

WRIGHT COUNTY PLANNING COMMISSION

Meeting of: July 10, 2025

AGENDA

The Wright County Planning Commission will meet on Thursday July 10, 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 JUNE 12, 2025, MINUTES

PUBLIC HEARINGS:

1. **Paula Dalbec** – Cont. 5/22 & 6/12

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.

2. **David Radziej** – Cont. 6/12

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

3. **Rachael Hartwig** - New

LOCATION: 1257 60th St NE – E1/2 OF NW1/4 EX TR DES IN BK296-811(052101) in Section 05, Township 120, Range 25, Wright County, MN. (Buffalo Twp.) Tax #202-000-052100. Property Owner: PERRY J & STEPHANIE R HARTWIG

Petitions for an Interim Use Permit to operate a home occupation for a massage therapy business from within the existing home, as regulated in Sections 155.003(67), 155.031 & 155.048, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

4. **Kraina Land LLC** – Cont. 6/12

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. **Johann Massmann** – Cont. 6/12

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.

6. **Michael Klein** – Cont. 6/12

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.

7. **Allen Dubbeldee** – Cont. 6/12

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.

8. **Robert Carlson** - New

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. (Monticello Twp.) Tax #213-100-072300. Property Owner: Robert Carlson, Dale Carlson, Christine Nigro, Shane Conlon, Shelby Conlon (Morgante)

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

Respectfully submitted,

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

Barry Rhineberger
Planning & Zoning Administrator

BR:sd

cc: Planning Commission
Twp. Clerks