



PLANNING COMMISSION MEETING AGENDA
TUESDAY JUNE 2, 2026

7:30 PM REGULAR MEETING

1. Call to Order
2. Roll Call
3. Annual Election of Commission Chair and Vice Chair/Alternate Discussion.
4. Approval of Minutes:
 - a. April 21, 2026, Planning Commission Meeting Minutes.
 - b. May 19, 2026, City Council Meeting Minutes (For Information Only).
5. **PUBLIC HEARING:** Alex Rykken (Applicant/Owner) requests that the City consider the following action for the property located at 6605 Hillstrom Road, Independence, MN (PID No. 22-118-24-13-0001):
 - a. A variance from the requisite structure setback from the OHWL of Pioneer Creek to allow the construction of a deck that is attached to the principal structure on the subject property.
6. **PUBLIC HEARING:** Mark Bjorgum (Applicant/Owner) requests that the City consider the following action for the property located at 230 Hart St., Independence, MN (PID No. 32-118-24-42-0053):
 - a. A variance to allow the construction of a new accessory structure that exceeds the height of the principal structure located on the subject property.
7. **PUBLIC HEARING:** Michael Keenan (Applicant) and Mark Moorhouse (Owner) are requesting the following actions for the property located at 3760 County Road 92 N. (PID No. 09-118-24-13-0001) in the City of Independence, MN.
 - a. A conditional use permit (CUP) to allow three (3) detached accessory buildings that exceed 5,000 SF. The applicant is proposing to develop a new primary residence and three detached accessory buildings (phased over several years) that exceed 5,000 SF. All detached accessory buildings constructed in the City of Independence that are greater than 5,000 SF can only be constructed upon issuance of a conditional use permit.
8. Open/Misc.
9. Adjourn.



PLANNING COMMISSION MEETING AGENDA
TUESDAY, APRIL 21, 2025

7:30 PM REGULAR MEETING

1. **Call to Order**

Pursuant to due call and notice thereof, a work session of the Independence Planning Commission was called to order by Chair, Robert Gardner at 7:30 p.m.

2. **Roll Call**

PRESENT: Gardner, Tearse, Volkenant and Alternate Usset
ABSENT: Thompson, Dumas, Alternate Story
STAFF: Mayor Spencer, City Administrator Kaltsas
VISITORS: Scott Hohag, Nick Reynolds

3. Annual Election of Commission Chair and Vice Chair/Alternate Discussion.

No discussion occurred regarding this agenda item.

4. Approval of Minutes:
- January 20, 2026, Planning Commission Meeting Minutes.
 - April 7, 2026, City Council Meeting Minutes (For Information Only).

Motion by Tearse, seconded by Usset to approve the minutes. Ayes: Gardner, Volkenant, Tearse Usset. Nays: None. Absent: Thompson, Dumas and Story. Abstain: None. Motion Approved. 4-0

5. **PUBLIC HEARING** – Scott Hohag (Applicant/Owner) requests that the City consider the following action for the property located at 6288 Drake Drive, Independence, MN (PID No. 26-118-24-32-0003):
- A conditional use permit (CUP) to allow a detached Accessory Dwelling Unit (ADU) to be located on the subject property.

City Administrator Mark Kaltsas presented the staff report for the conditional use permit request. The applicant is seeking approval to construct a 640-square-foot accessory dwelling unit within a detached accessory building on the 3.23-acre property at 6288 Drake Drive. The applicant is currently constructing a single-family home on the property.

Kaltsas explained that accessory dwelling units are considered a conditional use in all zoning districts within the city. He noted that the city adopted ADU provisions approximately ten years ago with specific criteria for evaluation. The proposed ADU meets all required criteria, including size limitations (33% of the principal structure or 1,200 square feet maximum), architectural compatibility requirements, and occupancy restrictions limiting use to relatives of the homestead owner-occupants.

The staff analysis confirmed the proposal complies with all applicable requirements. The proposed ADU at 640 square feet is subordinate to the 3,574-square-foot principal dwelling and falls well within the maximum allowed size of 1,179 square feet. The detached accessory building containing the ADU meets all setback requirements, and the total accessory structure square footage of 2,080 square feet is below the 2,813 square feet permitted on the property.

PUBLIC HEARING OPENED

Nick Reynolds, residing at 1015 Drake Court, expressed general support for the project, noting it would not adversely affect the neighborhood's rural residential character. He raised concerns about monitoring compliance with conditional use permits, referencing issues with another CUP in the area involving a landscaping business that appears to exceed its approved scope. He expressed concerns about number of employees, cars and occupants coming and going. He is worried about CUPs being issued for businesses that act and run as a commercial business, but the CUP does not allow the business to operate at that level. Kaltsas explained that the city monitors all 70+ conditional use permits through biennial inspections and responds to complaints as needed.

Applicant Scott Hohag introduced himself and noted that he also owns the adjacent property to the west, eliminating potential neighbor conflicts. He expressed appreciation for staff assistance throughout the process.

Following the public hearing, the commissioners discussed the application. The consensus was that the proposal met all requirements and would not adversely impact the surrounding area.

Motion by Volkenant, seconded by Usset to close the public hearing. Ayes: Gardner, Tearse, Volkenant and Usset. Nays: None. Absent: Dumas, Thompson and Story. Abstain: None. Motion Approved. 4-0

Motion by Volkenant, seconded by Usset to Approve a CUP for a ADU at 6288 Drake Drive. Ayes: Gardner, Tearse, Volkenant and Usset. Nays: None. Absent: Dumas, Thompson and Story. Abstain: None. Motion Approved. 4-0

Kaltsas noted the application will proceed to the May 5th City Council meeting for final consideration.

6. Open/Misc.

City Administrator Kaltsas announced that the city cleanup day is scheduled for Saturday, May 2nd. He also provided an update on the water feasibility study for the airport property, noting it has been completed and presented to the developer, who is considering alternatives. The project remains in a holding pattern pending further developer feedback.

Kaltsas reminded commissioners that the next Planning Commission meeting will be held on June 2nd instead of the regularly scheduled May 19th date, with one or two applications expected on that agenda.

7. Adjourn.

Motion by Volkenant, seconded by Tearse to adjourn the meeting at 7:54pm. Motion Approved. 4-0

Respectfully Submitted,

Amber Simon/Recording Secretary



CITY COUNCIL MEETING MINUTES
TUESDAY MAY 19, 2026

CITY COUNCIL MEETING TIME: 6:30 PM

1. CALL TO ORDER

Mayor Brad Spencer called the meeting to order on Tuesday, May 19, 2026, at 6:30 PM

2. PLEDGE OF ALLEGIANCE

Mayor Spencer led the group in the Pledge of Allegiance.

3. ROLL CALL

PRESENT: Spencer, Fisher, Grotting

ABSENT: McCoy, Betts

STAFF: Administrative Services Director Simon, Public Safety Director DuRose

VISITORS: Jody Farley (NorthShore Gymnastics)

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

Mayor Spencer 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 City Council Minutes from the May 5, Regular City Council Meeting.
- b. Approval of Accounts Payable; (Batch #1 - Checks No. 24365-24391).
- c. Non-City Assembly Permit Requests:
 - Tour De Tonka – August 1, 2026
 - Polo Classic – August 2, 2026

Motion by Spencer, seconded by Grotting to approve the consent agenda. Ayes: Spencer, Fisher, Grotting. Nays: None. Absent: McCoy, Betts. Abstain: None. Motion Approved. 3-0

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

Council member Fisher Attended the following meeting:

- LMCC

Council member Grotting Attended the following meeting:

- None

Mayor Spencer Attended the following meeting:

- Meeting with Mayor Maas- Kusske and Chief DuRose for Annual Chief review
- Mayor Maas-Kusske's grandpa's funeral
- MP Fire Dept (West Suburban) Banquet – retirement for Scott Hartmann
- NW League of Mayors
- Gary Kroells' Mass for his father

Amber Simon Attended the following meeting:

- HC Election Training

6. West Hennepin Public Safety – Director Matthew DuRose: Presentation of the April 2026 Activity Reports.

Director DuRose presented the April 2026 monthly activity report for West Hennepin Public Safety. He highlighted several key points:

The department continues to refine the format of the activity report to more accurately reflect statistics and operational activity, including the carving out of incidental activities in other jurisdictions — such as traffic stops made while assisting a neighboring agency — to ensure those incidents are not counted as Independence or Maple Plain calls.

Call volume continues to rise, up approximately 9% over the same period last year, which itself reflected an increase over 2024. Recent activity has included a notable volume of administrative requests, primarily background checks from other law enforcement agencies. Director DuRose noted this may reflect seasonal hiring trends.

The department is not issuing burn permits at this time, in keeping with the ongoing statewide burn ban. Director DuRose reported that the community has been largely compliant and understands the restrictions.

The department continues to see scam activity targeting residents and has been providing information to city newsletters to help residents and families protect themselves.

Two hiring processes are currently active: one for a part-time police officer position and one for a full-time vacancy. Both candidates are in the background investigation phase, with an estimated start date of approximately August 1st.

Director DuRose also announced the publication of the West Hennepin Public Safety 2025 Annual Report, now live on the department website and promoted via Facebook. He acknowledged Reserve Officer Lisa for her significant effort in redesigning the report format. The Council had no questions.

7. Consider approval of the issuance of a 501(C)(3) Facilities Revenue Note for the North Shore Gymnastics Project, SERIES 2026, and related documents and actions therefor.
 - a. **RESOLUTION No. 26-0519-01** - Approving the Issuance of the Conduit Bonds.

The Mayor provided brief background, noting that the Council had previously discussed this item and that the remaining step had been finalizing contract language. A representative of North Shore Gymnastics, Jody, was present to answer any questions; the Council had none. The Mayor clarified for the record that these conduit bonds represent no debt obligation or financial liability to the City of Independence. The city is serving as the issuing authority because North Shore Gymnastics' home city of Maple Plain does not have the requisite issuing capacity. The City of Independence will receive a modest fee for its role.

Motion by Grotting, seconded by Fisher to approve RESOLUTION 26-0519-01 approving issuance of Conduit Bonds. Ayes: Spencer, Fisher, Grotting. Nays: None. Absent: McCoy, Betts. Abstain: None. Motion Approved. 3-0

8. Discussion on New Options for Cities Relating to In-Person Early Voting Days for the Upcoming Local, State and National Elections.

Amber Simon presented information on recently enacted legislation giving cities the option to reduce in-person early voting from 46 days to 18 days prior to an election. She explained that under the current 46-day window, voter turnout at City Hall is very sparse in the early weeks — sometimes only one to a few voters per week — with the bulk of activity concentrated in the final two weeks. The current setup also creates operational friction, as staff must continually switch between managing early voting and handling routine city hall business at the front desk.

Simon noted that the proposed 18-day model would allow the city to designate a dedicated voting space — similar to the setup used on Election Day — providing a more focused and secure environment for voters. She also highlighted that under the 18-day window, ballots are fed directly into the tabulating machine on-site, rather than being transported to Hennepin County by courier. This was seen as a security improvement, particularly in light of concerns from the prior election cycle regarding courier handling of ballots.

It was clarified that residents wishing to vote before the 18-day window could still do so via mail-in ballot, which follows essentially the same process. Required extended voting hours — including weekend days and evening hours in the final weeks before the election — would

remain unchanged. Director Simon also confirmed that voting services at Vinland would continue as in prior years. The Mayor expressed support for the change, noting that the extended 46-day window raises questions about voters casting ballots before candidates may withdraw.

The Council directed staff to notify the county of the city's preference to adopt the 18-day in-person early voting option, with a response deadline of June 2, 2026.

Motion by Spencer, seconded by Fisher to indicate the city's preference to reduce in-person early voting from 46 days to 18 days. Ayes: Spencer, Fisher, Grotting. Nays: None. Absent: McCoy, Betts. Abstain: None. Motion Approved. 3-0

9. Proclamation Recognizing and Thanking – First Presbyterian Church of Maple Plain's Good Works Philanthropy Group for the volunteer services performed in the City of Independence in Association with the Community Clean-Up Day.

The Mayor read aloud a proclamation recognizing the First Presbyterian Church of Maple Plain's Good Works Philanthropy Group for their volunteer contributions at the City of Independence Community Clean-Up Day held on May 2, 2026. The group assisted with unloading vehicles and provided food for participants. The Mayor noted this was the second consecutive year the group has supported the event and commended their dedication. A copy of the proclamation is to be sent to the organization.

10. Open/Misc.

The Mayor reported on several notable legislative and funding developments:

The state bonding bill included \$4,000,000 for Highway 12 improvement efforts in the city — the largest single-district earmark the Mayor could identify in the bill. The original request had been \$16,000,000 for implementation and \$4,000,000 for design work. While the appropriation reflects only partial funding, the Mayor expressed gratitude to Senator Lehman and Representative Robbins for their advocacy, noting the outcome exceeded initial expectations. The city is awaiting final bill language to understand timing and conditions for accessing the funds, and expressed hope that the appropriation can be leveraged for meaningful forward progress rather than absorbed back into MnDOT's general budget.

Senator Amy Klobuchar has included \$1,000,000 in federal special project earmarks for paving improvements at the Vinland Center. The appropriation has advanced to final approval stages, which the Mayor described as a positive milestone, noting that many such projects do not reach this point.

The city also secured a two-year extension — to 2029 — on \$450,000 in previously allocated railroad crossing improvement funding for the crossing on Townline Road just west of Loretto. The original funds were set to expire at the end of 2027, a timeline the Mayor indicated was not achievable given the scope of work and funding gap.

11. Adjourn.

Motion by Fisher, seconded by Grotting to adjourn the meeting at 6:53PM. Ayes: Spencer, Fisher, Grotting. Nays: None. Absent: McCoy, Betts. Abstain: None. Motion Approved. 3-0

CITY OF INDEPENDENCE, MINNESOTA
PLANNING COMMISSION

Variance Request – Structure Setback from Ordinary High-Water Level
Property Located at 6605 Hillstrom Road, Independence, MN

To:	Planning Commission
From:	City Planner
Meeting Date:	June 2, 2026
Applicant:	Alex Rykken
Owner:	Alex Rykken
Location:	6605 Hillstrom Road, Independence, MN
PID:	22-118-24-13-0001
Application Type:	Variance from Ordinary High-Water Level (OHWL) Structure Setback

6605 Hillstrom Rd.



Request:

PUBLIC HEARING – Alex Rykken (Applicant/Owner) requests that the City consider the following action for the property located at 6605 Hillstrom Road, Independence, MN (PID No. 22-118-24-13-0001):

- A variance from the required 100-foot structure setback from the Ordinary High-Water Level (OHWL) of Pioneer Creek to allow the construction of a deck attached to the principal structure on the subject property. The proposed deck would be located approximately 89.8 feet from the OHWL, with deck stairs located approximately 85.4 feet from the OHWL.

Property / Site Information:

The subject property is located at 6605 Hillstrom Road in the City of Independence, Minnesota. The property is legally described as Lot 6, Block 1, Hillstrom Gardens 2nd Addition, Hennepin County, Minnesota. The property is zoned Rural Residential and is subject to the City's Shoreland Overlay District regulations due to its proximity to Pioneer Creek.

