

WRIGHT COUNTY BOARD OF ADJUSTMENT
Meeting of: September 19, 2025
AGENDA

The Wright County Board of Adjustment will meet on **Friday, September 19, 2025** at 8:30 a.m. in the County Commissioner's Board Room at the Wright County Government Center, Buffalo, Minnesota to consider the following items:

ACTION ON MINUTES FOR THE August 29, 2025 MEETING

1. **ANTHON ELLIS** – Cont. 7/18, 8/8 & 8/29

LOCATION: 7075 Pilger Ave NW – Portion of Gov't Lot 2 in Section 28, Township 121, Range 28, Wright County, Minnesota. (Southside Twp.) Tax: #217-000-284300. Property owners: JEFFREY HARMSSEN & STACY HARMSSEN

Request: Variance as regulated in Section 155.026, 155.049(F)(2), 155.057(E)(1) and 155.090(Table 3) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct a new single-family dwelling that would be within the road and shoreland building setbacks while the septic absorption area would be within the setback from the home.

2. **BRAD HAGFORS** - New

LOCATION: 14932 STATE HIGHWAY 55 NW – PRT OF SW OF SW TH LIES N OF NLY R/W LN OF HWY55, Section 15, Township 121, Range 28, Wright County, Minnesota. (Southside Twp.) Tax #217-000-153303. Property Owner: K-BUILT PROPERTIES LLC

REQUEST: Variance as regulated in Section 155.026 and 155.097(G) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to erect a billboard sign within the setback of an abutting property line in a district where billboards are prohibited and within the setback from a dwelling.

3. **SHELLY GILBERTSON** - New

LOCATION: 7214, 7194, 7170 and xxxx Quinn Ave NW – WULLEIINDA LOT-001, LOT-002, LOT-003 and PRT OF LT 4 , Section 29, Township 121, Range 28, Wright County, Minnesota. (Southside Twp.) Tax #217-063-000010, 217-063-000020, 217-063-000030, 217-063-000041. Property Owner: KAY N WILSON & SHELLY GILBERTSON

Request: Lot line adjustment as regulated in Section 155.026 of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to adjust the existing lot of record property boundaries.

4. **JACK PEARSON** – Cont. 8/29 ****Re-Notice****

LOCATION: 11595 Clementa Ave SW – N1/2 OF SE1/4 , Section 34, Township 118, Range 26, Wright County, Minnesota. (Woodland Twp.) Tax #220-000-344100. Property Owner: JACK PEARSON & COLEEN PEARSON

REQUEST: Variance as regulated in Section 155.026, 155.003(B)(1), 155.048(G), and 155.090(B)(12) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow an entitlement division that may exceed the maximum accessory building area, **maximum total acreage**, and maximum acreage of prime soils. It would also be unable to support two Type I septic sites.

5. **AUSTIN HARWOOD** – Cont. 8/29

LOCATION: 3516 County Road 30 SW – PRT OF SW1/4OF SE1/4&PRT OF SE1/4OF SW 1/4, Section 16, Township 118, Range 26, Wright County, Minnesota. (Woodland Twp.) Tax #220-000-164301. Property Owner: AUSTIN C HARWOOD

Request: Variance as regulated in Section 155.026 and 155.048(F)(2) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct a new storage building that would be within the road setback.

6. **ROB JOHNSON** – Cont. 8/29

LOCATION: xxxx & 13512 53rd St NW & 5372 NORTON AVE NW, – parts of the NW1/4 OF SE1/4 & NE1/4 OF SW1/4, Section 02, Township 120, Range 28, Wright County, Minnesota. (French Lake Twp.) Tax #209-000-023101, 209-000-023102, 209-000-023100. Property Owner: ZACHARY RAYNOLD JOHNSON & JADE SCHRUPP & JOSHUA J ROSTEN & HEATHER OLSON

Request: Variance as regulated in Section 155.026 & 155.048(G) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow the expansion of an existing entitlement division over the 10.0 acre maximum.

7. **CAROLYN SNABB-HERRBOLDT** - New

LOCATION: 4706 REDWOOD AVE NW – SNABB'S BEACH LOT-005 & SNABB'S BEACH 2ND ADDN LOT-003, Section 07, Township 120, Range 28, Wright County, Minnesota. (French Lake Twp.) Tax #209-026-000050, 209-028-000030. Property Owner: DONOVAN M HERRBOLDT & DANIEL A HERRBOLDT JR

REQUEST: Variance as regulated in Section 155.026, 155.006, and 155.049(F) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct an addition to the existing home that extends into the road setback and exceeds the maximum allowed impervious surface. Currently, the home and deck are already located within the shoreland, road, and side yard setbacks.

8. **ALLEN & CARLA SUNDBLAD** - New

LOCATION: 3665 PLEASON AVE NW – PARTS OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16 AND OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, Section 16 & 17, Township 120, Range 28, Wright County, Minnesota. (French Lake Twp.) Tax #209-000-162300, 209-000-171100. Property Owner: ALLEN L & CARLA L SUNDBLAD

REQUEST: Variance as regulated in Section 155.026 & 155.048(G) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to allow a “1 per 40” entitlement division that exceeds 2.5 acres of prime soils and exceeds the total size maximum of 10.0 acres.

9. **JEFFREY GORMAN** - New

LOCATION: 5355 130TH ST NW, – 30.83 AC LOT 3 EXC 7 A TO LE HOCKEY, Section 31, Township 122, Range 26, Wright County, Minnesota. (Silve Creek Twp.) Tax #216-100-311200. Property Owner: DOUGLAS L & SHELLEY M WATTERS

Request: Variance as regulated in Section 155.026 and 155.057(E)(1) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to replace an existing storage building with a larger one that would be located within the shoreland building setback.

10. **TERRY & ROSEMARY SWANSON** - New

LOCATION: 5103 106TH ST SE – EAST RIVER 2ND ADDN LOT-003 BLOCK-002, Section 25, Township 118, Range 25, Wright County, Minnesota. (Franklin Twp.) Tax #208-212-002030. Property Owner: TERRY L SWANSON & ROSEMARY L SWANSON

REQUEST: Variance as regulated in Section 155.026 and 155.049(C)(5) of Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances to construct a storage building on a property zoned Urban/Rural Transition (R-1). The proposed building would exceed the maximum allowed square footage for a single accessory structure on a lot between 20,000 and 80,000 sq. ft.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Aaron Ogle', written in a cursive style.

Aaron Ogle

Planner

Cc: Board of Adjustment

Twp. Clerks