

WRIGHT COUNTY PLANNING COMMISSION

Meeting of: March 26, 2026

MINUTES

The Wright County Planning Commission met on Thursday, March 26, 2026, in the County Commissioners Board Room at the Wright County Government Center, Buffalo, Minnesota. Dan Mol, Chairman, called the meeting to order at 6:30 p.m. with members present: Jeanne Holland, Randy Wilson, Dan Bravinder, Troy Beise and Pat Mahlberg. Absent was Charlie Borrell. Brian Wold, Assistant County Attorney, was the legal counsel and Scott Deckert, Planning & Zoning Assistant Administrator were present.

ACTION ON MARCH 5, 2026, MINUTES

On a motion by Bravinder, seconded Mahlberg, all voted to adopt the minutes for the March 5, 2026 meeting as printed.

PUBLIC HEARINGS:

1. **G&M OUTDOOR SERVICES LLC.** – Cont. 3/5

LOCATION: 2890 DONNELLY DR NW - PRT OF GOV LT2 in Section 03, Township 120, Range 26, Wright County, Minnesota. (Maple Lake Twp.) Tax #210-000-032203. Property Owners: TIMOTHY DANIEL BOMGREN & LINDSEY MARIE BOMGREN

Petitions for a Conditional Use Permit for a land alteration to exceed 50 cubic yards of cut/fill within a shore impact zone for a 7'x40' (bottom tier) and 3'x40' (top tier) boulder wall to replace the existing retaining walls for a safer slope for lake access, with a 16'x32' sand blanket between the existing rip rap and bottom wall. Total amount of earth and boulders to be about 86 cubic yards.

Present: Garrett Williams with G&M Outdoor

- A. Deckert explained that the request is for a Conditional Use Permit (CUP) for land alteration which exceeds 50 cubic yards of material within the shore impact zone of Maple Lake, which includes 2 boulder retaining walls and a sand blanket. He noted that the total amount of material moved is to be just under 90 cubic yards, and that any land alteration within shore land that moves over 50 cubic yards requires a CUP. He went on to use the aerial image to explain the project as well as reviewed the displayed plans. It was noted that one of retaining walls will be over 4 feet in height, and will therefore require engineering, which was included in the application packet, and a building permit. Deckert noted the Township approved of the request and there were no other comments from the public.
- B. Williams stated this project is on the smaller scale for them and is pretty straightforward and standard for what they do.
- C. No public comments.
- D. Bravinder questioned the noted sand blanket, with Williams explaining that it is a fancy way of saying they will install a sand beach.

- E. Holland moved to approve a Conditional Use Permit for a land alteration of approximately 86 cubic yards for a 7'x40' and a 3'x40' boulder retaining wall as well as a sand blanket, in accord with the plans submitted with the following conditions: 1) Appropriate erosion control measures must be installed prior to construction and kept in place until the site is stable and vegetative cover has been established; 2) A building permit be obtained for the retaining wall; 3) No work to be done below the Ordinary High Water Mark without DNR approval. Motion seconded by Wilson.

VOTE: CARRIED UNANIMOUSLY

2. **STEVE BRUGGEMAN** – Cont. 2/12 with revisions

LOCATION: 10521 DOUGLAS AVE NW - 42.77 AC NW SW N OF RD & SW NW in Section 9, Township 121, Range 26, Wright County, Minnesota. (Silver Creek Twp.) Tax #216-000-092300. Property Owners: RALPH H & CHERYL M UECKER

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) and establishment of a Standard Planned Unit Development (PUD) overlay district, as regulated in Sections 155.028, 155.047, 155.048, 155.057, & 155.059, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

Present: No one

- A. Deckert noted the applicant will not be able to meet with the Township until April 7, with the revised plans, and therefore has requested a continuation until the April 16th meeting. He explained the applicant has signed the 120 day waiver.
- B. Bravinder moved to continue the request to the April 16, 2026, Planning Commission meeting. Motion seconded by Biese.

