26, Wright County, MN (Maple Lake Twp.) Tax # 210-100-264200 & 210-100-253200. Property Owners: Bruce L Schut

Petitions to rezone Parcels A & C, as referenced on the survey by Bogart, Pederson & Associates, Inc., File No. 24-0056.00, from General Agriculture (AG) to Agricultural/Residential (A/R), as regulated in Sections 155.028, 155.047 & 155.048, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

Present: Dan Frie on behalf of the applicant.

- A. Rhineberger displayed property details and a concept plan while reviewing the request. The property consists of approximately 225 acres, including two PIDs along Baker Ave NW and 72nd St NW in Maple Lake Township. The request seeks to rezone a portion of the property. The property recently underwent a Board of Adjustment (BOA) hearing to allow for a lot line adjustment, which was displayed and reviewed. The BOA hearing permitted the property to be split using Baker Ave. This request proposes rezoning a portion from General Agriculture (AG) to Agricultural/Residential (A/R), while the remaining portion would remain General Agriculture (AG). If the rezoning is approved, the applicant plans to apply for a 10-lot unplatted subdivision. The concept plan was displayed and reviewed. Maple Lake Township has approved the request, and no other responses have been received. The property is included in the Land Use Plan, and several other properties in the area have recently undergone rezoning.
- A. Bravinder questioned whether the portion west of Baker Ave has sufficient access and road frontage. Rhineberger explained that part of the BOA process involved ensuring that the remaining AG-designated land had at least 300 feet of road frontage. The 80-acre portion has a residential entitlement and, therefore, must maintain the required road frontage. Frie stated that the reason for the lot line adjustment was to realign the property boundary, utilizing the road as a natural lot line while ensuring adequate road frontage.

B. Public Comment

- Marty Chard – 7224 Baker Ave NW – Chard stated he has no issue with the rezoning since it aligns with the Land Use Plan. However, his primary concern is traffic at the "T" intersection of Baker Ave. Over the past winter, six cars ended up in his field, and in his 20 years at this location, he has regularly seen vehicles lose control. He believes now is the time to fix the road before additional houses are added. Chard pointed out that nine lots were approved last year, three more were approved on Ames, and now another 10 are being proposed—leading to a significant increase in traffic over the past three years. Many of the families moving into the area have multiple vehicles, contributing to congestion. He emphasized that Baker Ave serves as a cut-through route from 106th to County Road 37, making traffic particularly heavy at 5 PM. While he understands that rezoning cannot directly address road conditions, he strongly believes the road should be improved before further development proceeds. He

also noted that when Baker Ave was extended for the Vokaty Estates development, the intersection was never officially made into a "T" but instead blended into a curve, allowing vehicles to speed through the area. Felger asked if Chard had raised these concerns with the Township. Chard responded that they do not receive notices from the Township, which he finds frustrating, but he has had law enforcement visit his property multiple times. He has brought the issue to both the Township and the County but feels that no action has been taken. Bravinder used a Beacon aerial map to clarify the exact location of concern. Chard explained that the Township attempted minor fixes last year, adding stakes to restore the ditch, but he believes the proper solution would have been to square off the intersection. Bravinder asked if there was a stop sign at the intersection, to which Chard replied that there is only a yield sign. He suggested that relocating the yield sign could improve safety.

- Michael Loch – 9297 65th St – owns property east of the site in question, expressed similar concerns about traffic. Having lived in the area his entire life, he has witnessed numerous vehicles slide into ditches. His primary concern is not overall traffic volume but speed. He suggested that a lower speed limit could help slow drivers down and discourage them from using the road as a cut-through. Felger recommended that Loch discuss the issue with Township officials. Loch acknowledged this but reiterated that his concern is specifically about speed limits, not general traffic.
 - Brad Loeks – corner of Baker and 106th – raised concerns about both traffic volume and road conditions. He has also had vehicles end up in his ditch. He noted that road maintenance has not kept pace with the increasing traffic, resulting in numerous potholes. While he understands that the Township is trying to maintain the roads, he believes they are unable to address this road frequently enough. Felger clarified that the concern is primarily about the volume of traffic, rather than speed or road conditions. Loeks asked if there are specific regulations determining when a road should be paved. Felger stated that such questions should be directed to the Township. Bravinder and Smith noted that there are strict regulations governing when speed limits can be changed, making it unlikely that a reduction would be approved.
- C. Bravinder recalled that a nearby parcel underwent rezoning recently and raised similar concerns. However, he does not see an issue with the rezoning itself. He suggested that traffic concerns should be addressed at the subdivision approval stage. Felger agreed, stating that he remembers the area in question and concurs with Bravinder's assessment.
- D. Bravinder moved to continue the matter to the Planning Commission hearing on April 10, 2025, for a site inspection. Holland seconded the motion.

