

WRIGHT COUNTY PLANNING COMMISSION

Meeting of: June 12, 2025

AGENDA

The Wright County Planning Commission will meet on Thursday June 12, 2025 at **7:30 p.m.** in the County Commissioners Board Room at the Wright County Government Center, Buffalo, Minnesota to consider the following items:

ACTION ON MAY 22, 2025, MINUTES

PUBLIC HEARINGS:

1. **Matt Brummer** – Cont. 5/22

LOCATION: 1605 Highway 55 NE – Part of the W 1/2 of NE 1/4 & the West 2 rods of Gov't Lot 3 north of public road, Section 32, Township 120, Range 25, Wright County, Minnesota. (Buffalo Twp.) Tax #202-000-321300 Property Owner: MINNESOTA BUILT BUFFALO LLC

Petitions to convert the existing Conditional Use Permit for a mini-storage use, granted in 2023, into an Interim Use Permit and to amend the previously approved plans and condition #4 of the 2023 CUP regarding screening and fencing, as regulated in Sections 155.029, 155.031, 155.055 & 155.057 Title XV, Land Usage & Zoning of Wright County Code of Ordinances.

2. **Paula Dalbec** – Cont. 5/22

LOCATION: 5957 35TH ST NE – N836.42FT OF W552.5FT OF E 618.5FT OF E1/2 OF SE1/4 EX S394.18FT THOF (134102), Section 13, Township 120, Range 25, Wright County, Minnesota. (Buffalo Twp.) Tax #202-000-134101 Property Owner: PAULA E DALBEC

Petitions to rezone the property from Suburban Residential (R-2a) to Urban/Rural Transition (R-1), as regulated in Sections 155.028, 155.049 & 155.051, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

3. **Maddie Mithun** - Cont. 5/22

LOCATION: 4875 37th Street SE. – Part of SE 1/4 of NE 1/4 and part of the E 1/2 of SE 1/4, Section 23, Township 119, Range 25, Wright County, MN. (N. Crow - Rockford Twp.) Tax #215-100-234100 & 215-100-234400 Property owners: Apple Jack Orchards LLC

Petitions to amend an existing Interim Use Permit to expand a Commercial Agricultural Tourism use to allow outdoor spaces for weddings and events and the construction of two deck structures to shoot apple cannons and paintballs, as regulated in Sections 155.003(25), 155.031, 155.048(D), 155.057 & 155.109, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

4. **Kraina Land LLC** - New

LOCATION: 3755 BRIARWOOD AVE SE - E 1-2 SW EXC PRT DESC IN BK 190-31 in Section 20, Township 119, Range 25, Wright County, Minnesota. (Crawford Lake - Rockford Twp.) Tax #215-100-203100 Property Owner: JEROLD A UNTIEDT & SUSAN J UNTIEDT

Petitions to rezone the north 32.43 acres of the property, as referenced on the Certificate of Description by Otto Associates Inc., Project No. 25-0166, from General Agriculture (AG) with a Residential-Recreational Shorelands District Overlay (S-2) to Urban/Rural Transition (R-1) with a Residential-Recreational Shorelands District Overlay (S-2), as regulated in Sections 155.028, 155.048, 155.049 & 155.057, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

5. **Skies Limit LLC** – New

LOCATION: xxxx Baker Ave NW – Gov’t Lots 1 & 2, Section 11, Township 121, Range 26, Wright County, Minnesota. (Silver Creek Twp.) Tax #216-000-114100. Property Owner: Skies Limit LLC

REVISED

Petitions to rezone Parcel F, as referenced on the survey by Otto Associates Inc., Project No. 24-0166, as follows: the eastern portion from Baker Ave. to the SE corner of the property from General Agriculture (AG)/Residential-Recreational Shorelands (S-2) to Urban/Rural Transition (R1)/Residential-Recreational Shorelands (S-2) and the western portion from General Agriculture (AG)/Residential-Recreational Shorelands (S-2) to Agricultural/Residential (A/R)/Residential-Recreational Shorelands (S-2), as regulated in Sections 155.028, 155.047, 155.048, 155.057 & 155.09, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