VOTE: CARRIED UNANIMOUSLY

3. **DUANE ROLSTAD** - NEW

LOCATION: 158 HALSEY AVE SE - 48.49 AC GOV LTS 1&2 in Section 05, Township 119, Range 24, Wright County, Minnesota. (Rockford Twp.) Tax #215-000-052200. Property Owners: BRADFORD R & JULIE A BURNS

Petitions to rezone the property referenced from General Agriculture (AG) with a Residential-Recreational Shorelands District Overlay (S-2) to Suburban Residential-a (R-2a) with a Residential-Recreational Shorelands District Overlay (S-2), as regulated in Sections 155.028, 155.048, 155.051 & 155.057, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

Present: Duane Rolstad

- A. Deckert noted the property is a 48½-acre parcel just east of Lake Charlotte in Rockford Township. The property is currently zoned General Agriculture (AG) and is designated as Agriculture in the Land Use Plan. It does have a single building entitlement. It was noted that the City of St. Michael is just across Division Street. The applicant is requesting to rezone the entire property from General Agriculture (AG) with a Residential-Recreational Shoreland District Overlay (S-2) to Suburban Residential-a (R-2a) with the S-2 overlay. Deckert noted that if the rezoning is approved, the applicant would apply for a five-lot platted subdivision, with all lots meeting the minimum requirements, as well as a new Township road to be constructed. He noted there is some history on the property with an entitlement division and a lot line adjustment, which is included in the staff report, but much of that is irrelevant now, as the parcel is currently owned by a single owner with one parcel number and one entitlement. He reminded the Commission that even though a proposal has been provided, this meeting is to determine the zoning. Deckert noted that Rockford Township has preliminarily approved the plans, including acceptance of the new road, with the understanding that water will be served by wells and sewer will connect to the available community system with the Joint Powers Board. One neighbor objection was also received. He went on to review the Land Use Plan, the current zoning map, and the City of St. Michael's 2024 zoning map, adding that the City property to the north is also designated as Agriculture in its plan. Deckert also noted that the applicant had provided a new concept plan just before the meeting, which was given to the Commission members outside of the staff report.
- B. Rolstad explained the reason for the request is to allow the owner's two sons to build homes, as well as a new home for the owners as they look to downsize from their existing large lake home. He noted the Township did not have concerns with the request and that he is working with engineer Scott Dahlke of Monticello on the plans. Rolstad acknowledged they are currently at the rezoning phase of the process.
- C. Public comment
- Jonathan Joens noted he submitted the opposition letter. Joens stated the main reason for his opposition is existing groundwater issues in the area identified on the plan as Lot 4 (original concept plan). He had heard there might be a drain tile in the area or that high water may be causing the issue. He asked if additional engineering or environmental studies could be conducted. Joens also noted that Lake Martha has significant runoff issues and stated he is trying to protect the environment. He asked the Commission to keep the property zoned Agriculture. Mol asked Joens to use the displayed concept plan to explain the area of concern, which Joens identified as just south of the proposed Lot 4 near the Lake Charlotte easement.

- Brad Mahannah, who lives across from the proposed property on Halsey Avenue and has lived there for 12 years, explained that during storms water flows down the hill and the low point is between his home and his neighbor's property, with his neighbor's home flooding last year. He questioned the impact on water flow, noting there is not currently a ditch east of Halsey Avenue to catch water and the area is fairly flat. Mahannah stated his concern is primarily erosion, as his entire beach has been washed away during heavy runoff events, and the flooding risk to his neighbor's home. He asked if there is a plan for a ditch to catch or direct the water.
 - Pam Stover, who lives on Halsey Avenue across from the property and the shed, questioned who would pay for the development of the road and whether it would be a burden to taxpayers. Mol explained that typically the developer pays to build the road to Township standards, and once completed the Township takes over ownership and maintenance. Stover also expressed concerns about water runoff, noting that Lake Martha flows into Lake Charlotte frequently and that Lake Charlotte is currently a clean lake while Lake Martha is impaired. She noted there is an ongoing issue of water flowing down the hill into the lake.
 - Adam Plantenberg questioned the minimum lot size under the R-2a zoning and how many lots could potentially be created. Deckert explained that the minimum lot size under R-2a zoning is five acres, though there is always potential for future rezoning requests, which would come back before the Commission. It was reiterated that for this specific request, lots cannot be less than five acres. Plantenberg also voiced concern about the potential for horses or other livestock and questioned whether there would be conditions related to animals. Deckert noted that while he is not the Feedlot Administrator, he does know that in the R-2a district the limit is $\frac{1}{2}$ animal unit per acre, with a maximum of 10 animal units total. He added that zoning limits animal numbers and, because the property is in shoreland, there are further restrictions on types of animals, with swine and cattle not permitted.
 - Jeff Geray, a landowner in the area, stated his concern that the development could create a chain reaction of similar requests. He asked whether the road could be designed as a cul-de-sac rather than connecting to Halsey Avenue. Mol noted he could not speak for the Township but that Townships often prefer through roads so emergency vehicles can access the area more efficiently.
 - Charlie Sawdey, a Lake Charlotte resident, stated the ultimate concern is protecting Lake Charlotte, which is not currently an impaired body of water, while Lake Martha is.
- D. Rolstad noted that proposed Lot 5 on the revised plan is where the water issue is located. He stated he is working with Scott Dahlke on a storage pond in the corner, though the exact size has not yet been determined. He explained the idea is to use the road to direct water toward the pond and there may be a culvert installed under the road, ultimately the plan is control the water with a catch basin. Mol questioned the soil conditions in the area, with Rolstad stating there is sand a few feet down, though soil conditions vary across the property. Rolstad also noted he spoke with the property owner to the east, Bill Daluge, who confirmed that soil conditions vary and stated he had no opposition to the proposal. Wilson questioned the water flow and noted the plan for a storage pond and culvert. Rolstad confirmed that he plans to install a catch basin with a screened top, and that Scott Dahlke is working with the Natural Resources Conservation Service (NRCS) regarding water flow. Wilson asked about the quality of water that would eventually flow into the lake. Rolstad responded that it would likely be no different than the runoff currently flowing into the lake, noting the development would consist primarily of grass lots and a paved road. Rolstad also stated