Property Address:	6605 Hillstrom Road, Independence, MN
PID:	22-118-24-13-0001
Legal Description:	Lot 6, Block 1, Hillstrom Gardens 2nd Addition, Hennepin County, MN
Zoning:	Rural Residential (RR) / Shoreland Overlay District
Comprehensive Plan:	Rural Residential
Total Lot Area:	Approximately 89,166 SF (per survey)
Principal Structure:	Existing single-family dwelling (3,474 SF)
Required OHWL Setback:	100 feet from Ordinary High-Water Level of Pioneer Creek
Existing House Distance to OHWL:	89.8 feet (existing lawful nonconforming condition)
Proposed Deck Distance to OHWL:	89.8 feet (deck); 85.4 feet (stairs)
Existing Impervious Coverage:	11.7% of lot (11,513 SF)

Proposed Impervious Coverage:	11.9% of lot (11,667 SF)
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Discussion

Alex Rykken (Applicant/Owner) is requesting approval of a variance from the required 100-foot structure setback from the Ordinary High-Water Level (OHWL) of Pioneer Creek to allow the replacement and modest extension of an existing attached deck on the principal structure located at 6605 Hillstrom Road (PID No. 22-118-24-13-0001).

The subject property is located adjacent to Pioneer Creek and is subject to the Shoreland Overlay District regulations of the City's Zoning Ordinance, which require a minimum setback of 100 feet from the OHWL of Pioneer Creek for all structures. The existing principal structure on the property was constructed in compliance with applicable setbacks at the time of construction. However, over time, natural creek migration and erosion has caused the OHWL of Pioneer Creek to shift closer to the existing home, resulting in the existing dwelling and attached deck being located within the required 100-foot OHWL setback. The existing house is located approximately 89 feet from the OHWL and is therefore a legally nonconforming structure.

The applicant is proposing to replace the existing deck, which is aging and deteriorating, and extend it to serve as a protective barrier beneath second-story dining area windows. The home includes a second-story dining area with multiple outward-opening awning windows located approximately 15 feet above the hard patio surface below. The applicant has represented that these windows open widely and create a fall hazard, particularly for young children. The proposed deck extension is specifically designed to address this documented safety concern by providing a protective surface beneath the windows.

The proposed deck would be located approximately 89.8 feet from the OHWL, and the deck stairs would be located approximately 85.4 feet from the OHWL. The proposed improvements would result in a minor increase in impervious surface coverage from 11.7% to 11.9%, which remains well within the 25% maximum impervious surface coverage applicable to shoreland properties. No grading, vegetation removal, or other ground disturbance toward the creek is proposed.

Variance Criteria Analysis

A variance may be granted by the City Council in cases where the applicant demonstrates practical difficulties in complying with the zoning code. The variance criteria are established in the City's Zoning Ordinance (Section 520.21, Subd. 1) as follows: (1) the variance is in harmony with the general purposes and intent of the zoning code; (2) the variance is consistent with the comprehensive plan; and (3) the applicant establishes that there are practical difficulties in complying with the zoning code. Staff analysis of each criterion is provided in italics below.

The City's Zoning Ordinance (Section 520.21, Subd. 2) further provides that an applicant must demonstrate practical difficulties in complying with the zoning code. Practical difficulties means that: (a) the property owner proposes to use the property in a reasonable manner; (b) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and (c) the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

1. The variance is in harmony with the general purposes and intent of the zoning code:

The purpose of the OHWL setback requirement is to protect the natural character of Pioneer Creek, preserve riparian vegetation and water quality, and prevent encroachment of structures toward the creek corridor. The proposed deck replacement and modest extension does not represent an increased encroachment toward the creek and the deck structure remains at approximately the same distance from the OHWL as the existing deck (89.8 feet vs. approximately 89 feet existing). Impervious surface coverage increases by only 0.2% (from 11.7% to 11.9%). No grading or vegetation removal is proposed. The proposed improvements are consistent with the general intent of the shoreland setback ordinance.

2. The variance is consistent with the comprehensive plan:

The subject property is guided for Rural Residential use in the City's Comprehensive Plan, consistent with its current zoning designation. The proposed deck replacement and extension is a minor residential improvement that maintains the existing character and use of the property and is consistent with the residential land use guided for this area.

3. Practical difficulties exist in complying with the zoning code:

The applicant's practical difficulty is well-documented and compelling. The existing principal structure was constructed in compliance with applicable setback requirements at the time of construction. The current nonconforming condition arises not from any action by the property owner, but from the natural migration and erosion of Pioneer Creek over time, which has caused the creek's OHWL to move closer to the existing home. This represents a circumstance unique to the property that was not created by the landowner. The applicant's need to replace an aging and deteriorating deck represents a reasonable use of the property. The added dimension of a documented safety hazard, open second-story awning windows approximately 15 feet above a hard surface below, further supports a finding of practical difficulty.

4. The proposal represents the minimum variance necessary:

The applicant has represented that the deck extension is narrow in design, is not intended for occupancy or gathering, does not extend beyond the existing house footprint toward the creek, and serves primarily a safety function rather than expanding the intensity of use on the property. The proposed improvements appear to represent the minimum variance relief necessary to allow for reasonable and safe use of the principal structure.

5. The variance will not alter the essential character of the locality:

The subject property is located in a rural residential area along Pioneer Creek. The proposed deck replacement and modest extension maintain the existing scale and character of development on the property and in the surrounding area. The deck will not be visible from the creek corridor or nearby areas in any meaningful way. The proposal does not introduce any new or incompatible use to the area and is consistent with the character of the surrounding neighborhood.

Additional Considerations

Staff notes that the existing nonconforming condition of the principal structure relative to the OHWL setback is the result of natural creek movement over time and is not a condition created by the property owner. The proposed project does not materially increase the degree of encroachment toward the creek and in fact represents a modification of an existing nonconforming condition rather than a new encroachment.

There are several factors to consider relating to granting a variance. The City's ordinance has established criteria for consideration in granting a variance as detailed above. The City will need to determine if the requested variance meets all of the applicable criteria and restrictions.

Neighbor Comments

No neighbor comments have been received at the time of preparation of this staff report. Any written comments received prior to or at the public hearing will be forwarded to the Planning Commission for consideration.

Recommendation

Should the Planning Commission recommend approval of the requested variance, the following findings and conditions should be included:

- The proposed variance request meets all applicable conditions and restrictions stated in Chapter V, Section 520.19 and 520.21, Zoning, in the City of Independence Zoning Ordinance.
- The City finds that the criteria for granting a variance have been satisfied by the applicant. Specifically, the City finds the following:
 - The practical difficulty arises from the natural migration and erosion of Pioneer Creek over time, which has caused the OHWL to encroach toward the existing principal structure which is a condition unique to the property and not created by the landowner.
 - The proposed deck replacement and modest extension do not materially increase the degree of encroachment toward Pioneer Creek and is consistent with the existing development pattern on the property.
 - The variance is in harmony with the general purposes and intent of the City's zoning code and Shoreland Overlay District regulations.
 - The variance is consistent with the City's Comprehensive Plan.
 - The proposed improvements will not alter the essential character of the locality.
- The variance shall permit the proposed deck to be constructed in accordance with the approved plans and survey attached to this application. Any modification, alteration, or expansion of the approved deck beyond what is shown in the approved plans will require additional review and approval by the City.
- The applicant shall apply for and receive all applicable building permits from the City prior to commencing construction of the proposed deck.
- The proposed deck shall not be further expanded toward Pioneer Creek without additional review and approval by the City.
- The Applicant shall pay for all costs associated with the City's review of the requested variance.

Attachments: Application
Survey
Deck Plans

- The location of the home, deck, and windows are existing conditions.
- The need to replace the deck is due to age and deterioration.
- The safety concern arises from the original architectural design, not new construction decisions.

4. Minimum Necessary Relief

The request represents the minimum variance necessary:

- The deck extension is narrow and not designed for occupancy or gathering.
- It does not extend beyond the existing house footprint toward the creek.
- Its function is primarily safety, not expanded use.

5. Consistency with Shoreland Ordinance Intent

The request remains consistent with the intent of the setback ordinance:

- The structure will remain nearly 90 feet from the OHW, preserving a substantial buffer.
- There will be no meaningful impact to the creek, vegetation, or shoreline character.
- Impervious surface coverage increases only slightly:
 - From 11.7% to 11.9% of the lot
- No grading, erosion risk, or vegetation removal is proposed.

6. No Adverse Impact

- The deck will not be visible from the creek corridor or nearby park areas in any meaningful way.
- It will not impact neighboring properties.
- The project maintains the existing character and scale of development.

7. Reasonable Use of Property

The variance allows for the safe and reasonable use of the home, specifically:

- Protecting occupants from a documented fall hazard
- Maintaining and replacing an existing structure in place

Conclusion

This request meets the required variance criteria:

- The difficulty is practical and not self-created
- The proposal is a modification of an existing nonconforming structure
- The variance is minimal in scope
- The request is consistent with the intent of the ordinance
- There is no adverse impact on the surrounding area or natural resources

Most importantly, the request addresses a clear and legitimate safety concern without increasing the intensity of use or environmental impact.

We respectfully request approval.

LEGAL DESCRIPTION:

Lot 6, Block 1, HILLSTROM GARDENS 2ND ADDITION, Hennepin County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
5. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
6. Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with a proposed design of the site or with construction. If there are cantilevers shown on the survey, they are counted as hardcover under the house calculations.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes iron survey marker, set, unless otherwise noted.

EXISTING HARDCOVER	
House	3,474 Sq. Ft.
Existing Deck	294 Sq. Ft.
Bituminous Driveway	4,468 Sq. Ft.
Porch	364 Sq. Ft.
Concrete Surfaces	1,268 Sq. Ft.
Stone Areas	58 Sq. Ft.
Pavers	1,246 Sq. Ft.
Ret. Walls	341 Sq. Ft.
TOTAL EXISTING HARDCOVER	11,513 Sq. Ft.
AREA OF LOT TO OHW	98,166 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	11.7%

Advance
Surveying & Engineering, Co.

18202 Minnetonka Boulevard, Suite 401
Deephaven, Minnesota 55391
Phone (952) 474-7964
Web: www.advsur.com

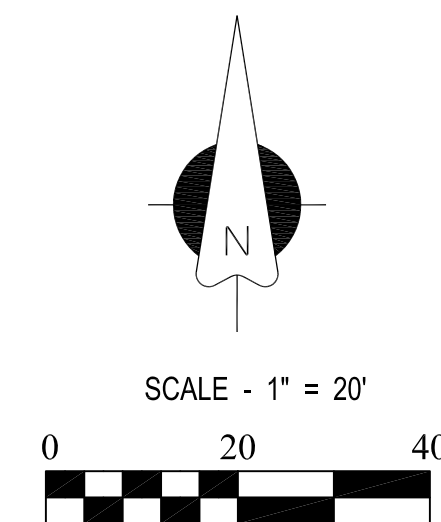
I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Thomas M. Bloom
Thomas M. Bloom

42379
LICENSE NO.

APRIL 2, 2026
DATE:

DRAWING ORIENTATION & SCALE



CLIENT NAME / JOB ADDRESS

WIX CONSTRUCTION
6605 HILLSTROM ROAD
INDEPENDENCE, MN

LEGEND

- ☐ = CATCH BASIN
- ⊕ = GAS METER
- ⊕ = FIRE HYDRANT
- ⊕ = POWER POLE
- ⊕ = MANHOLE
- ⊕ = TELEPHONE PED.
- ⊕ = ELEC. TRANSFORMER
- ⊕ = WELL
- ⊕ = GATE VALVE
- ⊕ = LIGHT POLE
- ⊕ = TREE
- - - = FENCE LINE
- - - = SANITARY SEWER LINE
- - - = WATER LINE
- - - = GAS LINE
- - - = STORM DRAIN LINE
- - - = OVERHEAD UTILITY LINE
- ▨ = BITUMINOUS SURFACE
- ▨ = CONCRETE SURFACE

DATE	REVISION DESCRIPTION

DATE SURVEYED: APRIL 1, 2026

DATE DRAFTED: APRIL 2, 2026

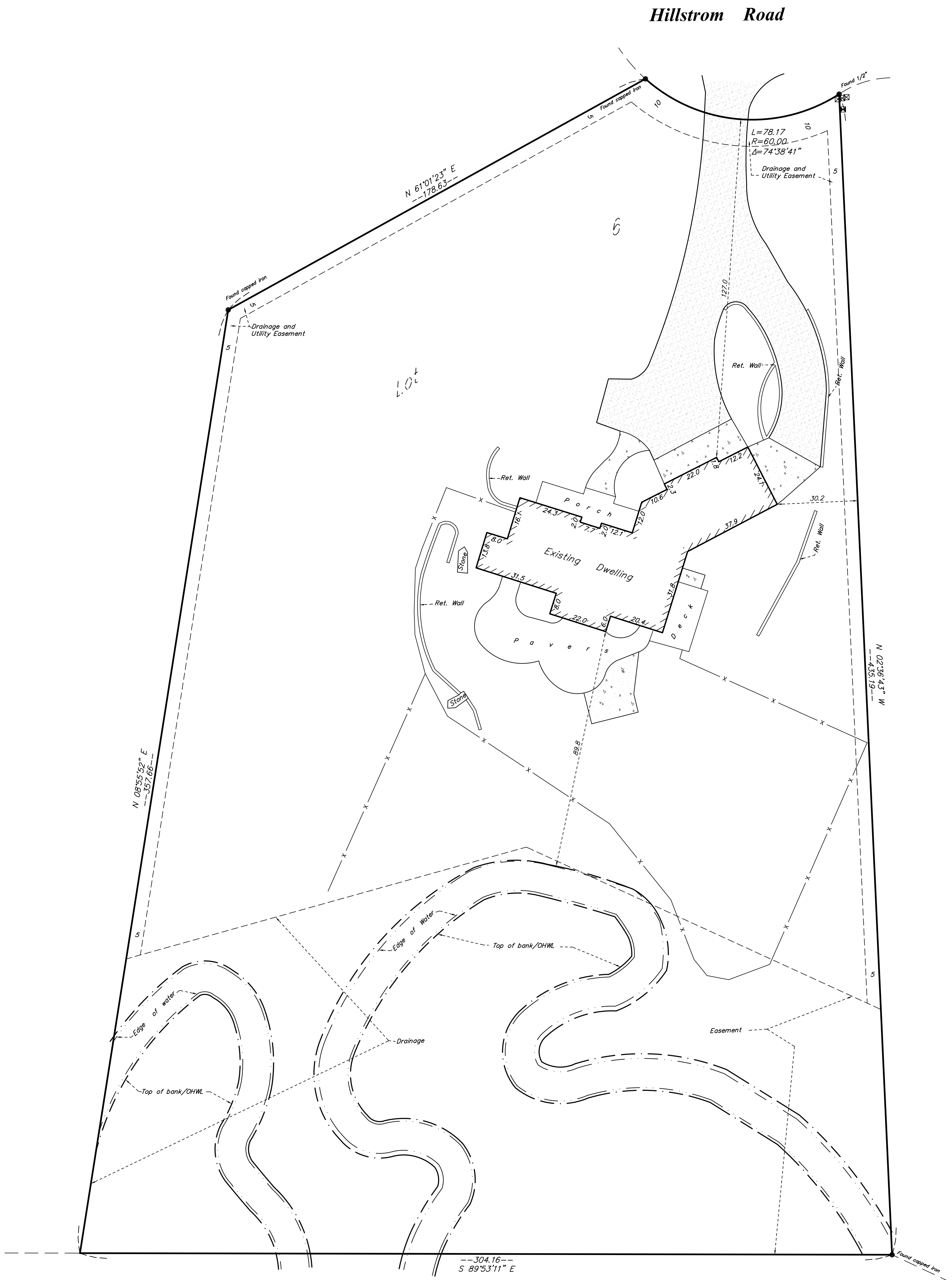
SHEET TITLE
EXISTING CONDITIONS SURVEY

DRAWING NUMBER
260419 TB

SHEET SIZE 22 X 34

SHEET NUMBER

S1
SHEET 1 OF 1



LEGAL DESCRIPTION:

Lot 6, Block 1, HILLSTROM GARDENS 2ND ADDITION, Hennepin County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

- Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
- Showing the location of observed existing improvements we deem necessary for the survey.
- Setting survey markers or verifying existing survey markers to establish the corners of the property.
- This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
- Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
- Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with a proposed design of the site or with construction. If there are cantilevers shown on the survey, they are counted as hardcover under the house calculations.
- While we show a proposed location for this home or addition, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements and proposed yard grades carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes iron survey marker, set, unless otherwise noted.

