

WRIGHT COUNTY PLANNING COMMISSION

Meeting of: December 18, 2025

AGENDA

The Wright County Planning Commission will meet on Thursday December 18, 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 NOVEMBER 20, 2025, MINUTES

PUBLIC HEARINGS:

1. **GEORGE & DEBRA HATFIELD** – Cont. 10/23 & 11/20

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. **JOSHUA PERLICH** – New

LOCATION: 2807 80TH ST NW – The East 660.00 ft. of the North 659.92 ft. of the NW 1/4 of the NW 1/4 in Section 27, together with part of the East 660.00 ft. of the SW 1/4 of the SW 1/4 in Section 22 and all in Township 121, Range 26, Wright County, Minnesota. (Maple Lake Twp.) Tax #210-100-223302 & 210-100-272207. Property Owner: GLENN H RAY

Petitions to convert an existing Conditional Use Permit for a landscape nursery, granted in 2003, into an Interim Use Permit and expand the use to include a non-commercial contractor's yard, up to a 4,480 square foot building with a 1,392 square foot lean-to, and expansion of outdoor storage, as regulated in Sections 155.003(30), 155.029, 155.031, 155.048(D) & 155.057, Title XV, Land Usage & Zoning of Wright County Code of Ordinances.

3. **LEONARD E LUEDKE** – Cont. 11/20

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.

4. **CHRISTINA CLARK** – Cont. 11/20

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. **MBE, INC.** – Cont. 11/20

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.

6. **DUANE OSGOOD** – New

LOCATION: 10709 30TH ST NW – PART OF GOVERNMENT LOT 3, SECTION 20, TOWNSHIP 120, RANGE 27, Wright County, Minnesota. (Albion Twp.) Tax #201-000-202105. Property Owner: DUANE OSGOOD & ROSE OSGOOD

Petitions for a Conditional Use Permit for a land alteration to stabilize a pathway that was cut into the bluff by the previous owner by building a 90' long by 8' tall retaining wall on the upslope of the path.

7. **BENJAMIN SIMON** – New

LOCATION: 2612 STATE HIGHWAY 55 SE - PRT OF W1/2 OF SE1/4 in Section 04, Township 119, Range 25, Wright County, Minnesota. (Rockford Twp.) Tax #215-100-044204. Property Owner: LEE A & MARIAN E WALDON REVTR

Petitions for an Interim Use Permit to operate a fence and shed sales company with commercial contracting to include a showroom within the existing building and outdoor laydown yard, as regulated in Sections 155.031 & 155.055, Title XV, Land Usage & Zoning of Wright County Code of Ordinances.

Respectfully submitted,



Barry Rhineberger
Planning & Zoning Administrator
BR:sd

cc: Planning Commission, Twp. Clerks