that the large hill previously mentioned would largely be removed, which should significantly slow water flow.

- E. Mol reminded the Commission that this is not the development stage of the process and that the meeting is to determine the rezoning, decide to conduct a site visit, or determine how to proceed with the request. Rolstad suggested a site visit and noted he would be able to provide more detailed drawings of the proposed holding pond at that time.
- F. Mahlberg questioned Deckert regarding which standard should be applied. Deckert noted the property does not fall under “shoreland especially suited for development,” because it is considered second-tier development and is designated as Agriculture in the Land Use Plan. Therefore, he directed the Commission to consider the rare and unique circumstances standard. Mahlberg addressed the applicant and stated that according to the Northeast Quadrant Land Use Plan, if the property were to be rezoned, there must be a rare and unique circumstance. He stressed to Rolstad that at the next meeting he will want discussion explaining why this property is rare and unique compared with similarly situated properties in the Northeast Quadrant. Rolstad noted the owners have been approached by buyers interested in the property, but their goal is to keep the land in the family, with their two sons wanting to build homes there. Mahlberg acknowledged that many rezoning requests for agricultural land are made for similar family-related reasons but reiterated that at the next meeting he will want to hear what makes this property rare and unique compared to other similar properties.
- G. Bravinder noted there had been testimony regarding water problems flowing into the lake. He asked the applicant how the proposed development would improve that problem if the property were rezoned. Rolstad stated that Scott Dahlke is addressing the issue with the proposed pond and that part of the hill mentioned earlier will be removed, which should slow water flow. He noted that water currently flows toward the area where they plan to install the pond and that addressing drainage issues like this is common in his line of work.
- H. Mol noted that the Commission will likely conduct a site inspection, but emphasized that residents present at the meeting provided testimony regarding water runoff concerns. He suggested that before the next meeting the applicant provide plans addressing how water will be controlled and demonstrate how the proposal would improve lake protection by preventing runoff from entering the lake from this property. Mol also noted that at the next meeting the applicant should provide reasons supporting the rezoning request, as member Mahlberg indicated.
- I. Bravinder moved to continue the item to the April 16th Planning Commission hearing for a site inspection. Motion seconded by Holland.

VOTE: CARRIED UNANIMOUSLY

4. **AMEND CHAPTER 155.056(C)(2)** (Floodplain) - New

- A. Deckert noted that this amendment is the result of a Letter of Map Revision (LOMA-R) that was required due to a mistake when FEMA updated the flood plain maps in 2024. This amendment is to fix that error and is mandatory for the County to remain in the Nation Flood Insurance Rate program. The amendment recognizes the LOMA-R map change as well as fully lists out the map panels in the ordinance, which is required by the MN DNR.
- B. Wilson moved to close the public hearing to all oral and written comment and recommend approval of Ordinance 26-1 to the Wright County Board of Commissioners. Motion seconded by Holland.

VOTE: CARRIED UNANIMOUSLY

Meeting adjourned at 7:05 p.m.

Respectfully submitted,



Scott Deckert
Planning & Zoning Assistant Administrator

SD:sld

cc: Planning Commission, Twp. Clerks