

August 29, 2019

LEGAL NOTICE
CITY OF INDEPENDENCE

The Planning Commission will hold a public hearing in the Council Chambers at 1920 County Road 90 on **Tuesday September 17, 2019 at 7:30 p.m.** to review the following request:

1. **PUBLIC HEARING (Continued from August 20th Meeting):** Anita Volkenant (Applicant/Owner) requests that the City consider the following actions for the property located at 5835 Drake Drive, Independence, MN (PID No. 26-118-24-43-0006):
 - a. An amendment to the existing interim use permit previously granted on the property.
2. **PUBLIC HEARING:** R. Michael and Margaret King (Applicants/Owners) request that the City consider the following actions for the property located at 2365 County Road 92 N., Independence, MN (PID No. 20-118-24-11-0002):
 - a. A variance and minor subdivision to allow the creation of a rural view lot. The property is an original quarter, quarter section with the exception of a small piece of property that was taken by Wright Hennepin Electric for their substation. The variance would allow the subdivision of property for a rural view lot that is less than 40 acres.
3. **PUBLIC HEARING:** AT&T (Applicant) requests that the City consider the following action for the property located at 3310 County Line Road, Independence, MN (PID No. 07-118-24-33-0004):
 - a. A conditional use permit to allow the colocation of new cellular antennas on the existing wireless tower located on the subject property.
 - b. A variance to allow a second accessory structure on the property and the reduction of the requisite 40-foot rear yard setback.
4. **PUBLIC HEARING:** A proposed text amendment to the City of Independence Ordinances as follows:
 - a. Chapter 5, Section 530.01, Subd. 3 Accessory Uses – Considering an amendment to the maximum height of an accessory structure. The City will discuss increasing the permitted height of detached accessory structures.

- b. Chapter 5, Section 510.05, Definitions and 530 Zoning District Provisions
– Considering an amendment to the several definitions relating to permitted land uses in various districts and to consider amendment of permitted, accessory and conditional land uses in each district.

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 will be available for review at the City Office prior to the meeting (please call ahead to ensure that the plans are on file).

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By The Planning Commission