

December 1, 2023

LEGAL NOTICE
CITY OF INDEPENDENCE

The Planning Commission will hold a public hearing on **Tuesday, December 19, 2023, at 7:30 p.m.** in the Independence City Hall, 1920 County Road 90, Independence, MN 55359, to review the following request:

1. **PUBLIC HEARING:** Peter Johnson (Applicant/Owner) is requesting the following actions for the property located at 6220 CSAH 11 (PID No. 02-118-24-32-0001) in the City of Independence, MN:
 - a. A minor subdivision to allow a lot split which would create a new eight (8) acre parcel on the north side of the existing creek and would be accessed via Stephanie Way.
 - b. A variance to allow a new property to be created which has less than the requisite lot frontage on a public road or right of way.
2. **PUBLIC HEARING:** Jeanne Hoene (Applicant) Blue Valley Farm Llc (Owner) is requesting the following action for the property located at 7550 Turner Road (PID No. 28-118-24-13-0005) in the City of Independence, MN:
 - a. A conditional use permit (CUP) amendment to allow the expansion of the CUP for an outdoor riding arena.
3. **PUBLIC HEARING:** Mike Reneau (Applicant) Greg Page (Owner) is requesting the following action for the property located at 7075 Highway 12 (PID No. 22-118-24-24-0001) in the City of Independence, MN:
 - a. A conditional use permit (CUP) to allow a ground mounted solar system.
 - b. A variance to allow a ground mounted solar system that is greater than 500 SF.

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. Digital plans will be available for review by contacting City Hall (763-479-0527) prior to the meeting.

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By Order of the Planning Commission