

WRIGHT COUNTY PLANNING COMMISSION

Meeting of: NOVEMBER 20, 2025

AGENDA

The Wright County Planning Commission will meet on Thursday November 20, 2025 at **6:30 p.m.** in the County Commissioners Board Room at the Wright County Government Center, Buffalo, Minnesota to consider the following items:

ACTION ON OCTOBER 23, 2025, MINUTES

PUBLIC HEARINGS:

1. **GEORGE & DEBRA HATFIELD** – Cont. 10/23

LOCATION: xxxx 80th St NW and Baker Ave NW – Part of the SE1/4 of the SE 1/4 in Section 23, Township 121, Range 26, Wright County, Minnesota. (Maple Lake Twp.) Tax #210-100-234404, 210-100-234405, 210-100-234407. Property Owner: GEORGE P & DEBRA A HATFIELD

Petitions to rezone the properties from Suburban Residential-a (R2-a) to Suburban Residential (R-2), as regulated in Sections 155.028, 155.050 & 155.051, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

2. **EMILY NEUHARTH – US Solar** – Cont. 10/23

LOCATION: xxxx County Rd 8 NW – PRT OF N1/2 OF NW1/4 in Section 08, Township 120, Range 26, Wright County, Minnesota. (Maple Lake Twp.) Tax #210-000-082300. Property Owner: JOHN M & LOIS J WURM REVTR

Petitions for an Interim Use Permit to allow the construction of a 3 MW solar energy farm, as regulated in Sections 155.031, 155.048, 155.057 & 155.108, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

3. **MICHAEL LOCH** - New

LOCATION: 446 72ND ST NW & 7414 BAKER AVE NW – PART THE SOUTHEAST QUARTER OF THE NORTHWEST WITH PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER in Section 25, Township 121, Range 26, Wright County, Minnesota. (Maple Lake Twp.) Tax #210-100-254200, 210-100-252404, & 210-100-253200. Property Owner: MICHAEL & JULIE LOCH & BRUCE L SCHUT & JANET M SCHUT

Petitions for a Conditional Use Permit for a two-lot unplatted subdivision that alters property lines of two different previously approved unplatted subdivisions, one approved in 2023, the other approved in 2025, as regulated in Sections 155.029, 155.047 & 155.057, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

4. **CHRISTINA CLARK** - New

LOCATION: 17483 64TH ST SW– PART OF GOV'T LOT 1 AND 2 IN SECTION 06, TOWNSHIP 118, RANGE 28, Wright County, Minnesota. (Stockholm Twp.) Tax #218-000-064200. Property Owner: VIRGIL & ALICE SCHLOTTE REV TR

Petitions to rezone 4.50 acres of the property referenced as Tract A on a survey completed by Northstar Surveying, Job No. 2025107, from General Agriculture (AG) with a Residential-Recreational Shorelands District Overlay (S-2) to Commercial-Recreational Shoreland District (S-3), as regulated in Sections 155.028, 155.048 & 155.057, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

5. **RYAN NELSON** - New

LOCATION: xxxx 127th St NW – 40.77 AC NE OF NE & 45.25 AC LOT 2 EXC E 80 RDS & LOT 3 & portions of Lot 2 and Lot 1 along with part of the NW 1/4 of the SE 1/4 in Section 35 & 36, Township 122, Range 26, Wright County, Minnesota. (Silver Creek Twp.) Tax #216-100-351100, -362100 & -361301. Property Owner: NELSON ACRES LLC

Petitions to amend an existing Conditional Use Permit for a 1-per-40 cluster that was approved in 2022 that allowed the creation of three lots to allow the transfer of a single residential building “entitlement” from a Nelson Acres LLC parcel in Section 35 to a Nelson Acres LLC parcel in Section 36 of Silver Creek Township to create a fourth lot, as regulated in Sections 155.029 & 155.048, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

6. **FRED MISCHE** - New

LOCATION: 13617 GROVER AVE NW – PART SE1/4 OF NW1/4 IN SECTION 25, TOWNSHIP 122, RANGE 27, Wright County, Minnesota. (Clearwater Twp.) Tax #204-100-252402. Property Owner: FREDERICH MISCHE & AMANDA CHOWEN

Petitions to amend an existing Interim Use Permit to allow a Commercial Agricultural Tourism use to offer wine sales every Saturday year-round from the hours of noon to 4 p.m. at the existing farm winery, as regulated in Sections 155.003(25), 155.031, 155.048 & 155.109, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

7. **SHAWN JENSEN** - New

LOCATION: 7369 & 7289 160th St NW – Part of the NE 1/4 of the NE 1/4 of Section 14, Township 122, Range 27, Wright County, Minnesota. (Clearwater Twp.) Tax #204-100-141202 & 204-100-141200. Property Owner: SHIRLEY M SPODEN TR & SHAWN L JENSEN REVTR

Petitions for a Conditional Use Permit for a two-lot unplatted subdivision that alters property lines from a different previously approved unplatted subdivisions, approved in 2016, as regulated in Sections 155.029 & 155.047, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

8. **LEONARD E LUEDKE** - New

LOCATION: 11093 COUNTY ROAD 17 SE – THE NORTH 447.15 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 118, RANGE 25, Wright County, Minnesota. (Franklin Twp.) Tax #208-200-362105. Property Owner: LEONARD E LUEDKE

Petitions to rezone from Agricultural/Residential (A/R) to Suburban Residential-a (R-2a), as regulated in Sections 155.028, 155.047 & 155.051, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

9. **MBE, INC.** - New

LOCATION: xxxx State Hwy. 25 N & 50th Street NE– Part of SW ¼ of SW ¼, Section 4, Township 120, Range 25, Wright County, MN. (Buffalo Twp.) Tax #202-000-043206 Owner: MBE Inc.

An Interim Use Permit to mine sand and gravel for approximately 10.7 acres and up to 348,300 yards, to include excavation, screening, washing, crushing of materials, stockpiling and processing of recycled materials, and fill for reclamation, to be used for fill and base material for public and private construction projects in the area, as regulated in Section 155.031, 155.048 & 155.100 of the Wright County Code of Ordinances.

10. **ACTION TO ACCEPT THE FINAL PLAT OF ZB ACRES**

Respectfully submitted,



Barry Rhineberger
Planning & Zoning Administrator
BR:sd

cc: Planning Commission, Twp. Clerks