EXISTING HARDCOVER	
House	3,474 Sq. Ft.
Existing Deck	294 Sq. Ft.
Bituminous Driveway	4,468 Sq. Ft.
Porch	364 Sq. Ft.
Concrete Surfaces	1,268 Sq. Ft.
Stone Areas	58 Sq. Ft.
Pavers	1,246 Sq. Ft.
Ret. Walls	341 Sq. Ft.
TOTAL EXISTING HARDCOVER	11,513 Sq. Ft.
AREA OF LOT TO OHW	98,166 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	11.7%

PROPOSED HARDCOVER	
House	3,474 Sq. Ft.
Decks	489 Sq. Ft.
Bituminous Driveway	4,468 Sq. Ft.
Porch	364 Sq. Ft.
Concrete Surfaces	1,268 Sq. Ft.
Stone Areas	58 Sq. Ft.
Pavers	1,205 Sq. Ft.
Ret. Walls	341 Sq. Ft.
TOTAL PROPOSED HARDCOVER	11,667 Sq. Ft.
AREA OF LOT TO OHW	98,166 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	11.9%

Advance
Surveying & Engineering, Co.

18202 Minnetonka Boulevard, Suite 401
Deephaven, Minnesota 55391
Phone (952) 474-7964
Web: www.advsur.com

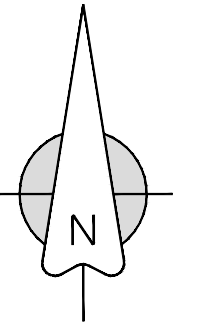
I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Thomas M. Bloom
Thomas M. Bloom

42379
LICENSE NO.

APRIL 6, 2026
DATE:

DRAWING ORIENTATION & SCALE



SCALE - 1" = 20'



CLIENT NAME / JOB ADDRESS

WIX CONSTRUCTION

6605 HILLSTROM ROAD
INDEPENDENCE, MN

LEGEND

- ⊙ = CATCH BASIN
- ⊕ = GAS METER
- ⊙ = FIRE HYDRANT
- ⊕ = POWER POLE
- ⊙ = MANHOLE
- ⊕ = TELEPHONE PED.
- ⊕ = ELEC. TRANSFORMER
- ⊕ = WELL
- ⊕ = GATE VALVE
- ⊕ = LIGHT POLE
- ⊕ = TREE
- X-X- = FENCE LINE
- S- = SANITARY SEWER LINE
- W- = WATER LINE
- G- = GAS LINE
- ST- = STORM DRAIN LINE
- E- = OVERHEAD UTILITY LINE
- ▨ = BITUMINOUS SURFACE
- ▨ = CONCRETE SURFACE

DATE	REVISION	DESCRIPTION

DATE SURVEYED: APRIL 1, 2026

DATE DRAFTED: APRIL 6, 2026

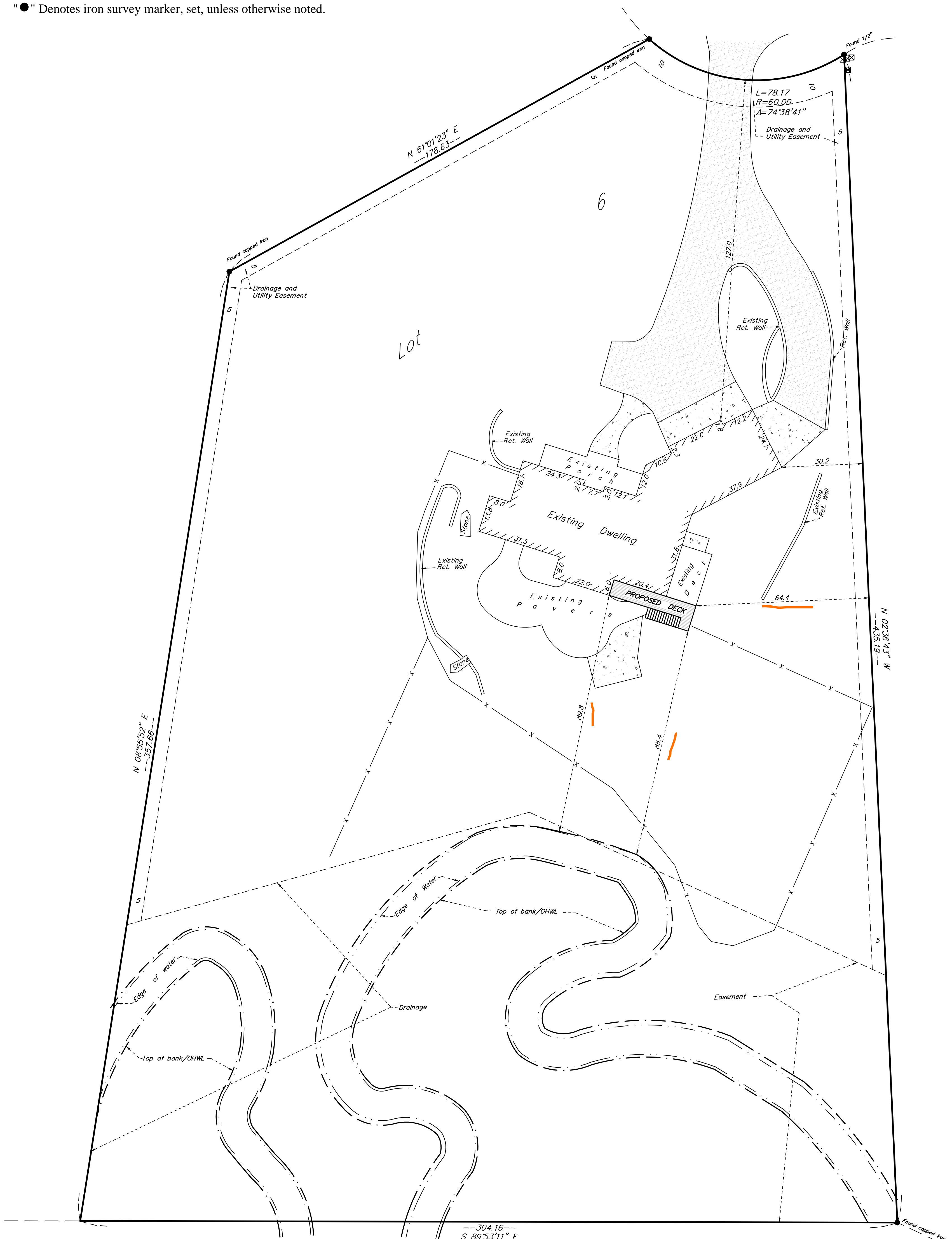
SHEET TITLE
PROPOSED SURVEY

DRAWING NUMBER
260488 JR

SHEET SIZE 22 X 34

SHEET NUMBER
S1

Hillstrom Road



Site Copy
City of Independence

*MINIMUM 24
HOUR NOTICE
For all inspections
763-479-0527

Building Permit Plan Review

B.O. *Bruce Smith*
Date **4-10-2026**
REVIEWED FOR CODE COMPLIANCE



Can not hang
Ledger on Bay
window

DECKS, STAIRS & PORCHES
ALL STRUTURAL MEMBERS MUST BE
APPROVED WOOD OF NATURAL
RESISTANCE TO DECAY OR
TREATED WOOD.

SOUTH ELEVATION
SCALE: 1/8"=1'

* Minimum Footing Depth is 42"

R303.8 Exterior stairway illumination. Exterior stairways shall be provided with an artificial light source located at the top landing of the stairway. Exterior stairways providing access to a basement from the outdoor grade level shall be provided with an artificial light source located at the bottom landing of the stairway.

- *Stairs
1. Min. width 36"
 2. 7 3/4" max. riser height
 3. 10" min. tread depth
 4. 6'8" min. head room
 5. Guards to be installed on open sides
 6. Risers 4" max. opening
 7. Handrail required with 4 or more risers

- *Stair Guards
1. 34" minimum height
 2. 4 3/8" max. opening
 3. Triangular openings on stairs 6" max.

- *Handrail Height
1. From the nosing 34"-38" to the top of the handrail.
 2. Return the ends to the safety terminal or newel post.

- *Guards
1. 36" Minimum height
 2. Less than a 4" opening

R507.9.1.1 Ledger details. Deck ledgers shall be a minimum 2-inch by 8-inch (51 mm by 203 mm) nominal, pressurepreservative-treated Southern pine, incised pressure-preservative-treated hem-fir, or approved, naturally durable, No. 2 grade or better lumber. Deck ledgers shall not support concentrated loads from beams or girders. Deck ledgers shall not be supported on stone or masonry veneer.



EAST ELEVATION
SCALE: 1/8"=1'

**STEVE'S DRAFTING
& HOME DESIGN**

3100 RHODE ISLAND AVE. S.
ST. LOUIS PARK, MN 55426
TEL (612) 221-5772
FAX (952) 920-3722
EMAIL: STEVEDRAFTING@GMAIL.COM

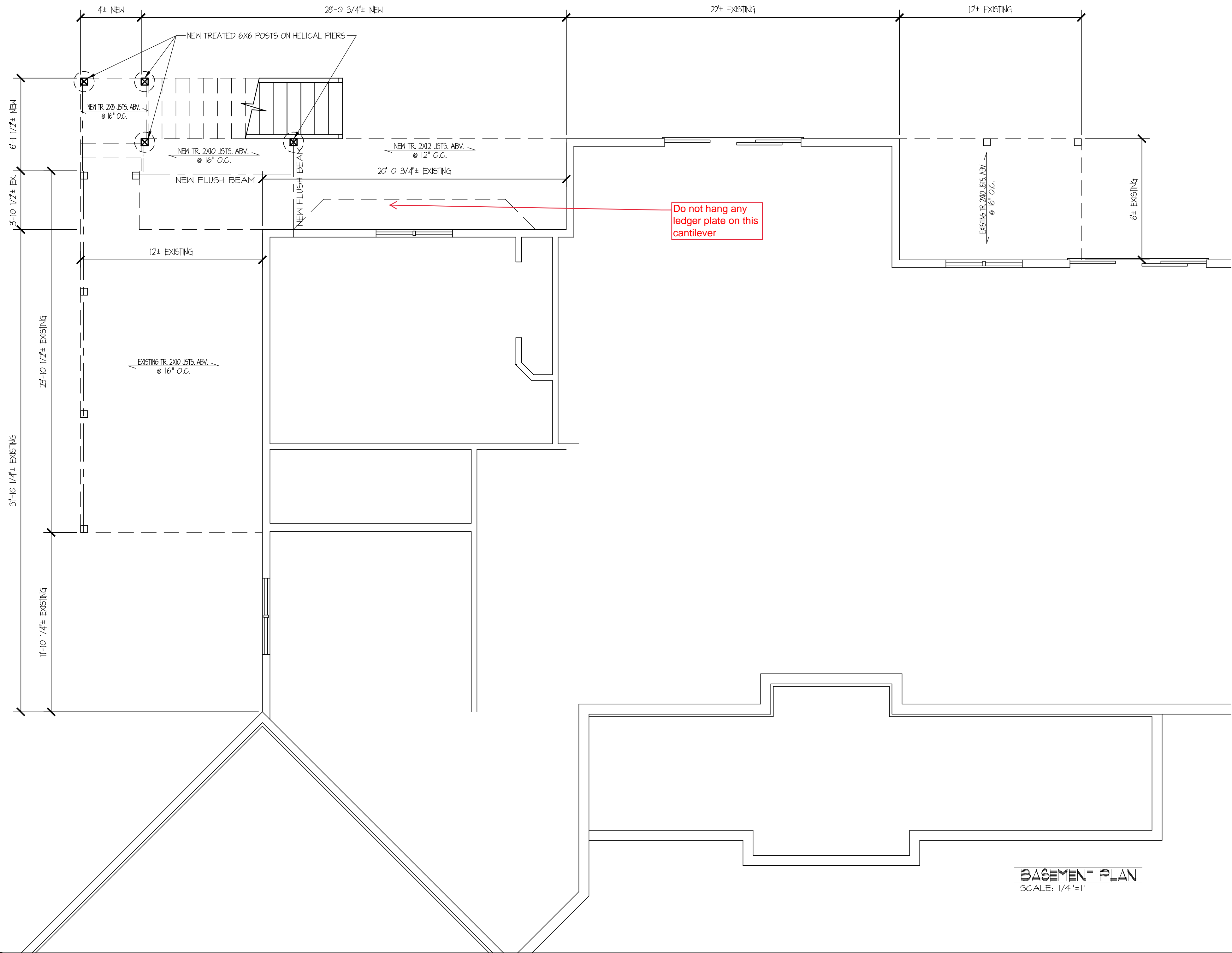
DATE	1/12/26	SCALE	AS NOTED	REVISIED	1/22/26
DRAWN/SEMI	CHECKED	SG. FT.			

PROJECT NAME:	RYKKEN RESIDENCE
LOT	6 BLOCK COUNTY: HENNEPIN
DEVELOPMENT	HILLSTROM GARDENS, 2ND ADD.
STREET ADDRESS	6605 HILLSTROM ROAD
CITY, STATE	INDEPENDENCE, MN 55359

STEVE'S DRAFTING & HOME DESIGN ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE CONTRACTOR AND /OR OWNER MUST VERIFY AND CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS AND NOTIFY STEVE'S DRAFTING PRIOR TO START OF CONSTRUCTION. NO WARRANTIES EXPRESS OR IMPLIED INCLUDING COMPLIANCE OF THIS PLAN WITH APPLICABLE BUILDING CODE REQUIREMENTS ARE MADE, EXCEPT THOSE IN WRITING SIGNED BY THE MAKER.