6. **Johann Massmann** - New

LOCATION: xxxx County Road 8 NW – PRT OF NW 1/4 OF NW 1/4 & Lot 1 along with REGISTERED LAND SURVEY NO 25 9.94 AC TRACT A in Section 28, Township 122, Range 26, Wright County, Minnesota. (Loche Lake - Silver Creek Twp.) Tax #216-100-282300 & 216-132-000010 Property Owner: JOHANN A MASSMANN

Petitions to rezone the property from General Agriculture (AG) with a Residential-Recreational Shorelands District Overlay (S-2) to Agricultural/Residential (A/R) with a Residential-Recreational Shorelands 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.

7. **North Fork LLC** - New

LOCATION: xxxx 17th St SW & 13242 25TH ST SW - SE1/4 OF SE1/4 along with THE NE 1/4 NE 1/4 ; ALSO GOV’T LOT 4; ALSO LOT B OF GOV’T LOT 3 in Section 11 & 14 all in Township 119, Range 28, Wright County, Minnesota. (Cokato Lake – Cokato Twp.) Tax #205-000-114400 & 205-000-141301 Property Owner: North Fork LLC and Kyle E & Beth Ashwill

Petitions for an Interim Use Permit for mining and stockpiling of aggregates, along with the stockpiling and crushing of recycled concrete and asphalt, as regulated in Sections 155.031, 155.048(D) & 155.100, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

8. **David Radziej** - New

LOCATION: 5191 CHRISTEN AVE NE - NW1/4 OF SE1/4 OF SE1/4 & W1/2 OF NE1/4 OF SE1/4 OF SE1/4 in Section 04, Township 120, Range 25, Wright County, Minnesota. (Gilchrist Lake - Buffalo Twp.) Tax #202-000-044400 Property Owner: JOHN A & JOANN C PRIGGE

Petitions to rezone the property from General Agriculture (AG) with a Residential-Recreational Shorelands District Overlay (S-2) to Suburban Residential-a (R2-a) with a Residential-Recreational Shorelands District Overlay (S-2), as regulated in Sections 155.028, 155.048, 155.051 & 155.057, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances

9. **Michael Klein** - New

LOCATION: 13924 100TH ST NW - PRT OF NW1/4 SWLY OF SPRING BEACH AND SPRING BEACH 1ST LOT-003 BLOCK-002 in Section 14, Township 121, Range 28, Wright County, Minnesota. (Lake Augusta - Southside Twp.) Tax #217-000-142205 & 217-052-002030. Property Owner: MICHAEL J KLEIN

Petitions to rezone from Suburban Residential-a (R2-a) with a Residential-Recreational Shorelands District Overlay (S-2) and PID 217-052-002030 from Urban/Rural Transition (R-2) with a Residential-Recreational Shorelands District Overlay (S-2) to Suburban Residential (R-2) with a Residential-Recreational Shorelands District Overlay (S-2), as regulated in Sections 155.028, 155.049, 155.050, 155.051 & 155.057, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

10. **Allen Dubbeldee** - New

LOCATION: 11066 PITTMAN AVE NW- PRT OF SE1/4 & GOV LT1 LY S OF LK CAROLIN and PRT OF NW1/4 NE1/4 in Section 04 & 09, all in Township 122, Range 28, Wright County, Minnesota. (Lake Caroline - Southside Twp.) Tax #217-000-044400, 217-000-091202, 217-000-091205 Property Owner: ALLEN & DEBS DUBBELDEE REVTR and ALLEN R DUBBELDEE & DEBS JM DUBBELDEE REVTR

Petitions to rezone that portion of tax parcels 217-000-044400, 217-000-091202, and 217-000-091205, north of County Road 3, as approved by the Board of Adjustment on 1/10/2025, from General Agriculture (AG) with a Residential-Recreational Shorelands District Overlay (S-2) to Agricultural/Residential (A/R) with a Residential-Recreational Shorelands 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.

Respectfully submitted,



Barry Rhineberger
Planning & Zoning Administrator

BR:sd

cc: Planning Commission
Twp. Clerks