CITY COUNCIL MEETING MINUTES
TUESDAY NOVEMBER 4, 2025

CITY COUNCIL MEETING TIME: 6:30 PM

1. CALL TO ORDER

Acting Mayor, Ray McCoy called the meeting to order on Tuesday, November 4, 2025, at 6:30 PM

2. PLEDGE OF ALLEGIANCE

Acting Mayor McCoy led the group in the Pledge of Allegiance.

3. ROLL CALL

PRESENT: McCoy, Betts, Grotting, Fisher
ABSENT: Spencer
STAFF: City Administrator Kaltsas, Administrative Services Director Simon, PW Supervisor Ben Lehman
VISITORS: Brooke & Jerrid Voss, David Kittock

4. ****CONSENT AGENDA****

Acting Mayor McCoy stated that the consent agenda items would be considered routine and acted on by one motion unless someone would like to remove an item for discussion. The consent agenda

a. Approval of the City Council Minutes from the October 21, 2025, Regular City Council Meeting.
b. Approval of Accounts Payable; (Batch #1 - Checks No. 24014-24035).

Councilmember Grotting inquired about an escrow that went back for the water study and asked if there were any results. City Administrator Kaltsas responded that the study was still in process, and he expected to provide a good update at the workshop at the end of the month. He noted that he had seen some preliminary information and would be putting it into a format to present to the council.

Motion by Grotting, seconded by Fisher to approve the consent agenda. Ayes: McCoy, Betts, Grotting, Fisher. Nays: None. Absent: Spencer. Abstain: None. Motion Approved. 4-0

5. Reports of Boards and Committees by Council and Staff.

Council member Fisher Attended the following meeting:

- Hwy 12 Bonding Tour

Council member Betts Attended the following meeting:

- Hwy 12 Bonding Tour

Council member Grotting Attended the following meeting:

- Planning

Acting Mayor McCoy Attended the following meeting:

- West Suburban Fire Committee Meeting
- Hwy 12 Bonding Tour

City Administrator Mark Kaltsas Attended the following meeting:

- Hwy 12 Bonding Tour
- A secondary meeting to the Bonding Tour
- West Suburban Fire Committee Meeting

Kaltsas mentioned that he thought the bonding tour went well and appreciated everyone coming out, noting that they made an impression on the committee.

6. David Kittok (Applicant/Owner) requests that the City consider the following action for the property located at 8575 Hitsman Lane, Independence, MN (PID No. 17-118-24-24-0001):

   a. **RESOLUTION NO. 25-1104-01** – Considering a minor subdivision to allow a rural view lot subdivision. The proposed rural view lot would be 10 acres and located on the south side of Hitsman Lane.

City Administrator Mark Kaltsas presented the request for a minor subdivision to permit a rural view lot subdivision. He explained that the applicant, David Kittok, was asking to split off 10 acres from his 100+ acre property located at 8575 Hitsman Lane. The property is located on both the north and south sides of Hitsman Lane, just south of Highway 12.

Kaltsas explained that the existing house and agricultural buildings are located on the north side of Hitsman Lane, while the south side has no buildings or structures. The property is zoned agriculture and guided as agriculture by the comprehensive plan.

The current property is 103.54 acres, and after the split, the remainder tract would have 91.87 acres and the proposed tract would have 11.12 acres (with 1.12 acres being part of the right of way for Hitsman Lane). Kaltsas emphasized that for all practical purposes, it's a 10-acre lot.

Kaltsas explained that the city has provisions for rural view lots that allow one rural view lot for every 40 acres under the same ownership. This property could realize two rural view lots under current ordinances. Rural view lots must be between 2.5 and 10 acres, have a minimum frontage of 300 lineal feet for properties 5-10 acres, and have a lot frontage to lot depth ratio of no more than 1 to 4. The proposed lot meets all these requirements with approximately 1,500 lineal feet of frontage.

Kaltsas also noted that the property has about 6.5 acres of useful upland with the remainder being wetland, which exceeds the 2.5-acre minimum requirement. The applicant had provided confirmation that the proposed property can accommodate primary and secondary septic systems.

The Planning Commission held a public hearing where several property owners from surrounding areas inquired about the plans. The commissioners found that the request met all applicable requirements and recommended approval to the City Council.

Motion by Betts, seconded by Grotting to approve RESOLUTION 25-1104-01 approving a minor subdivision to allow a rural view lot. Ayes: Fisher, Betts, McCoy, Grotting. Nays: None. Absent: Spencer. Abstain: None. Motion Approved. 4-0

7. Jerrid Voss (Applicant/Owner) request that the City consider the following action for the property located at 7646 Turner Road, Independence, MN (PID No. 28-118-24-24-0004):

    a. **RESOLUTION NO. 25-1104-02** – Considering a conditional use permit to allow a detached accessory structure that exceeds the maximum square footage of 5,000 SF. The accessory structure would be used as a private indoor riding arena.

City Administrator Kaltsas presented the request for a conditional use permit to allow an accessory structure larger than 5,000 square feet. The applicant, Jerrid Voss, was proposing a 10,600 square foot detached accessory structure to be used as a private indoor riding arena (8,400 sq ft) and stable (2,200 sq ft).

Kaltsas explained that the property is located on the north side of Turner Road, east of the intersection of Turner Road and County Road 92. The property has an existing home and two detached accessory buildings, with open space primarily used as pastureland for horses. The property is zoned agriculture, guided as agriculture, and is approximately 20 acres in size.

Kaltsas noted that the city has a 5,000 square foot limit on individual accessory buildings, which was established about 10 years ago to ensure larger structures would go through a public process. The proposed building would be located near the current outdoor riding enclosure.

Kaltsas explained that the building would exceed all required setbacks. The Planning Commission had requested a landscape plan, which the applicant provided, showing tree plantings. The applicant also committed to engaging a landscape architect upon construction for additional landscaping.

During the Planning Commission public hearing, no comments were received. The commissioners confirmed that the facility would only be used by the property owners, not as a commercial facility. The applicant mentioned having three horses (though four was initially noted in the report).

Councilmember Grotting asked for clarification on the conditional use permit process, and Kaltsas explained that properties greater than 10 acres have no limitation on total square footage of accessory buildings, but any individual building exceeding 5,000 square feet requires a conditional use permit to allow neighbors and the city to review potential impacts.

Motion by Fisher, seconded by Betts to approve RESOLUTION 25-1104-02 approving a CUP to allow a detached accessory structure that exceeds the maximum square footage of 5,000 SF. Ayes: McCoy, Betts, Fisher, Grotting. Nays: None. Absent: Spencer. Abstain: None. Motion Approved. 4-0

8. Open/Misc.

Councilmember Betts asked if there were people in the city in need of assistance where the council should give extra help. City Administrator Kaltsas mentioned that the city typically receives annual requests from organizations like "We Can," but they had not yet received such requests this year.

Kaltsas reported that Midco had made a $10,000 donation to the Mound Food Pantry on behalf of the city through their non-profit. He also shared that Midco had completed broadband installation and services to all but 20 residents in Independence, with those remaining homes already served by other providers, resulting in 100% broadband coverage in Independence. Councilmember Betts requested this information be included in the city newsletter, which Kaltsas confirmed would happen.

9. Adjourn.

Motion by Betts, seconded by Grotting to adjourn the meeting at 6:51pm. Ayes: Fisher, Betts, McCoy, Grotting. Nays: None. Absent: Spencer. Abstain: None. Motion Approved. 4-0