

WRIGHT COUNTY PLANNING COMMISSION

Meeting of: August 21, 2025

AGENDA

The Wright County Planning Commission will meet on Thursday August 21, 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 JULY 31, 2025, MINUTES

PUBLIC HEARINGS:

1. **KRAINA LAND LLC** – Cont. 6/12 & 7/10 & 731

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.

2. **JOHNATHAN CELANDER** – New

LOCATION: 5834 FAIRHILL DR SE - Part of the NE 1/4 of Section 12, Township 119, Range 25, Wright County, Minnesota. (Rockford Twp.) Tax #215-100-121300. Property Owner: RACHEL L CELANDER & JOHNATHAN R CELANDER

Petitions to convert an existing Conditional Use Permit for a Commercial Agricultural Tourism use, granted in 2021 and amended in 2023, into an Interim Use Permit and allow a change from 40 to 50 larger weekend events year, add 12 weeknight large events a year, security to be present for events with alcohol only, and a change to bathrooms, as regulated in Sections 155.003(25), 155.031, 155.048(D) & 155.109, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

3. **ALLEN DUBBELDEE** – Cont. 6/12 & 7/10 & 7/31

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.

4. **RUSSELL MALECHA** – New

LOCATION: xxxx 62nd St NW - JOHNSON PARK 2ND ADDN LT1 BLK1 in Section 32, Township 121, Range 28, Wright County, Minnesota. (Southside Twp.) Tax #217-029-001011. Property Owner: RUSSELL L MALECHA REVTR

Petitions for a Conditional Use Permit for a land alteration to exceed 50 cubic yards of cut/fill within the shoreland district for a 166-ft x 10 ft engineered retaining wall on a backlot, as regulated in Sections 155.029, 155.030, & 155.101, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

5. **Estate of Frank G. Lushine** - New

LOCATION: 6070 PILGER AVE NW - part of Gov't Lot A in Section 33, Township 121, Range 28, Wright County, Minnesota. (Southside Twp.) Tax #217-000-334401 Property Owner: CHERYL D LUSHINE QPERESTR and FRANK G LUSHINE QPERRESTR

Petitions for a Conditional Use Permit for a three-lot unplatted subdivision, as regulated in Sections 155.029, 155.051 & 155.057, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

6. **REMLE HOLDINGS LLC** - Cont. 7/31

LOCATION: 9423 DARROW AVE SE – Part of GOVERNMENT LOT 2 in Section 22, Township 118, Range 25, Wright County, MN. (Franklin Twp.) Tax #208-200-222401. Property Owner: REMLE HOLDINGS LLC

Petitions for an Interim Use Permit for a riding academy with equine-assisted services, as regulated in Sections 155.003(121), 155.031 & 155.048, Title XV, Land Usage of the Wright County Code of Ordinances.

7. **CHRISTOPHER RASSET** - Cont. 7/31

LOCATION: 7254 DEMPSEY AVE NW – Part of the NW 1/4 of the SW 1/4 in Section 27, Township 121, Range 26, Wright County, MN. (Maple Lake Twp.) Tax #210-100-273202. Property Owner: CHRISTOPHER G & VICKI L RASSET

Petitions for an Interim Use Permit for a commercial agricultural tourism use for a winery operation that includes a vineyard, bottle sales, and a tasting room, as regulated in Sections 155.003(25), 155.031, 155.048 & 155.109 of Title XV, Land Usage of the Wright County Code of Ordinances.

8. **BRUCE L SCHUT** - Cont. 7/31 (re-notice)

LOCATION: 7414 Baker Ave NW – Part of SW1/4 OF NW 1/4 & N1/2 OF SW1/4 and N1/2 OF SE1/4 & SW1/4 OF SE1/4 EX TR DES DOC 1567446 (264100) in Sections 25 & 26, Township 121, Range 26, Wright County, MN. (Maple Lake Twp.) Tax #210-100-253200 & 210-100-264200. Property Owner: BRUCE L SCHUT

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

9. **KYLE ASHWILL** – New

LOCATION: 13242 25TH ST SW & xxxx 17th 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 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 a sand and gravel mining operation, to include mining and stockpiling of aggregates, washing, crushing, and recycling of asphalt and concrete, as regulated in Section 155.031, 155.048(D) & 155.100 of Chapter 155, of Title XV Land Usage of Wright County Code of Ordinances.

10. **XCEL ENERGY** – New

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

Petitions to rezone the portion of the property outside of the 1,000-foot shoreland zone of Locke Lake from General Business (B-2) and Agricultural/Residential (A/R) to General Industry (I-1), as regulated in Sections 155.028, 155.047 & 155.055, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

11 . **CYNTHIA TUSSING** – New

LOCATION: 7256 FLANDERS AVE SW - SE1/4 OF NW1/4 in Section 07, Township 118, Range 26, Wright County, Minnesota. (Woodland Twp.) Tax #220-000-072400. Property Owner: CYNTHIA L TUSSING

Petitions for a Conditional Use Permit to allow a single-family dwelling unit to be relocated to the roughly 40-acre property, as regulated in Sections 155.029, 155.048, 155.057 & 155.092, Chapter 155, 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