WIX CONSTRUCTION

SHEET DESCRIPTION EXTERIOR ELEVATIONS	COPYRIGHT ©2026 STEVE'S DRAFTING & HOME DESIGN
	PLAN NUMBER C202606
	SHEET 1 OF X



BASEMENT PLAN
SCALE: 1/4"=1'

STEVE'S DRAFTING & HOME DESIGN

3100 RHODE ISLAND AVE. S.
ST. LOUIS PARK, MN 55426
TEL (612) 221-5712
FAX (952) 920-3722
EMAIL: STEVEDRAFTING@GMAIL.COM

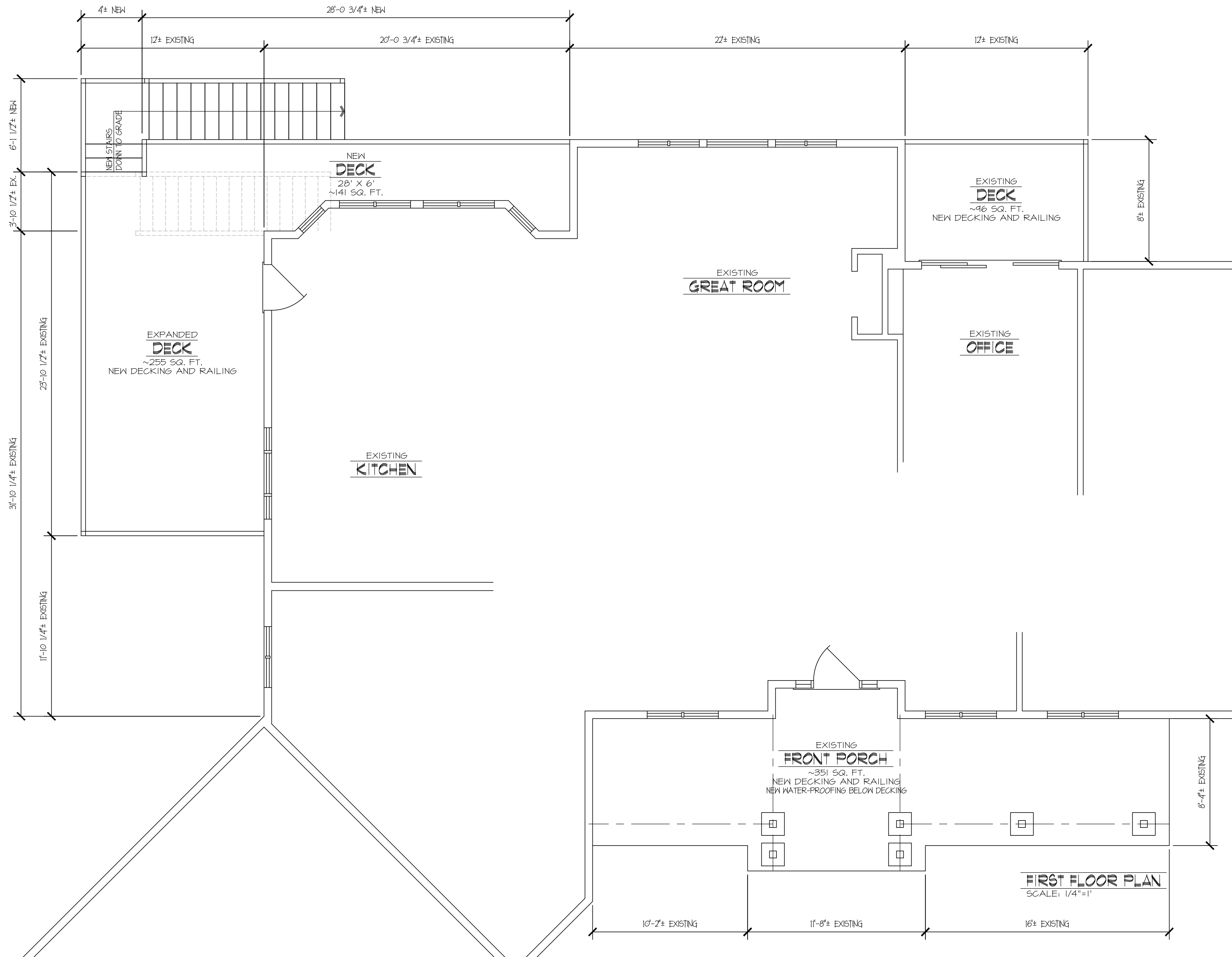
DATE	1/12/26	DRAWN/SEMI-CHECKED	SCALE	1/4" = 1'	SQ. FT.	REVISED	1/22/26
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PROJECT NAME:	RYKKEN RESIDENCE
LOT	6 BLOCK 1 COUNTY: HENNEPIN DEVELOPMENT
STREET ADDRESS	HILLSTROM GARDENS, 2ND ADD. 6605 HILLSTROM ROAD
CITY, STATE	INDEPENDENCE, MN 55359

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WIX CONSTRUCTION

SHEET DESCRIPTION	BASEMENT PLAN	COPYRIGHT	©2026
		STEVE'S DRAFTING & HOME DESIGN	
		PLAN NUMBER	C202606
		SHEET	X OF 2



**STEVE'S DRAFTING
& HOME DESIGN**

3100 RHODE ISLAND AVE. S.
ST. LOUIS PARK, MN 55426
TEL (612) 221-5712
FAX (952) 920-3722
EMAIL: STEVEDRAFTING@GMAIL.COM

DATE	1/12/26	SCALE	1/4" = 1'
DRAWN/CHKD	SBM	SQ. FT.	
REVIS	1/22/26		

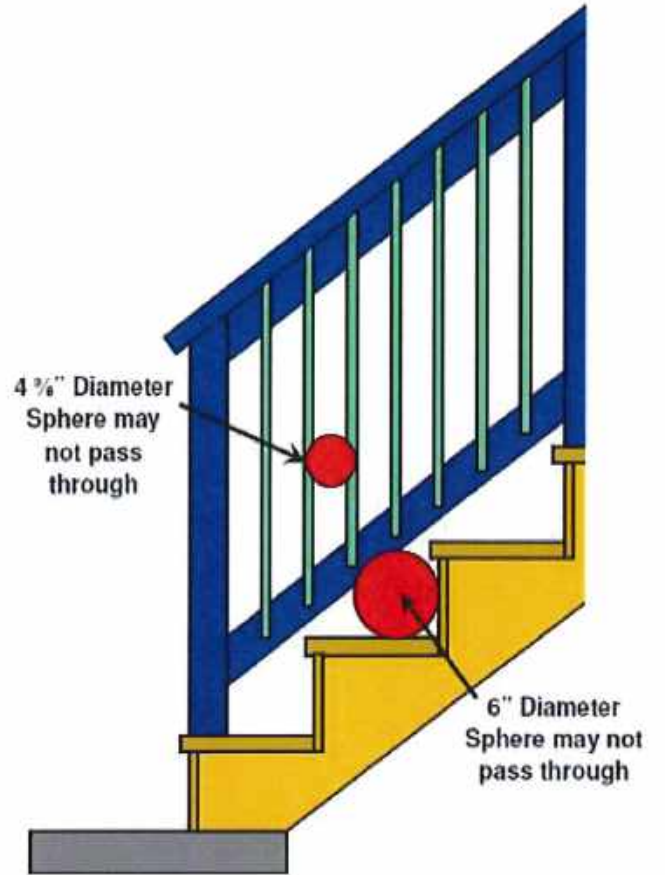
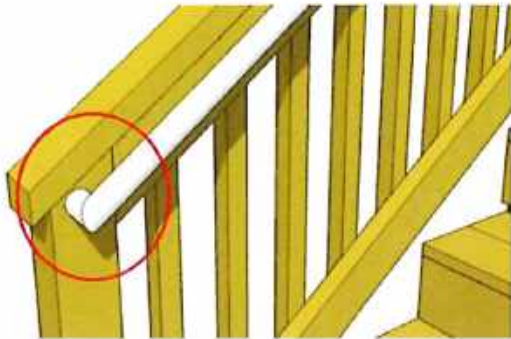
PROJECT NAME:	RYKKEN RESIDENCE
LOT	6 BLOCK COUNTY: HENNEPIN DEVELOPMENT
STREET ADDRESS	HILLSTROM GARDENS, 2ND ADD.
CITY, STATE	6605 HILLSTROM ROAD INDEPENDENCE, MN 55359

STEVE'S DRAFTING & HOME DESIGN ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE CONTRACTOR AND /OR OWNER MUST VERIFY AND CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS AND NOTIFY STEVE'S DRAFTING PRIOR TO START OF CONSTRUCTION. NO WARRANTIES EXPRESS OR IMPLIED INCLUDING COMPLIANCE OF THIS PLAN WITH APPLICABLE BUILDING CODE REQUIREMENTS ARE MADE, EXCEPT THOSE IN WRITING SIGNED BY THE MAKER.

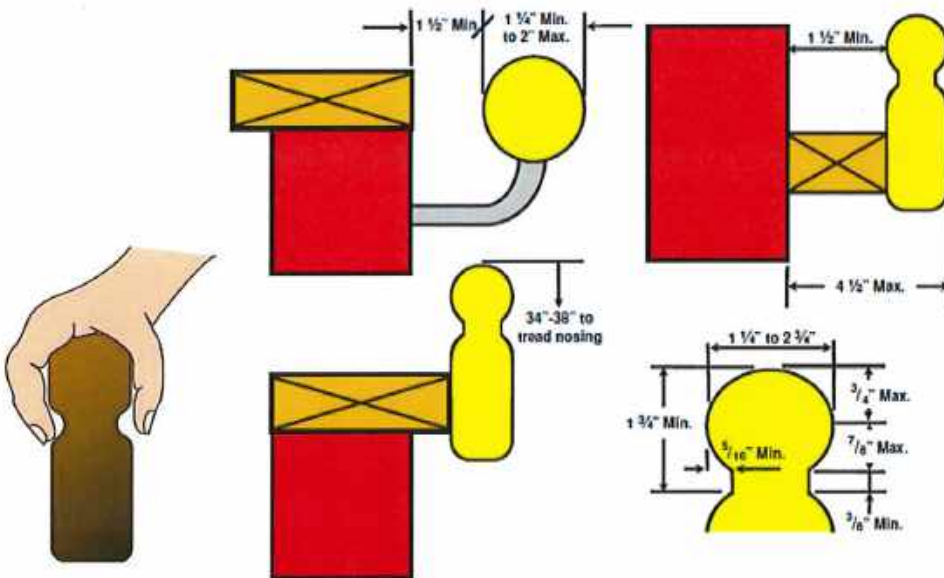
WIX CONSTRUCTION

SHEET DESCRIPTION	FIRST FLOOR PLAN
COPYRIGHT	©2026
STEVE'S DRAFTING & HOME DESIGN	
PLAN NUMBER	C202606
SHEET	3
OF	9
X	

Site Copy

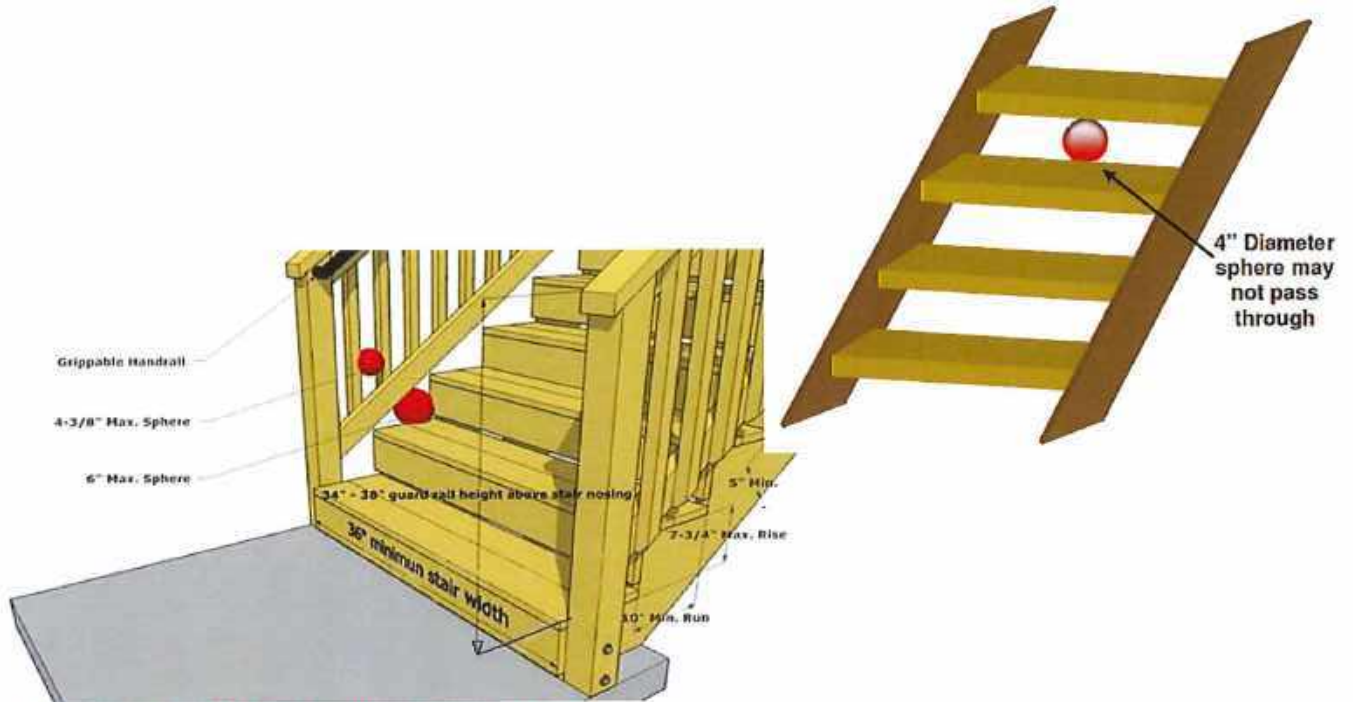


HANDRAILS MUST RETURN TO NEWEL POST AND BE CONTINUOUS WITHOUT INTERRUPTION FOR THE LENGTH OF THE FLIGHT INTERUPTION FOR THE LENGTH OF THE FLIGHT



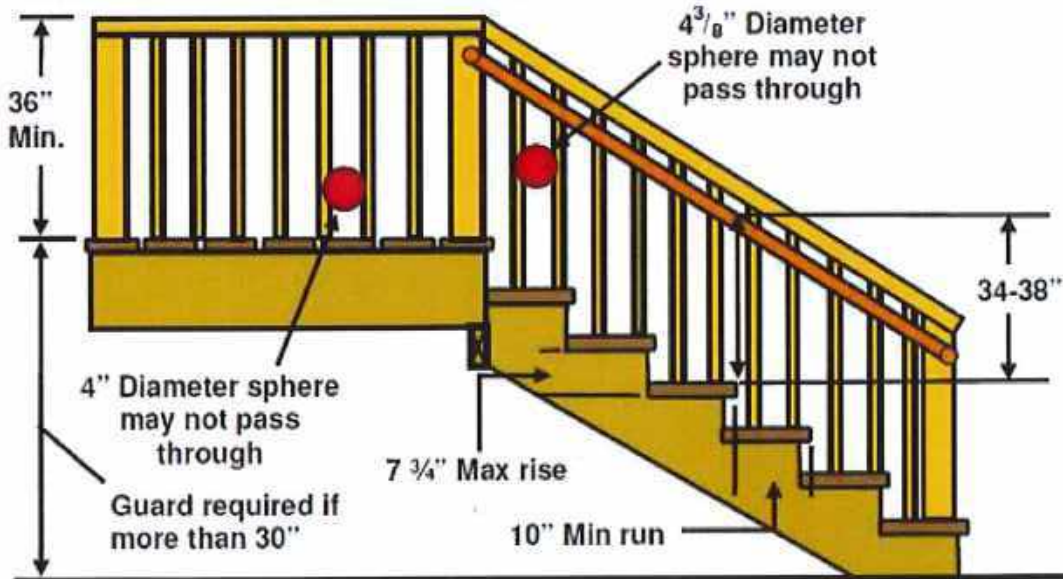
Handrails must be continuous for the entire length of the stairs and may not be interrupted by newel posts except at landings.

