

WRIGHT COUNTY PLANNING COMMISSION

Meeting of: SEPTEMBER 11, 2025

AGENDA

The Wright County Planning Commission will meet on Thursday September 11, 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 AUGUST 21, 2025, MINUTES

PUBLIC HEARINGS:

1. **Estate of Frank G. Lushine** – Cont. 8/21

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.

2. **JOHNATHAN CELANDER** – Cont. 8/21

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. **JENNIFER GARDNER** - New

LOCATION: 199 Jansen Ave SE – part of the E 1/2 of the NE 1/4 in Section 03, Township 119, Range 24, Wright County, Minnesota. (Rockford Twp.) Tax #215-000-031108. Property Owner: JENNIFER GARDNER

Petitions to rezone the property from General Agriculture (AG) to Urban/Rural Transition (R-1), as regulated in Sections 155.028, 155.048 & 155.049, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

4. **CARRIE LYNCH** - New

LOCATION: 4665 Eaton Ave SE – Rivendell Lot 002, Block 001 in Section 26, Township 119, Range 25, Wright County, Minnesota. (Franklin Twp.) Tax #208-229-001020. Property Owner: RYAN T LYNCH

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, 155.047, 155.057 & 155.059, 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