VOTE: CARRIED UNANIMOUSLY

11. THEODORE SOLBERG – New

LOCATION: 694 & 876 30TH ST SW – S1/2 OF SW1/4 OF SW1/4 and N1-2 OF SW SW and PRT OF SE1/4 OF SW1/4 all in Sections 13, Township 119, Range 26, Wright County, MN (Marysville Twp.) Tax # 211-000-133300, 211-000-133301, 211-000-133403. Property Owners: Theodore Solberg

Petitions for an Interim Use Permit to expand the existing mining operation to include an additional 12 acres and approximately 260,000 cubic yards of aggregate material for 10 years, as regulated in Section 155.031, 155.048(D) & 155.100, Title XV, Land Usage & Zoning of Wright County Code of Ordinances.

Present: Theodore Solberg

- A. Rhineberger displayed the proposed mining plan and reviewed the request. The request is for a mining expansion of the existing operation to include an additional 12 acres and approximately 260,000 cubic yards of aggregate material over 10 years, in compliance with the mining ordinance. This is an existing operation with a Conditional Use Permit (CUP) granted in 2018 for a 4-acre phase, which is now complete and mostly reclaimed. The applicant has done well in reclaiming the land as he progresses through different phases. The reclamation plan aims to restore the property for agricultural production. The Township has approved the request, and no other comments were received. It should be noted that a proposed berm is planned along the boundary of CSAH 12.
- B. Solberg stated that they share the driveway with the State of Minnesota. In discussions with the County Highway Department, it was indicated that CSAH 12 is scheduled to be rebuilt this year, and they will need 90,000 cubic yards of sand. As a result, he is unsure how long the mining operation will continue. Displaying the site plan, Solberg reviewed both the past and proposed mining plans, noting that there are pockets of sand in certain areas that he intends to extract.
- C. No public comments were received.
- D. Bravinder stated that he is familiar with the area and does not need to visit the site.
- E. Holland stated that the Township has approved the request, and she supports it as well.
- F. Holland moved to approve an Interim Use Permit for an expansion of the existing mining operation to include a 12 acres and approximately 260,000 cubic yards of aggregate material, and in accord with the plans, prepared by Otto Associates, Project No 25-0107, dated 2-12-25, and description provided by the applicant, with the following conditions: 1) All performance standards for mining in the Wright County Code of Ordinances must be followed, especially regarding dust control, hours of operation, reclamation, annual reporting, a financial guarantee and screening; 2) Every effort should be made to reclaim previous phases before entering new phases, while leaving enough of the pit open for operations; 3) Any change in access or expansion of operations will require a new Interim Use Permit; 4) The applicant shall provide a performance bond, cash escrow, or irrevocable letter of credit from a reliable surety institution in the amount of \$60,000 to guarantee compliance with the Mining and Extraction portion of the Wright County Code of Ordinance; 5) Unless a new interim use permit is approved, this permit will expire 10 years from the date of this approval and the operation will have to be completed and reclaimed by that time; 6) This permit shall immediately and automatically expire upon transfer, termination of any lease agreement, or any change in business operations or ownership, except for transfer to spouse. Seconded by Smith.

DISCUSSION: Bravinder questioned a need to note hours of operation with Rhineberger stating the ordinance spells that out so there is not specifically a need.

VOTE: CARRIED UNANIMOUSLY

Felger called a 5 minute Chairmans Break at 8:30 pm with meeting reconvening at 8:36 pm.

12. **VALLEY PAVING INC.** – New

LOCATION: 7979 State Hwy 25 NE – West 1/2 of the SE 1/4 and part of the East 1/2 of the SE 1/4 of Section 21, Township 121, Range 25 and the West 1/2 of the SW 1/4 of Section 22, Township 121, Range 25, Wright County, Minnesota. (Monticello Twp) Tax #213-100-214200, 213-100-214100, 213-100-223200 Property Owner: JOSEPH F HOLTHAUS & JANICE E HOLTHAUS

Petitions for an IUP to allow the operation of a seasonal asphalt plant for the 2025 season, with hours of operation to be Monday - Saturday 7am - 7pm as regulated in Section 155.031, 155.048(D) & 155.100 of the Wright County Code of Ordinances.

Present: John Wokasch with Valley Paving.