Handrails and guards must be designed to support a 200lb load applied in any direction at any point along the top of the guard or rail.



LANDING SHALL SPAN FULL WIDTH OF STAIRS & EXTEND A MINIMUM OF 36 INCHES IN THE DIRECTION OF TRAVEL.

STAIRS MUST BEAR ON STRUCTURAL MATERIAL (i.e. treated lumber, concrete, gravel) AND BE PERMANENTLY RESTRAINED FROM LATERAL MOVEMENT.



**CITY OF INDEPENDENCE, MINNESOTA
PLANNING COMMISSION**

**Variance Request – Accessory Structure Height Exceeding Principal Structure
Property Located at 230 Hart Street, Independence, MN**

To:	Planning Commission
From:	City Planner
Meeting Date:	June 2, 2026
Applicant:	Mark Bjorgum
Owner:	Gary Bjorgum
Location:	230 Hart Street, Independence, MN
PID:	32-118-24-42-0053
Application Type:	Variance – Accessory Structure Height Exceeding Height of Principal Structure

230 Hart Street



Request:

PUBLIC HEARING – Mark Bjorgum (Applicant) and Gary Bjorgum (Owner) request that the City consider the following action for the property located at 230 Hart Street, Independence, MN (PID No. 32-118-24-42-0053):

- A variance to allow the construction of a new accessory structure that exceeds the height of the principal structure located on the subject property. The proposed post-frame accessory structure has a height of approximately 19 feet 4 inches. The existing principal structure (dwelling) has a height of approximately 16 feet. The City's Zoning Ordinance provides that the height of an accessory structure shall not exceed the height of the principal structure.

Property / Site Information:

The subject property is located at 230 Hart Street in the City of Independence, Minnesota. The property is one of four contiguous parcels under common ownership by Gary Bjorgum in this area. The subject parcel (PID No. 32-118-24-42-0053) is the primary parcel on which the proposed accessory structure would be located. The property is served by Hart Street to the west and is accessed from the west side of the lot. The site is relatively flat and is located within a residential area of the City.

Property Address:	230 Hart Street, Independence, MN
PID:	32-118-24-42-0053
Zoning:	Rural Residential (RR)
Comprehensive Plan:	Rural Residential
Principal Structure:	Existing single-family dwelling with flat roof
Principal Structure Height:	Approximately 16 feet
Proposed Accessory Structure:	40' x 48' post-frame structure (1,800 SF)
Proposed Accessory Structure Height:	Approximately 19 feet 4 inches
Height Variance Requested:	Approximately 3 feet 4 inches above principal structure height
Proposed Setbacks:	Meets all applicable setbacks per site survey

Common Ownership Parcels:	Four contiguous parcels under common ownership (Gary Bjorgum)
----------------------------------	---

Discussion

Mark Bjorgum (Applicant) and Gary Bjorgum (Owner) are requesting approval of a variance to allow the construction of a new detached accessory structure on the property located at 230 Hart Street (PID No. 32-118-24-42-0053) that exceeds the height of the existing principal structure on the subject property.

Existing Nonconforming Structure and Proposed Replacement

The subject property and surrounding parcels under common ownership present a unique site context. There is an existing detached accessory building currently located on the property that spans across three of the four commonly owned parcels. This existing structure is considered a lawful nonconforming structure, as it is nonconforming in multiple respects: it exceeds the maximum permitted accessory structure square footage, it exceeds the maximum permitted height, and it does not meet the applicable setbacks due to its position crossing shared property lines.

The applicant is proposing to remove the existing nonconforming structure entirely and replace it with a new fully conforming accessory structure in terms of square footage and setbacks. The proposed 40' x 48' post-frame building (1,800 SF) is proposed to meet all applicable side, rear, and front yard setbacks. The proposed structure will be a significant improvement over the existing nonconforming condition in terms of code compliance. The sole variance being requested is from the ordinance provision that prohibits an accessory structure from exceeding the height of the principal structure.

Height Limitation and the ABRC Process

The City's Zoning Ordinance provides that the height of a detached accessory structure shall not exceed the height of the principal structure on the property (City of Independence Zoning Ordinance, Chapter V, Section 530.01, Subd. 3). The existing principal structure on the subject property is a single-family dwelling with a flat roof that has a height of approximately 16 feet. The applicant is proposing to construct an accessory structure with a height of approximately 19 feet 4 inches, approximately 3 feet 4 inches taller than the principal structure.

The City's Zoning Ordinance provides a mechanism through the Accessory Building Review Committee (ABRC) by which applicants may seek approval for accessory structures that would otherwise not meet all applicable requirements, including the height limitation relative to the principal structure. However, the ABRC process requires the applicant to meet certain criteria and threshold standards. In this case, the applicant has determined that the property cannot meet all of the applicable requirements necessary to qualify for ABRC consideration and has therefore applied for a variance as the available avenue for relief (cannot meet the separation requirement and detached accessory structure is located to the front of the house due to the make-up of the property. Note that the "front yard" of this property is Hart Street.

The unique circumstance driving the practical difficulty in this case is the design of the existing principal structure. The existing home on the property features a flat roof, which results in a comparatively low building height of approximately 16 feet. This architectural characteristic is not common, is unique to this property, and is not a circumstance created by the applicant. The proposed accessory structure height of 19 feet 4 inches reflects a conventional and functional

post-frame agricultural/storage building design and is not unreasonably tall in the context of the surrounding area.

Variance Criteria Analysis

The criteria for granting a variance are established in the City's Zoning Ordinance (Section 520.21, Subd. 1): (1) the variance is in harmony with the general purposes and intent of the zoning code; (2) the variance is consistent with the comprehensive plan; and (3) the applicant establishes that there are practical difficulties in complying with the zoning code. Section 520.21, Subd. 2 further provides that practical difficulties means: (a) the property owner proposes to use the property in a reasonable manner; (b) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and (c) the variance, if granted, will not alter the essential character of the locality. Staff analysis of each criterion is provided in italics below.

1. The variance is in harmony with the general purposes and intent of the zoning code:

The purpose of the accessory structure height limitation relative to the principal structure is to ensure that accessory buildings remain subordinate to and in proportion with the principal use on a property. In this case, the proposed accessory structure is modest in height (19'4") and is not unreasonably tall relative to comparable accessory buildings in the area. The practical difficulty is caused by the low flat-roof profile of the existing principal structure, not by the scale of the proposed accessory building. The variance is in harmony with the general intent of the ordinance.

2. The variance is consistent with the comprehensive plan:

The subject property is guided for Rural Residential use in the City's Comprehensive Plan, consistent with its current zoning designation. The proposed accessory structure is a residential storage building consistent with the rural residential character of the area and compatible with the land uses guided by the Comprehensive Plan.

3. Practical difficulties exist in complying with the zoning code:

The practical difficulty is well-established. The existing principal structure on the property has a flat roof resulting in a building height of approximately 16 feet. This is a unique architectural characteristic of the existing home that is not typical of residential structures in the area and was not created by the current applicant. The proposed accessory structure height of 19'4" is conventional for a post-frame storage/utility building. Without a variance, the applicant would be required to either (a) construct an accessory structure that is limited to 16 feet in height. The applicant has also demonstrated that the ABRC process, which could otherwise address such height issues, is not available to this property because the applicable threshold criteria cannot be met. The circumstance is unique to this property, and the practical difficulty is genuine.

4. The proposal represents the minimum variance necessary:

The proposed accessory structure height of 19'4" reflects the standard height of a 40' x 48' post-frame building with a conventional roof pitch. The applicant is not requesting an unusually tall structure; the variance of approximately 3'4" above the principal structure height is the minimum relief needed to allow a conventionally designed and functional building.

5. The variance will not alter the essential character of the locality:

The surrounding area is characterized by rural residential properties, many of which have detached accessory buildings. The proposed structure at 19'4" is not out of character with

accessory buildings commonly found in the area. The proposed structure will meet all applicable setbacks, will be a significant improvement over the existing nonconforming structure being removed, and will not adversely affect neighboring properties. The character of the locality will not be materially altered by the approval of this variance.

Additional Considerations

The City should note that the applicant's proposal represents a net improvement to the overall zoning compliance status of the property. The existing nonconforming structure, which spans multiple property lines, exceeds permitted square footage and height, and does not meet setbacks will be fully removed. The replacement structure will conform to all applicable requirements except for the height relative to the principal structure. The City has previously granted variances for accessory structure height where the practical difficulty standard has been met.

Staff notes that the height limitation for accessory structures relative to principal structures was added to the City's ordinance in 2013 with the intent of maintaining a proportional relationship between accessory and principal structures. The City has recognized that this provision can create practical difficulties for properties with atypically low principal structures and has provided the ABRC as an administrative pathway in appropriate cases. Where the ABRC pathway is not available, a variance is the appropriate mechanism for relief, provided the variance criteria are met.

The applicant will be required to obtain all applicable building permits prior to construction. The proposed structure shall be constructed in accordance with the submitted building plans.

Neighbor Comments

No neighbor comments have been received at the time of preparation of this staff report. Any written comments received prior to or at the public hearing will be forwarded to the Planning Commission for consideration.

Recommendation

Should the Planning Commission recommend approval of the requested variance, the following findings and conditions should be included:

- The proposed variance request meets all applicable conditions and restrictions stated in Chapter V, Section 520.19 and 520.21, Zoning, in the City of Independence Zoning Ordinance.
- The City finds that the criteria for granting a variance have been satisfied by the applicant. Specifically, the City finds the following:
 - The practical difficulty arises from the unique architectural characteristic of the existing principal structure, which features a flat roof resulting in a building height of approximately 16 feet. This circumstance is unique to the property and was not created by the applicant.
 - The proposed accessory structure height of 19 feet 4 inches is conventional for a post-frame building of the proposed size and represents the minimum variance necessary to allow a functionally designed structure.

- The variance is in harmony with the general purposes and intent of the City's Zoning Ordinance.
- The variance is consistent with the City's Comprehensive Plan.
- The proposed improvements will not alter the essential character of the locality.

- The variance shall permit the proposed accessory structure to be constructed to a maximum height of 19 feet 4 inches, as measured in accordance with the City's Zoning Ordinance, Section 510.05, Subdivision 10. The accessory structure shall be constructed in accordance with the building plans and site survey submitted with this application.

- The existing nonconforming accessory structure spanning the commonly owned parcels shall be fully removed prior to or concurrent with the construction of the new accessory structure. Removal shall be confirmed by the City's Building Official prior to issuance of a certificate of occupancy for the new structure.

- The proposed accessory structure shall meet all applicable setback requirements as shown on the submitted site survey. Any deviation from the approved site plan will require additional review and approval by the City.

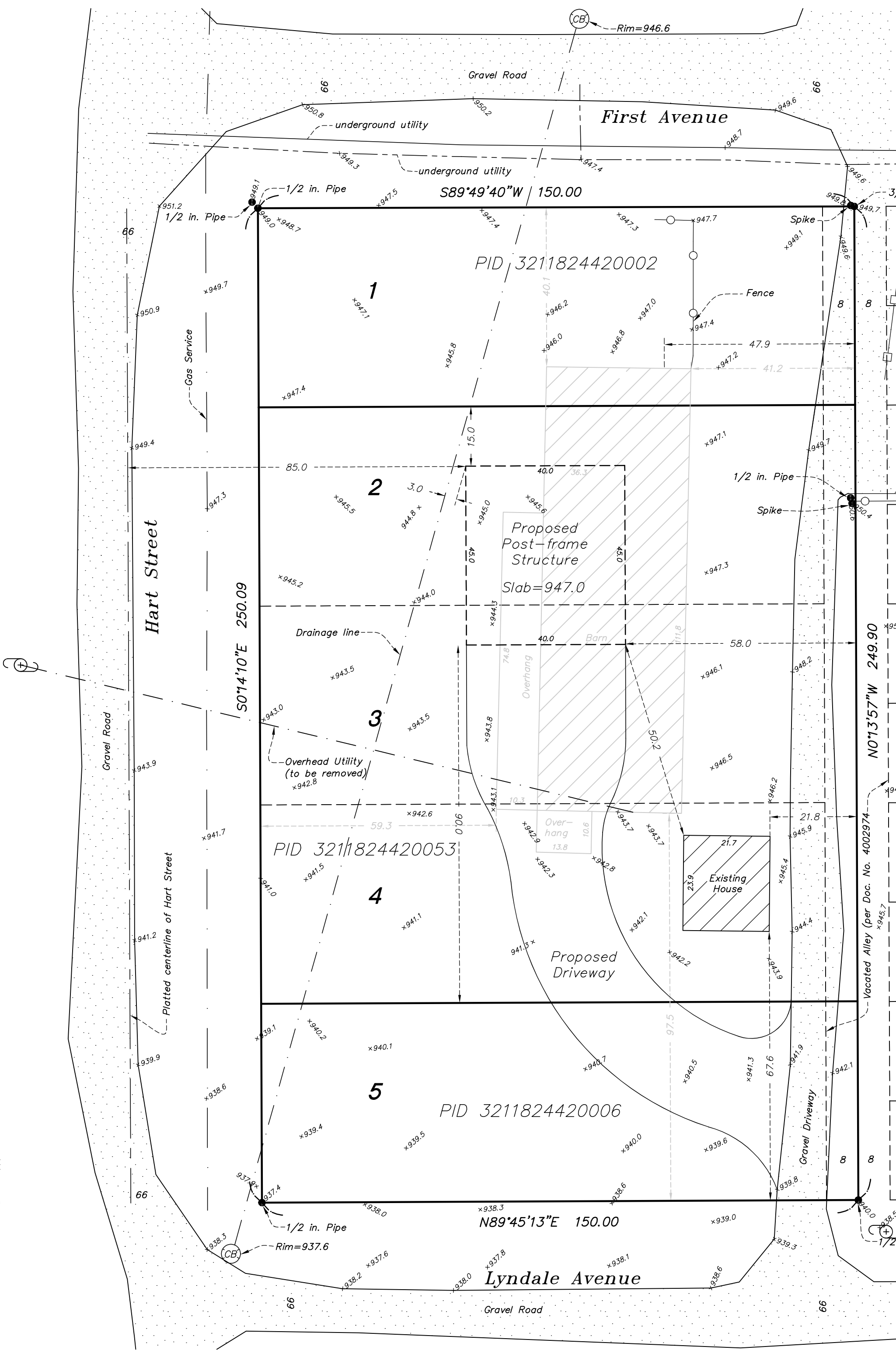
- The proposed accessory structure shall not be used for any commercial business, commercial storage, or commercial operation of any kind.

- The proposed accessory structure cannot be expanded or enlarged without the review and approval of the City. Any expansion that would further increase the height of the structure or the total accessory square footage on the property will require an amendment to this variance or a new application following all applicable procedures.

- The applicant shall apply for and receive all applicable building permits from the City prior to commencing construction of the proposed accessory structure.

