

August 3, 2026

LEGAL NOTICE
CITY OF INDEPENDENCE

The Planning Commission will hold a public hearing in the Council Chambers at 1920 County Road 90 on **Tuesday, August 25, 2026, at 6:00 p.m.** to review the following requests:

1. **PUBLIC HEARING:** Patrick Dorn (“Applicant”) and Kent Roers (“Owner”) requests that the City consider the following action for the property located at 4708 Lake Sarah Dr. S, Independence, MN (PID No. 02-118-24-22-0026):
 - a. A variance to allow the construction of a stairway onto an existing deck that encroaches approximately 5’ into the 100’ lakeshore setback.
2. **CONTINUED (From 7.21.2026 Planning Commission Meeting):** Laura Fredman (“Applicant/Owner”) requests that the City consider the following action for the property located at 4465 Lake Sarah Rd., Independence, MN (PID No. 03-118-24-23-0001):
 - a. A conditional use permit (CUP) to allow a detached Accessory Dwelling Unit (ADU) to be located within a new detached accessory structure on the subject property.
3. **PUBLIC HEARING:** Nate Miller (“Applicant/Owner”) requests that the City consider the following action for the property located at 3470 Lake Sarah Rd., Independence, MN (PID No. 10-118-24-31-0006):
 - a. A conditional use permit (CUP) to allow a detached Accessory Dwelling Unit (ADU) to be located on the subject property.
4. **PUBLIC HEARING:** Frank Smaron (“Applicant”) and Paul Merz Trust Estate (“Owner”) request that the City consider the following action for the properties located at 2919 Independence Road (PID Nos. 14-118-24-13-0008 and 14-118-24-14-0002):
 - a. A minor subdivision to allow a lot line rearrangement. The lot line rearrangement would adjust the line separating the two properties. No new properties are being proposed.

The items highlighted above may have a direct or indirect effect on your property. All persons wishing to be heard with reference to these applications will be given the opportunity at this meeting. Written comments can be directed to City Hall, 1920 County Road 90, Independence, MN 55359. Plans are available for review at the City Office.

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By Planning Commission