

WRIGHT COUNTY PLANNING COMMISSION

Meeting of: January 15, 2025

AGENDA

The Wright County Planning Commission will meet on Thursday January 15, 2026 at **6:30 p.m.** in the County Commissioners Board Room at the Wright County Government Center, Buffalo, Minnesota to consider the following items:

ORGANIZATIONAL ITEMS:

1. Elect Chair & Vice-Chair for 2026
2. Set the 2026 Meeting Calendar Dates and Time
3. Per Diem: Set by the County Board for 2026
 - a. Per Diem \$120 All Meetings
 - b. Per Diem \$70 Site Inspections

ACTION ON DECEMBER 18, 2025, MINUTES

PUBLIC HEARINGS:

1. **CHRISTINA CLARK** – Cont. 11/20 & 12/18

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.

2. **MBE, INC.** – Cont. 11/20 & 12/18

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.

3. **COLLEEN DAY** – New

LOCATION: 5511 20TH ST NE - GOVERNMENT LOT 8, Section 25 and part of THAT PART OF GOVERNMENT LOT, Section 24, all in Township 120, Range 25, Wright County, Minnesota. (Buffalo Twp.) Tax #202-000-251204 & 202-000-244100. Property Owner: COLLEEN M DAY & ROBERT W DAY

Petitions to rezone the property referenced 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. **LEONARD E LUEDKE** – Cont. 11/20 & 12/18

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.

5. **JOSHUA PERLICH** – Cont. 11/20 & 12/18

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.

6. **DUANE OSGOOD** – Cont. 12/18

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** – Cont. 12/18

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.

8. **KRAINA LAND LLC** – New

LOCATION: 3755 BRIARWOOD AVE SE - E 1-2 SW EXC PRT DESC IN BK 190-31, Section 20, Township 119, Range 25, Wright County, Minnesota. (Rockford Twp.) Tax #215-100-203100. Property Owner: KRAINA LAND LLC

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.

9. **HUTCH ERICKSON** – New

LOCATION: xxxx Quimby & 15528 60TH ST SW – 176.64 acres of the S 1/2 of the NW 1/4 and the NE 1/4 of the SW 1/4 and the SE 1/4 of the SW 1/4 along with part of the E 1/2 of the SW 1/4 , Section 33, Township 119, Range 28, Wright County, Minnesota. (Cokato Twp.) Tax #205-000-332300 & 205-000-334301. Property Owner: GARY FORSMAN REVTR & DEBORAH FORSMAN REVTR and WAYNE KERBER

Petitions to amend an existing Conditional Use Permit for a “1-per-40” residential cluster, previously approved in 2007, that resulted in a grouping of four home locations through “entitlements” to allow a fifth homesite on a proposed 6.28-acre lot, as regulated in Sections 155.029 & 155.048(G)(5)(a), Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

10. **CAROL LEE** – New

LOCATION: 4825 PITTMAN AVE SW – part of E1/2 OF SW1/4, Section 28, Township 119, Range 28, Wright County, Minnesota. (Cokato Twp.) Tax #205-000-283100. Property Owner: GALEN M & CAROL LEE

Petitions to rezone the northeast 21.47 acres of the property, as referenced on a survey by Northstar Surveying, under Job No. 2025204, 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.

11. **MICHAEL & DARCY SJOMELING** – New

LOCATION: 345 COUNTY ROAD 30 SE & 9048 AHERN AVE SE – part of SW1/4 OF SE1/4 along with part of N 1/2 OF NW 1/4 OF NE 1/4 , Section 19, Township 118, Range 25, Wright County, Minnesota. (Franklin Twp.) Tax #208-200-184300 & 208-200-191200. Property Owner: MICHAEL & DARCY SJOMELING

Petitions to amend an existing Interim Use Permit to allow a Commercial Agricultural Tourism use to expand hours of operation to 8am-10pm, Wednesday through Sunday, from August through November, including Labor Day, and add a pumpkin trail with LED-lit pumpkins, 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.

Respectfully submitted,



Barry Rhineberger
Planning & Zoning Administrator

BR:sd

cc: Planning Commission, Twp. Clerks