- The Applicant shall pay for all costs associated with the City's review of the requested variance.

Attachments: Application
Survey
Building Plans



CB Rim=946.6

Gravel Road

First Avenue

66

66

underground utility

underground utility

S89°49'40"W | 150.00

PID 3211824420002

1

Spike

1/2 in. Pipe

Cas Service

Fence

66

3/1

Hart Street

S01°14'10"E 250.09

2

Proposed Post-frame Structure
Slab=947.0

1/2 in. Pipe

66

Drainage line

Barn

Spike

Gravel Road

N01°13'57"W 249.90

Overhead Utility (to be removed)

Overhang

Existing House

Platted centerline of Hart Street

PID 3211824420053

4

Proposed Driveway

Vacated Alley (per Doc. No. 4002974)

66

PID 3211824420006

N89°45'13"E 150.00

Lyndale Avenue

Gravel Road

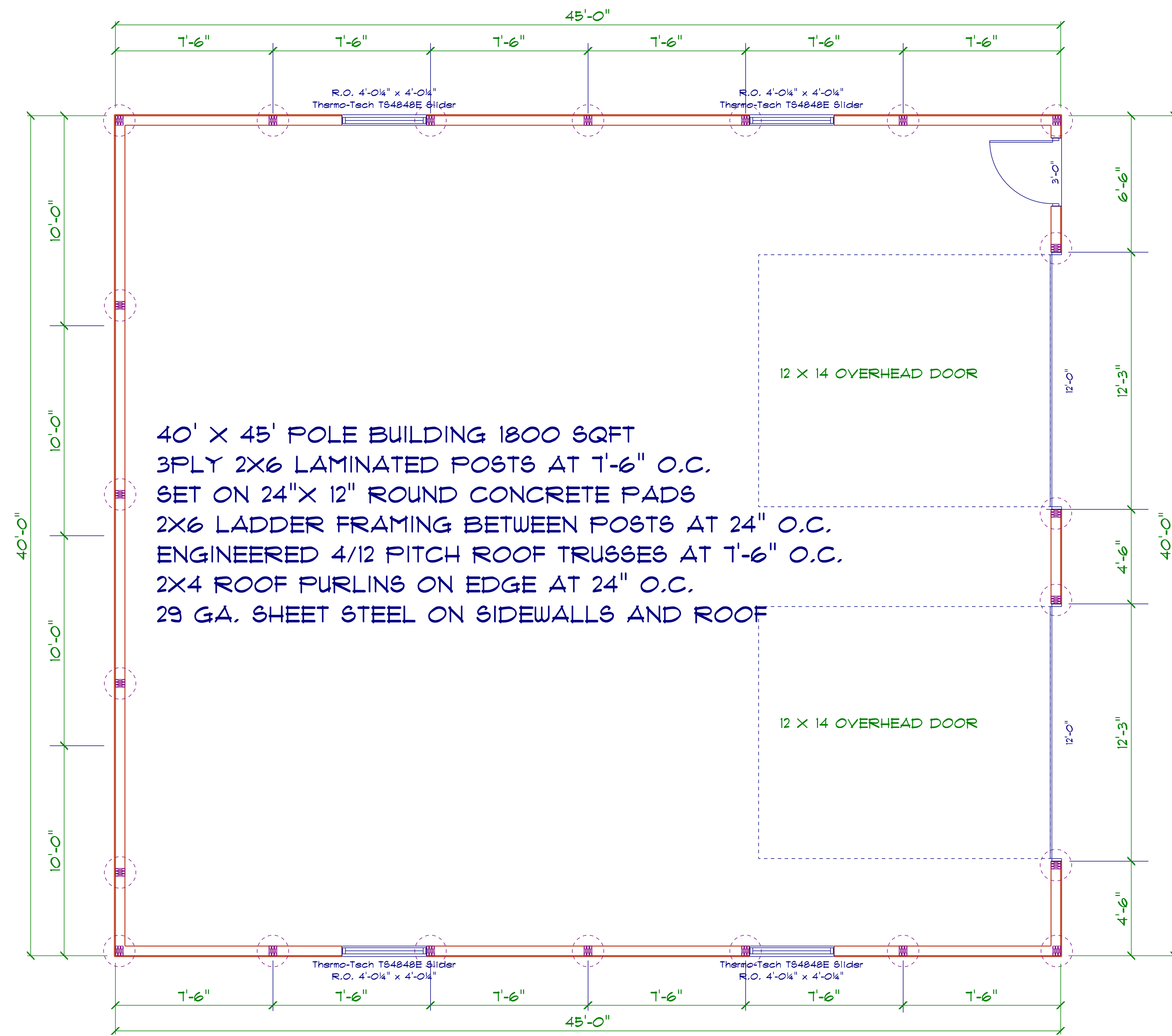
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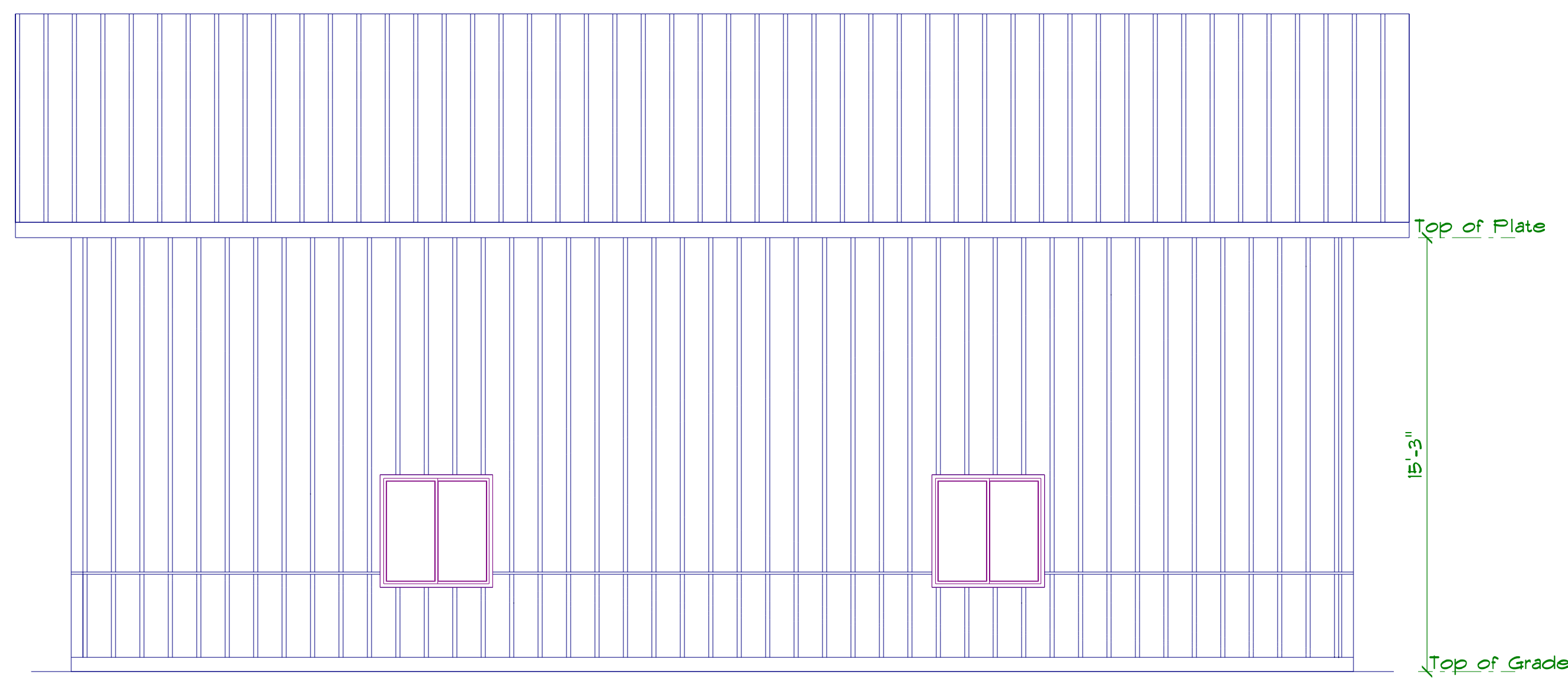
1/2 in. Pipe

Rim=937.6

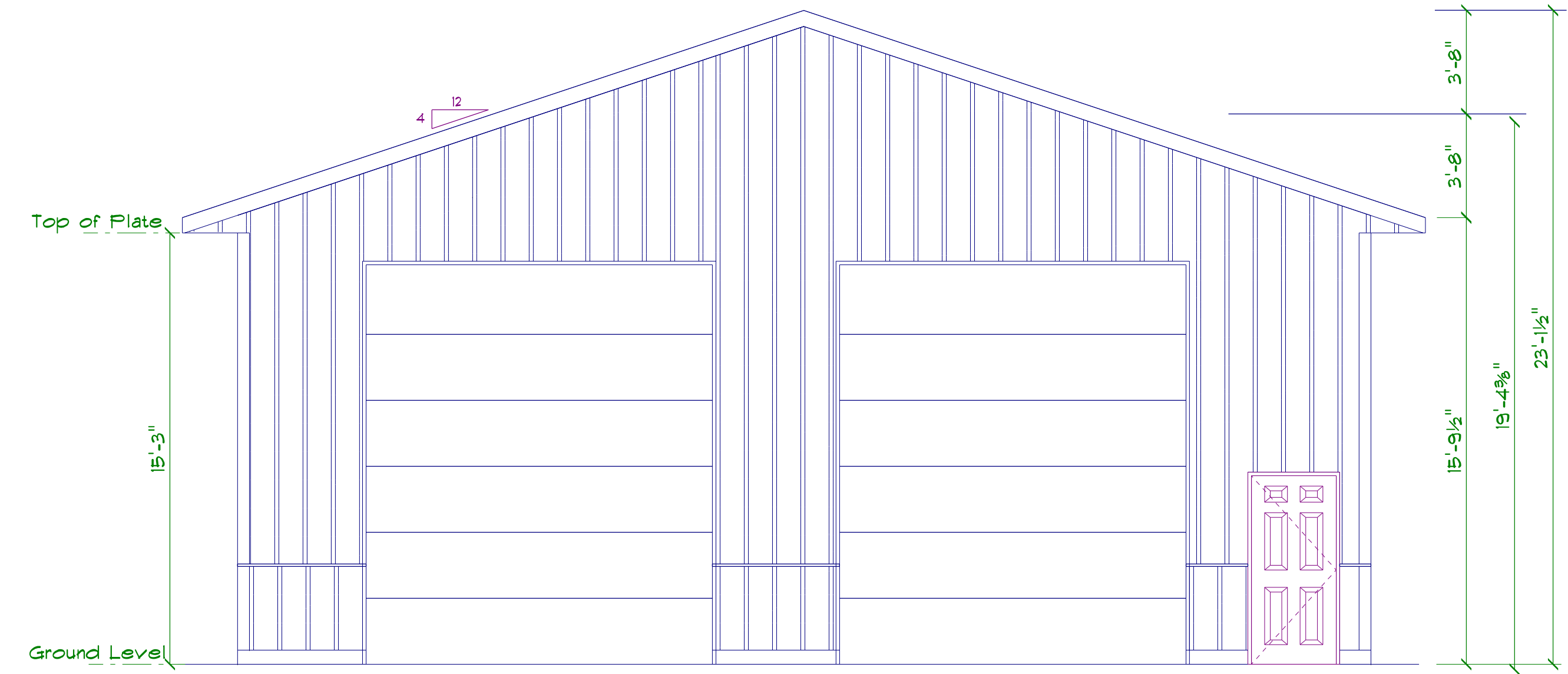
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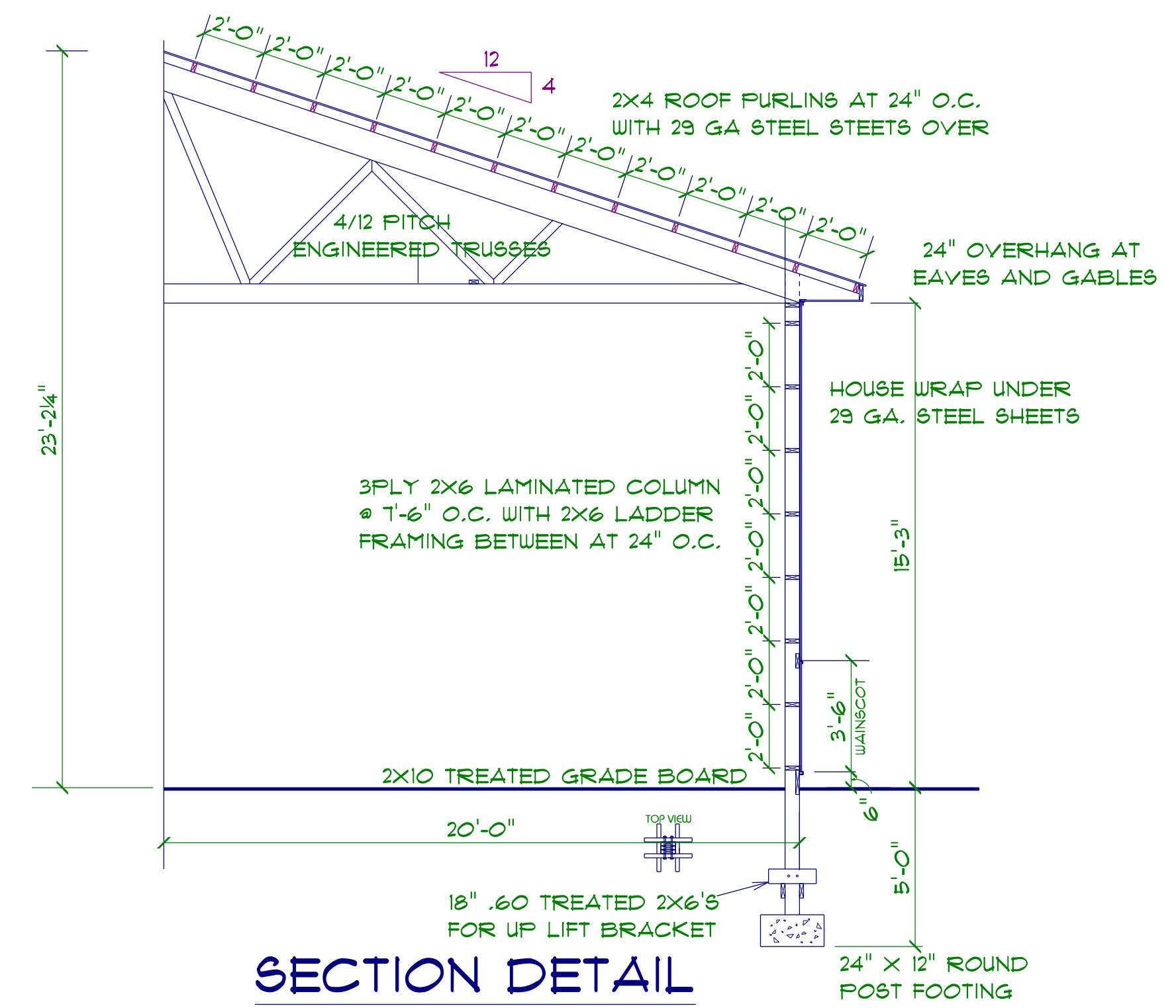
40' X 45' POLE BUILDING 1800 SQFT
3PLY 2X6 LAMINATED POSTS AT 7'-6" O.C.
SET ON 24"X 12" ROUND CONCRETE PADS
2X6 LADDER FRAMING BETWEEN POSTS AT 24" O.C.
ENGINEERED 4/12 PITCH ROOF TRUSSES AT 7'-6" O.C.
2X4 ROOF PURLINS ON EDGE AT 24" O.C.
29 GA. SHEET STEEL ON SIDEWALLS AND ROOF



