

WRIGHT COUNTY PLANNING COMMISSION

Meeting of: May 7, 2026

AGENDA

The Wright County Planning Commission will meet on Thursday May 7, 2026 at **7:30 p.m.** in the County Commissioners Board Room at the Wright County Government Center, Buffalo, Minnesota to consider the following items:

ACTION ON APRIL 16, 2026 MINUTES

PUBLIC HEARINGS:

1. **DUANE ROLSTAD** – Cont. 3/26 & 4/16

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.

2. **JOSEPH DESMARAIS** – Cont. 4/16

LOCATION: xxxx 40TH ST SW – N1/2 OF NE1/4 OF NE1/4 of SECTION 27, TOWNSHIP 119, RANGE 26, WRIGHT COUNTY, MINNESOTA (Marysville Twp.) Tax # 211-000-271100. Property Owners: JOSEPH M DESMARAIS

Petitions to rezone the property 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.

3. **JEFFREY CAMPBELL** – New

LOCATION: 8412 INGRAM AVE SW – GOVERNMENT LOT 2, Section 15, Township 118, Range 27, Wright County, Minnesota. (Victor Twp.) Tax #219-000-151401. Property Owner: DOLORES D TYSON

Petitions to rezone the property east of Ingram Avenue SW from General Agriculture (AG) with a Residential-Recreational Shorelands District Overlay (S-2) to Suburban Residential (R-2) with a Residential-Recreational Shorelands District Overlay (S-2), as regulated in Sections 155.028, 155.048, 155.050 & 155.057, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances and Subdivision Regulations.

4. **STEVE FISHER** – New

LOCATION: 2747 EATON AVE SE – WHISPERING WINDS IND PARK 3.62 AC LOT-003 BLOCK-001 in SECTION 14, TOWNSHIP 119, RANGE 25, WRIGHT COUNTY, MINNESOTA (Rockford Twp.) Tax #215-062-001030. Property Owners: WOODEN PROPERTIES LLC

Petitions for a Conditional Use Permit to amend conditions #4 & 6 of an existing Conditional Use Permit for a platted subdivision approved in 2007 to have holding tanks instead of maintaining a primary and alternate septic site and to have more than one primary building, as regulated in Section 155.029 & 155.055, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

5. **STEVE FISHER** – New

LOCATION: 2747 EATON AVE SE – WHISPERING WINDS IND PARK 3.62 AC LOT-003 BLOCK-001 in SECTION 14, TOWNSHIP 119, RANGE 25, WRIGHT COUNTY, MINNESOTA (Rockford Twp.) Tax #215-062-001030. Property Owners: WOODEN PROPERTIES LLC

Petitions to convert the existing CUP for an existing cold and boat storage business, granted in 2010, into an Interim Use Permit and expand the business with two proposed 88' x 126' commercial buildings in association with the existing use, as regulated in Sections 155.031 & 155.055, Chapter 155, Title XV, Land Usage & Zoning of Wright County Code of Ordinances.

6. **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 for a Conditional Use Permit for a seven-lot platted subdivision with a new road, as regulated in Sections 155.029 & 155.049 & 155.057, Chapter 155 & Chapter 154, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

7. **SKIES LIMIT LLC** – New

LOCATION: xxxx Baker Ave NW – Gov't Lots 1 & 2, Section 11, Township 121, Range 26, Wright County, Minnesota. (Silver Creek Twp.) Tax #216-000-114100. Property Owner: Skies Limit LLC

Petitions for a Conditional Use Permit for a four-lot unplatted subdivision, as regulated in Sections 155.029 & 155.047 & 155.057, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

8. **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 for a Conditional Use Permit for a two-lot platted subdivision with a new minimal maintenance road, as regulated in Sections 155.029 & 155.047 & 155.057, Chapter 155 & Chapter 154, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

9. **JOEL ENSMINGER** – New

LOCATION: 5425 BRADDOCK AVE NE – N697FT OF E750FT OF NE1/4 OF SE1/4 of SECTION 06, TOWNSHIP 120, RANGE 25, WRIGHT COUNTY, MINNESOTA (Buffalo Twp.) Tax #202-000-064100. Property Owners: DEREK & LEANNE NIEMELA

Petitions for an Interim Use Permit to operate a non-commercial contractor's yard for an excavating and utilities contracting business with equipment and materials stored within a proposed 4,200 square foot building, as regulated in Sections 155.003(30), 155.031 & 155.048, Chapter 155, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances.

10. **DOUG & MELODY LINDENFELSER AND JOSH & EMALIE SCOTT** – New

LOCATION: 1772 & 1776 Donnelly Dr NW – SURFLAND LOT-004 and LOT-005 of SECTION 35, TOWNSHIP 121, RANGE 26, WRIGHT COUNTY, MINNESOTA (Maple Lake Twp.) Tax # 210-137-000040, 210-137-000050. Property Owners: DOUG & MELODY LINDENFELSER AND JOSH & EMALIE SCOTT

A Conditional Use Permit for a land alteration to exceed 50 cubic yards of cut/fill within a shoreland area to create building pads and drainage for 2 potential new dwellings on 2 properties, as regulated in Sections 155.029, 155.030, & 155.101, Title XV, Land Usage & Zoning of the Wright County Code of Ordinances. Total amount of land alteration to be about 300 cubic yards, with 80 yards to be below the floodplain.

Respectfully submitted,



Barry Rhineberger
Planning & Zoning Administrator
BR:sd

cc: Planning Commission, Twp. Clerks