- A. Rhineberger displayed the site plan and provided a review. In 2024, the Conditional Use Permit (CUP) was converted to an Interim Use Permit (IUP), and night hauling was approved for the I-94 project. The pit was also expanded to the western 80-acre parcel, which required the completion of an Environmental Assessment Worksheet (EAW). At that time, the Commission conducted a site visit. As of this report, no mining has occurred on the new parcel. Although several changes have taken place on this parcel, the current request is a straightforward proposal for a seasonal hot-mix plant to operate during the 2025 construction season within the existing portion of the pit. Plans and a narrative have been provided for review. The Township approved the request for three years; however, the notification specified only one year, aligning with the description in the narrative. It is worth noting that the County Ordinance allows asphalt plant IUPs for a maximum of two years. No other comments were received.
- B. Wokasch stated that two years would be acceptable for them.
- C. No comment from the public.
- D. Bravinder stated that he is familiar with the property and operation and is ready to make a motion for approval, with Holland agreeing.
- E. Bravinder moved to approve an Interim Use Permit for an asphalt plant for the 2025 and 2026 season, with the following conditions: 1) The plant is approved for the 2025 and 2026 seasons; 2) Hours of operation to be 7am-7pm M-F and 7am-5pm Saturdays, except for holidays specified in chapter 155.100 of the Wright County Code of Ordinances; 3) As required in the Zoning Ordinance, the plant must utilize odor control technology or additives to reduce the odors emitted from the plant; 4) The plant must operate in compliance with all applicable state and federal requirements. Seconded by Smith.

VOTE: CARRIED UNANIMOUSLY

13. DUININCK INC. – New

LOCATION: NW ¼ of NE ¼; S ½ of NW ¼ & NW ¼ of SW ¼ & Gov't Lot 2; also Part of W ½ of SE ¼, all in Section 28, Township 121, Range 25, Wright County, Minnesota. (Slough-Monticello Twp.) Tax Parcel ID #213-100-281200; 213-100-282300 & 213-100-283400 Owners: Joseph & Janice Holthaus & Patricia Holthaus

Petitions for an Interim Use Permit to allow the operation of a seasonal asphalt plant for the 2025-2026 seasons, with hours of operation to be Monday - Saturday 7am - 7pm as regulated in Section 155.031, 155.048(D) & 155.100, Title XV, Land Usage & Zoning of Wright County Code of Ordinances.

Present: Jason Duininck

- A. Rhineberger displayed property details and the site plan while reviewing the request. The Commission should be familiar with the property and operation, as it has come before the Commission several times over the years. This is an existing operation requesting an extension for the asphalt plant to operate during the 2025 and 2026 seasons, with hours of operation noted as Monday–Saturday, 7:00 AM–7:00 PM. The narrative mentions night operations; however, staff have clarified via email that night operations are not being requested, aside from what was previously approved last year. This request is solely for a two-year asphalt plant renewal. Monticello Township has approved the request, and no other comments have been received.
- B. Duininck asked whether odor control would be included as a condition if the request were approved. Rhineberger confirmed that it would, as required by ordinance. Duininck also confirmed that this is a new provision in the recently revised ordinance.
- C. No comment from the public.
- D. Felger asked the Commission if there were any questions or concerns. Hearing none, he called for a motion.
- E. Holland moved to approve an interim use permit for the placement of a hot-mix asphalt plant for the 2025 and 2026 seasons, in accord with the plans submitted and the description provided by the applicant on the record, with the following conditions: 1) Any operation of the plant outside the hours of 7am – 7pm will require a separate Interim Use Permit; 2) As required in the Zoning Ordinance, the plant must utilize odor control technology or additives to reduce the odors emitted from the plant; 3) The plant must operate in compliance with all applicable state and federal requirements. Seconded by Smith.

DISCUSSION: Holland asked whether holiday hours needed to be explicitly mentioned in the conditions. Rhineberger stated that holiday operation rules are already included in the motion, so no additional clarification is needed. Bravinder questioned the hours of operation, noting that the previous request specified Monday–Friday, 7:00 AM–7:00 PM, and Saturday, 7:00 AM–5:00 PM, which he preferred.

Holland and Smith amended Condition #1 to read: "Any operation of the plant outside the hours of 7:00 AM–7:00 PM, Monday through Friday, and 7:00 AM–5:00 PM on Saturday, will require a separate Interim Use Permit."

VOTE: CARRIED UNANIMOUSLY

FINAL PLAT OF HEART POND PLACE

On a motion by Holland, seconded by Bravinder, all voted to approve the final plat of Heart Pond Place (Victor Twp.) and authorize the Chairman's signature.

FINAL PLAT OF HEART POND PLACE

On a motion by Bravinder, seconded by Holland, all voted to approve the final plat of Shelquist Addition (Monticello Twp.) and authorize the Chairman's signature.

SITE INSPECTION

Monday, April 7, 2025, was set for a site inspection. Commission members to meet at 8:30 a.m. at the Government Center.

Meeting adjourned at 8:55 p.m.

Respectfully submitted,

A handwritten signature in cursive script, reading "Barry J. Rhineberger".

Barry Rhineberger
Planning & Zoning Administrator

BR:sd

cc: Planning Commission
Pence
Twp. Clerks