SIDE ELEVATION



FRONT ELEVATION



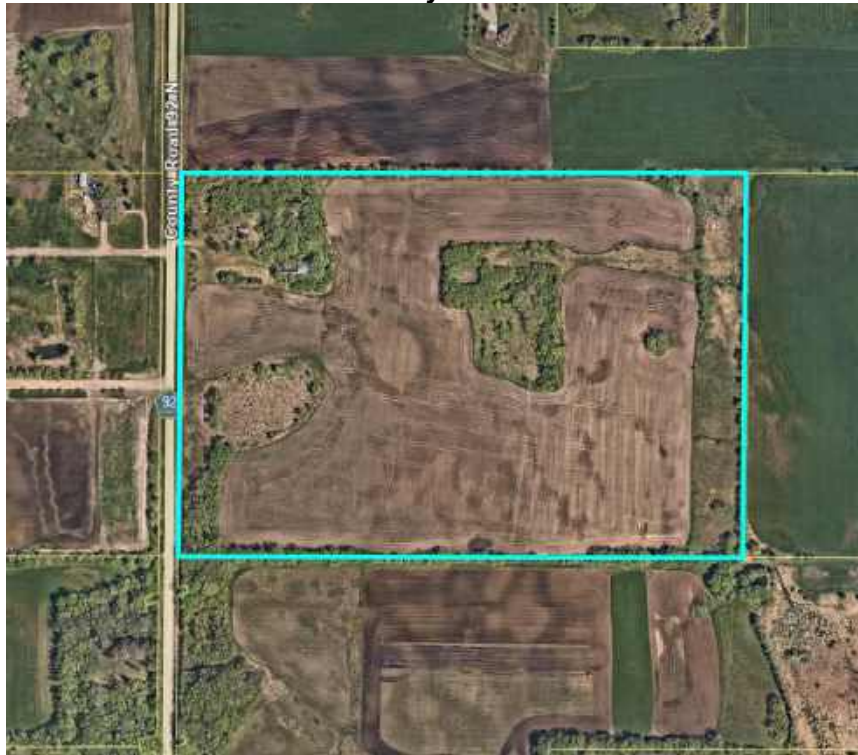
SECTION DETAIL

**CITY OF INDEPENDENCE, MINNESOTA
PLANNING COMMISSION**

**Conditional Use Permit – Detached Accessory Buildings Exceeding 5,000 SF
Property Located at 3760 County Road 92 N, Independence, MN**

To:	Planning Commission
From:	City Planner
Meeting Date:	June 2, 2026
Applicant:	Michael Keenan, PLA — Urban Ecosystems LLC
Owner:	Mark Moorhouse
Location:	3760 County Road 92 N, Independence, MN 55359
PID:	09-118-24-13-0001
Application Type:	Conditional Use Permit (CUP) – Three Detached Accessory Buildings Exceeding 5,000 SF

3760 County Road 92 N.



Request:

PUBLIC HEARING – Michael Keenan (Applicant) and Mark Moorhouse (Owner) request that the City consider the following action for the property located at 3760 County Road 92 N, Independence, MN (PID No. 09-118-24-13-0001):

- A conditional use permit (CUP) to allow three (3) detached accessory buildings that each exceed 5,000 square feet on the subject property. The applicant is proposing to develop the property with a new principal residence and three detached accessory buildings to support a private agricultural operation. The buildings are proposed to be constructed in phases over several years. All detached accessory buildings constructed in the City of Independence that exceed 5,000 SF require approval of a conditional use permit.

Property / Site Information:

The subject property is located at 3760 County Road 92 N in the City of Independence, Minnesota. The property is zoned Agricultural Preserve and is designated as an Agricultural Preserve parcel consistent with the Metropolitan Agricultural Preserves Act. The parcel is approximately 58.94 acres gross (57.95 acres net buildable) in size and is currently vacant agricultural land. The property is accessed from County Road 92 (H.C.S.A.H. No. 92).

Property Address:	3760 County Road 92 N, Independence, MN 55359
PID:	09-118-24-13-0001
Legal Description:	West Half of the Northwest Quarter of the Northeast Quarter, Section 9, Township 118, Range 24; and the Southeast Quarter of the Northeast Quarter of Section 9, Township 118, Range 24
Zoning:	Agricultural Preserve (AP)
Comprehensive Plan:	Agricultural Preserve / Agricultural
Gross Parcel Area:	58.94 ± acres
Net Buildable Area:	57.95 ± acres
Total Site Disturbance:	Approximately 10.0 acres
Existing Impervious:	0.21 ± acres (2.1% of disturbed area)
Proposed Impervious:	6.97 ± acres (69.7% of disturbed area)
Front Setback (Req./Proposed):	85 ft from centerline of Co. Rd. 92 / Met per site plan

Side Setback (Req./Proposed):	30 ft / Met per site plan
Rear Setback (Req./Proposed):	40 ft / Met per site plan
Watershed District:	Pioneer Sarah Creek Watershed Management Commission

Proposed Buildings:

The applicant is proposing three (3) new buildings on the subject property, all of which are proposed to exceed the 5,000 SF threshold that requires a conditional use permit under the City's Zoning Ordinance. The buildings are proposed to be constructed to support a private agricultural operation on this Agricultural Preserve property. The proposed buildings are as follows:

Building	Dimensions	Approx. SF	Description
Building #1 (Phase 1)	96' x 242'	~23,232 SF	Principal structure with attached dwelling unit; proposed for initial phase of construction
Building #2 (Future Phase)	72' x 252'	~18,144 SF	Detached agricultural accessory building; proposed for future phase
Building #3 (Future Phase)	100' x 252'	~25,200 SF	Detached agricultural accessory building with grain bins; proposed for future phase

Discussion

Michael Keenan, PLA of Urban Ecosystems LLC (Applicant), on behalf of Mark Moorhouse (Owner), is requesting approval of a conditional use permit (CUP) to allow three (3) detached accessory buildings exceeding 5,000 SF on the property located at 3760 County Road 92 N (PID No. 09-118-24-13-0001) in the City of Independence. The subject property is designated as an Agricultural Preserve parcel consistent with the Metropolitan Agricultural Preserves Act, and the applicant's stated intent is to maintain the property in active agricultural production.

The proposed project, referred to as the "Farmsite," involves the construction of a principal residential structure within an attached accessory building (Building #1) in an initial phase, followed by two additional detached accessory buildings (Buildings #2 and #3) in subsequent phases. All three buildings are proposed to be used solely for private agricultural purposes, including equipment storage, grain storage, and related farm operations. The site plan, prepared

by Urban Ecosystems LLC (Landscape Architect) and Loucks, Inc. (Civil Engineer), includes gravel and concrete pavement areas, three infiltration basins for stormwater management, 3.5 acres of native prairie restoration, and a significant tree planting plan comprising 70 native trees (White Pine, Black Hills Spruce, and Eastern Redcedar).

The applicant is proposing to grade and rock a significant portion of the approximately 10-acre work area as part of the initial site development. The City will need to carefully consider the scope and phasing of the grading and site improvements, as the initial grading and rocking of the full site work area is proposed independent of the construction of Buildings #2 and #3, which are deferred to future phases.

The City has received letters of support from surrounding property owners regarding the proposed project. No letters of opposition have been received at the time of preparation of this staff report.

Key Consideration: Phased Building Approval

The applicant is requesting CUP approval for all three buildings, with the understanding that Buildings #2 and #3 would be constructed at a future date. The City will need to determine whether it will:

- Grant CUP approval for all three buildings at this time, with the construction of Buildings #2 and #3 subject to future building permit applications and compliance with all applicable conditions: or
- Grant CUP approval only for Building #1 at this time, requiring the applicant to return for an amended CUP prior to construction of Buildings #2 and #3.

Staff recommends that the Planning Commission discuss this phasing question and provide direction regarding the scope of any recommended approval. Should the City elect to grant approval for all three buildings at this time, the City would retain the ability to impose conditions related to phasing, timelines, and compliance reviews.

Conditional Use Permit Criteria Analysis

The criteria for granting a conditional use permit are clearly delineated in the City's Zoning Ordinance (Section 520.11 subd. 1, a-i) as follows. Staff analysis of each criterion is provided in italics below.

a. The conditional use will not adversely affect the health, safety, morals and general welfare of occupants of surrounding lands.

The proposed accessory buildings are intended for private agricultural use on a 58.94-acre Agricultural Preserve parcel. The buildings are set back well beyond required minimums from all property lines. The proposed use is consistent with the agricultural character of the surrounding area. The city will need to find that the proposed conditional use does not adversely impact the health, safety, or general welfare of surrounding property owners. The City has received letters of support from surrounding property owners, and no opposition has been received. It should be noted that the city has received concerns relating to previous activities on this property associated with the demolition of the existing house and activities on adjacent properties. The concerns primarily relate to the length and magnitude of the activities and operations associated with construction, grading, filling and hauling.

b. The proposed use will not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or on the normal

and orderly development and improvement of surrounding vacant property for uses predominant in the area.

The subject property and surrounding area are zoned and guided for agricultural use. The proposed farm operation is consistent with the predominant agricultural character of the immediate vicinity. The applicant has proposed a substantial landscaping and buffering plan, including 70 native trees and 3.5 acres of prairie restoration, which should adequately screen the proposed improvements from neighboring properties and the public right-of-way.

c. Existing roads and proposed access roads will be adequate to accommodate anticipated traffic.

The property is accessed from County Road 92, which is a county-maintained roadway. The proposed agricultural use is anticipated to generate typical farm-related traffic. No significant increase in traffic beyond what is associated with normal agricultural operations is anticipated. The applicant will be required to coordinate any access improvements with Hennepin County.

d. Sufficient off-street parking and loading space will be provided to serve the proposed use.

The proposed site plan includes extensive gravel and concrete pavement areas that will provide more than adequate off-street parking and equipment loading/unloading space to serve the proposed agricultural use.

e. The proposed conditional use can be adequately serviced by public utilities or on-site sewage treatment, and sufficient area of suitable soils for on-site sewage treatment is available to protect the city from pollution hazards.

The site plan indicates an on-site septic treatment mound for Building #1. The City's engineering review is ongoing. The applicant will be required to meet all applicable on-site septic and well standards and obtain all required permits prior to construction.

f. The proposal includes adequate provision for protection of natural drainage systems, natural topography, tree growth, water courses, wetlands, historic sites and similar ecological and environmental features.

The applicant has submitted a civil engineering package prepared by Loucks, Inc. that includes a detailed stormwater management plan with three infiltration basins, a grading plan, and a SWPPP. The City's engineering and stormwater review is ongoing. Any approval will be conditioned on the applicant meeting all City stormwater requirements, addressing all engineering comments, revising plans accordingly, and obtaining approval from the Pioneer Sarah Creek Watershed Management Commission prior to any site work or construction.

g. The proposal includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance.

The proposed use is for private agricultural equipment and grain storage. No livestock are proposed. No significant odor, fume, noise, or vibration impacts are anticipated beyond those typical of normal agricultural operations. The extensive proposed tree buffer and prairie restoration will help mitigate potential dust and visual impacts. Grading and construction activities will be subject to City-approved timeline and operational controls as a condition of the CUP.

h. The proposed conditional use is consistent with the comprehensive plan of the City of Independence.

The subject property is guided for Agricultural/Agricultural Preserve use in the City's Comprehensive Plan. The proposed farm operation is consistent with the City's long-term planning for this parcel and supports the City's goals for agricultural preservation within the western Twin Cities metropolitan area. The use of the property for active agriculture is consistent with the Metropolitan Agricultural Preserves Act designation.

i. The proposed use will not stimulate growth incompatible with prevailing density standards.

The proposed agricultural use on a 58.94-acre Agricultural Preserve parcel will not stimulate incompatible growth. The use is consistent with and reinforces the agricultural character of the area.

Additional Considerations

The City will need to carefully consider the following items in its review of the proposed conditional use permit:

1. Phasing and Construction Timeline:

The applicant is proposing to grade and rock a significant portion of the 10-acre work area as part of the initial site development, with Buildings #2 and #3 to be constructed at a future date. The City should require the applicant to submit a detailed construction and phasing timeline, approved by the City Council, that addresses the following:

- Schedule and duration of all fill hauling and grading operations
- Timeline for initial grading, rocking, and site stabilization
- Construction schedule for Building #1 (initial phase)
- Proposed timeline or triggering criteria for construction of Buildings #2 and #3 (if approved in this CUP)
- Landscaping and tree installation schedule
- A completion date for all construction activities on the property

2. Restriction on Commercial Use:

The City should ensure that any CUP approval clearly prohibits commercial use of the proposed buildings and site. Specifically, the CUP should expressly prohibit the following uses:

- Commercial boat storage or recreational vehicle storage for compensation
- Any commercial business operation not directly related to the agricultural use of the property
- Storage, warehousing, or distribution activities for hire
- Any use that would convert the character of the property from private agricultural use to a commercial or quasi-commercial operation

3. Stormwater and Engineering Review:

The City's stormwater and engineering review of the submitted civil plans (Loucks, Inc.) is currently ongoing. Any approval of the CUP will be subject to the applicant satisfactorily addressing all City engineering and stormwater comments, revising the plans accordingly,

and obtaining all required approvals from the Pioneer Sarah Creek Watershed Management Commission prior to issuance of any grading or building permits.

4. Maximum Accessory Building Size:

For properties greater than 10 acres, the city does not limit the amount of accessory building size. Therefore, the maximum square footage of accessory buildings allowed is not limited on this property.

Neighbor Comments

The City has received letters of support from surrounding property owners regarding the proposed project. No letters of opposition or neighbor concerns have been received at the time of preparation of this staff report. Letters of support received by the City are attached to this staff report for Planning Commission review. Any additional written comments received prior to or at the public hearing will be forwarded to the Planning Commission for consideration.

Recommendation

Staff is seeking a recommendation from the Planning Commission for the requested conditional use permit. Should the Planning Commission recommend approval of the requested conditional use permit, the following findings and conditions should be included:

- The proposed conditional use permit request meets all applicable conditions and restrictions stated in Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
- The proposed use of the property for private agricultural operations is consistent with the Agricultural Preserve zoning designation of the subject property and the City's Comprehensive Plan.
- The conditional use permit will be reviewed annually by the City to ensure conformance with the conditions of approval.
- No commercial use of the proposed buildings or site shall be permitted. This includes, but is not limited to, commercial boat storage, recreational vehicle storage for compensation, and any commercial business operation not directly related to the agricultural use of the property. Any change in use from private agricultural use shall require an amendment to the conditional use permit subject to full review and approval by the City.
- Prior to issuance of any grading or building permit, the applicant shall submit a detailed construction and phasing timeline for review and approval by the City Council. The timeline shall address, at minimum: the schedule and duration of fill hauling and grading operations; site stabilization milestones; the construction schedule for Building #1; the proposed timeline or triggering criteria for Buildings #2 and #3 (if approved); the landscaping and tree installation schedule; and a completion date for all construction activities on the property.
- Any approval of this conditional use permit is conditioned upon the applicant satisfactorily addressing all City engineering and stormwater comments, revising the civil

plans to address all comments, and obtaining all required approvals from the Pioneer Sarah Creek Watershed Management Commission prior to the issuance of any grading or building permit.

- The proposed accessory structures shall not be expanded or enlarged without the review and approval of the City. Any expansion will require an amendment to the conditional use permit following all applicable procedures.
- All building construction shall comply with applicable Building Code requirements. The applicant shall apply for and receive all applicable building permits prior to commencing construction of any building.
- All site lighting shall comply with the City's applicable lighting standards. The applicant shall provide details of all proposed site and building lighting for City review prior to issuance of any building permit.
- The applicant shall comply with all applicable standards and conditions required by the Pioneer Sarah Creek Watershed Management Commission.
- The applicant shall pay for all costs associated with the City's review of the requested conditional use permit and any related applications.

Attachments: Application

Survey

Civil Engineering Plans

Building Plans



2500 UNIVERSITY AVE W. #C8
SAINT PAUL, MN 55411
651-340-8568

April 23, 2026

Michael Keenan, PLA
Urban Ecosystems
2500 University Ave W Ste C8
Saint Paul, MN, 55114

Mark Kaltsas
City Planner
City of Independence
1920 County Road 90
Independence, MN 55359

RE: Conditional Use Permit Application – Farmsite/3760 Co Rd 92 N

Dear Mark,

Please accept this submission package for a Conditional Use Permit (CUP) regarding a proposed farm operation site at 3760 Co Rd 92 N. As Independence continues to navigate its role as a premier rural-residential community, we are excited to propose a project that reinforces the city's commitment to agricultural preservation within a suburbanizing landscape.

The proposed operation is sited on land designated as an Agricultural Preserve. Our primary goal is to maintain the long-term viability of this land for production while implementing modern ecological stewardship. Specifically, this application highlights four key areas of focus:

Agricultural Preservation: By utilizing this site for active farming, we are preventing the premature conversion of high-quality soils to non-agricultural uses, adhering to the intent of the Metropolitan Agricultural Preserves Act.

Stormwater Management: Our site plan includes low-impact development (LID) strategies. We have designed integrated drainage solutions that manage runoff on-site, protecting the local watershed and downstream properties from the pressures often associated with surrounding suburban development.

Prairie Restoration: To support local biodiversity and soil health, we have dedicated 3.5 acres to native prairie restoration. This will provide vital habitat for pollinators and improve the site's natural carbon sequestration capacity.

Tree Planting & Buffering: We are committing to a robust reforestation and sheltering plan. This includes planting native tree species to act as natural windbreaks and visual buffers, ensuring the farm remains a scenic and compatible neighbor to nearby residential areas.

We believe this project serves as a model for how active agriculture can thrive alongside suburban growth by prioritizing environmental health and rural character. Thank you for your time and review of these materials. We look forward to discussing this proposal with the Planning Commission and City Council.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Keenan', written over a light blue horizontal line.

Michael Keenan, PLA

FARMSITE

3760 CO RD 92 N
INDEPENDENCE, MN 55359

Project Information

Project Address:
3760 CO RD 92 N
INDEPENDENCE, MN 55359

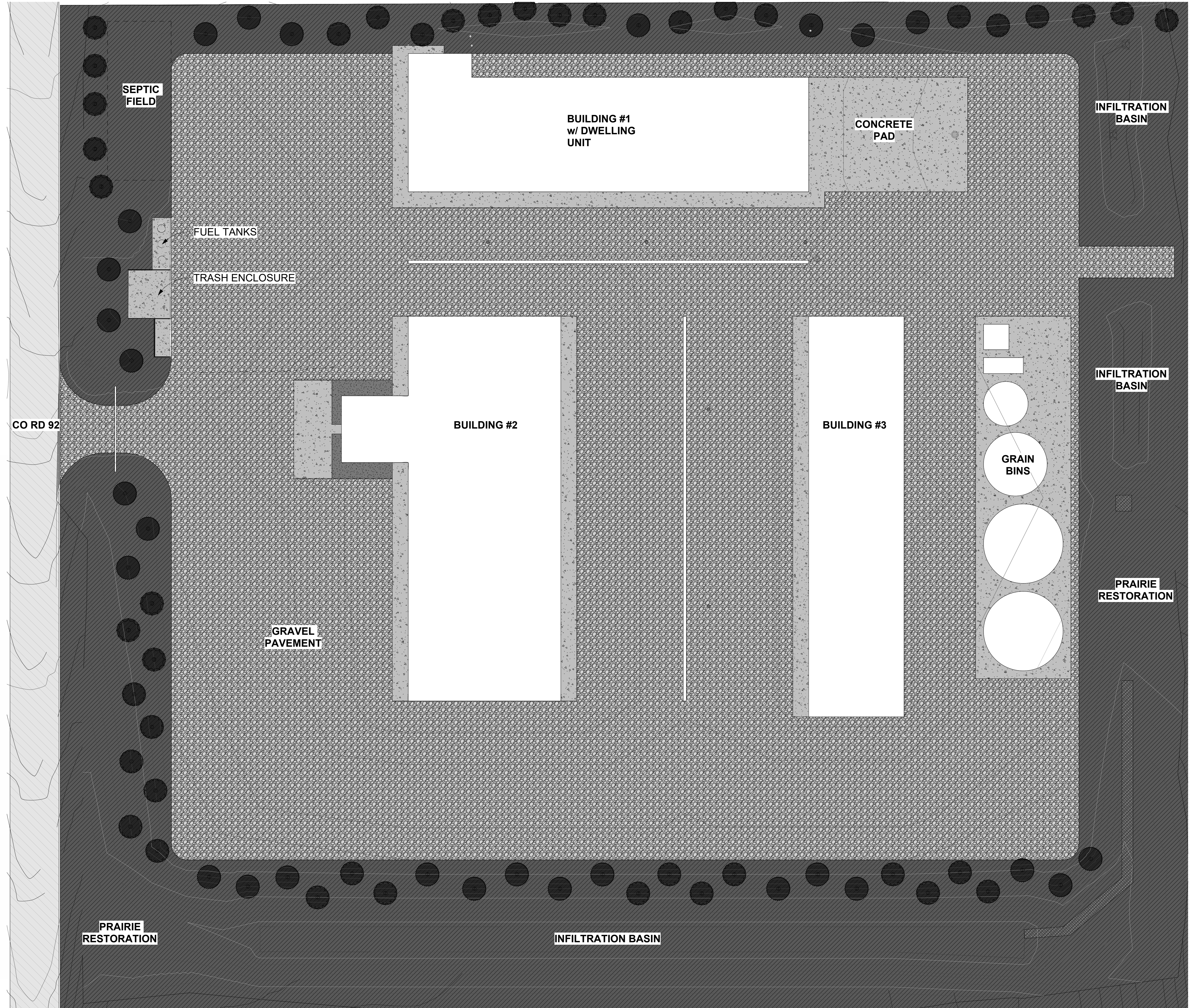
Landscape Architect:
Urban Ecosystems Inc.
Contact : Michael Keenan, ASLA, PLA
2500 University Ave. W. #C8
St. Paul, MN 55114
651.340.8568

Civil Engineer:
Loucks, Inc.
Contact : NAME
ADDRESS
NUMBER

Builder:
RAM BUILDINGS
Contact : NAME
529 INDUSTRIAL DRIVE
WINSTED, MN 55395

Surveyor:
SATHRE-BERGQUIST, INC.
Project Estimator: DAN SCHMIDT
14000 25TH AVE N, STE 120
PLYMOUTH, MN 55447

SHEET LIST	
SHEET NUMBER	SHEET NAME
L1	TITLE PAGE
L2	SURVEY
L3	PROJECT RENDERINGS
C1-1	EX. CONDITIONS & DEMO PLAN
C2-1	CIVIL SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP
C3-3	SWPPP NOTES
C4-1	UTILITY PLAN
C8-1	CIVIL DETAILS
L4	PLANTING PLAN
L5	PLANTING DETAILS
L6	BUILDING ELEVATIONS
L7	BUILDING ELEVATIONS
L8	BUILDING ELEVATIONS



1 OVERALL LANDSCAPE PLAN Color
1" = 30'-0"

I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAW OF THE STATE OF MINNESOTA.

SIGNATURE: _____
PRINTED NAME: _____
DATE: _____
LICENSE NUMBER: _____
SEAL: _____

FARMSITE
3760 Co Rd 92 N
Independence, MN 55359

REVISIONS	
DATE	DESCRIPTION

DESIGN DEVELOPMENT

DATE: 4/23/26
DRAWN: MWK
CHECKED: RLH
APPROVED: RLH

TITLE PAGE

SHEET:
L1

REVISIONS	
DATE	DESCRIPTION

DESIGN DEVELOPMENT

DATE: 4/23/26
DRAWN: BJP
CHECKED: RLH
APPROVED: RLH

SURVEY

SHEET:
L2

DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the herein referenced Title Commitment)
The West Half of the Southeast Quarter of the Northeast Quarter, Section 9, Township 118, Range 24
and
The Southwest Quarter of the Northeast Quarter of Section 9, Township 118, Range 24

ALTA/NSPS OPTIONAL TABLE A NOTES
(The following items reference Table A optional survey responsibilities and specifications)

2) **Site Address:** 3760 County Road No. 92 North, Independence, Minnesota 55359

3) **Flood Zone Information:** This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053CD37F, effective date of November 4th, 2016.

4) **Parcel Area Information:** Gross Area: 2,567,370 s.f. -- 58.94 acres

6) **Zoning Information:** The current Zoning for the subject property is Agricultural Preserve per the City of Independence's zoning map dated February 2019. The setback, height, and floor space area restrictions for said zoning designation are as follows:
Principal Structure Setbacks - Street(s): 85 feet (County Road 92) from Centerline
Side: 30 feet, 52 feet for corner yard from Right of Way
Rear: 40 feet
Wetland: 10 feet (From Edge of Buffer Line)
Height: 35 feet
Hankover: 25 percent of lot area

*Please note that the zoning information shown herein may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and handover data for planning and design must be verified by all parties involved in the design and planning process prior to any planning or construction.

We have not received the current zoning classification and building setback requirements from the insurer.

11) **Utilities:** We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that Seasonal conditions may inhibit our ability to visually observe all the utilities located on the subject property. A Gopher State One Call was submitted for this survey. Please reference Ticker No. 232133066 for a list of utility operators in this area.

SURVEY REPORT

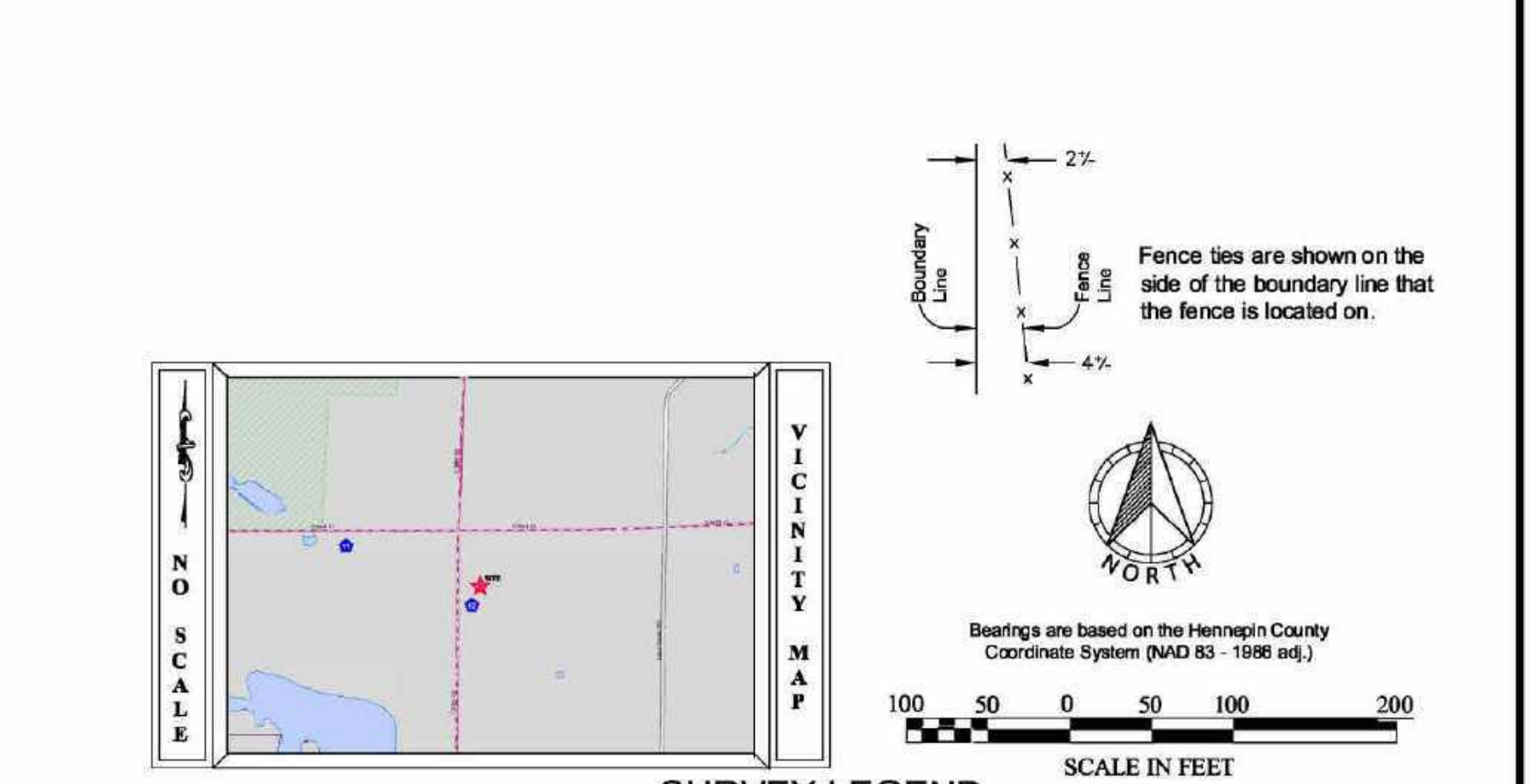
This map and report was prepared with the benefit of a Commitment for Title Insurance issued by CHB Title, LLC, as issuing agent for Stewart Title Guaranty Company, File No. 59461, dated August 20, 2023.

1) We note the following with regards to Schedule B part II of the herein referenced Title Commitment:

- Item no. 1-10 are not survey related
- Item no. 11: Subject to Hennepin County State Aid Highway No. 92, Plat 28, filed as Document No. 4160609, *Shown hereon.*
- Item no. 12: Property inspection there are overhead power lines on subject property, rights of the utility company are specifically excluded. *Shown hereon.*
- Item no. 13: Property inspection indicates there is a fence along one or more boundary lines of the insured property. This policy does not insure that the fence is on the boundary lines. *Shown hereon.*
- Item no. 14: Subject to County Road No. 92 as laid out and traveled. *Shown hereon.*

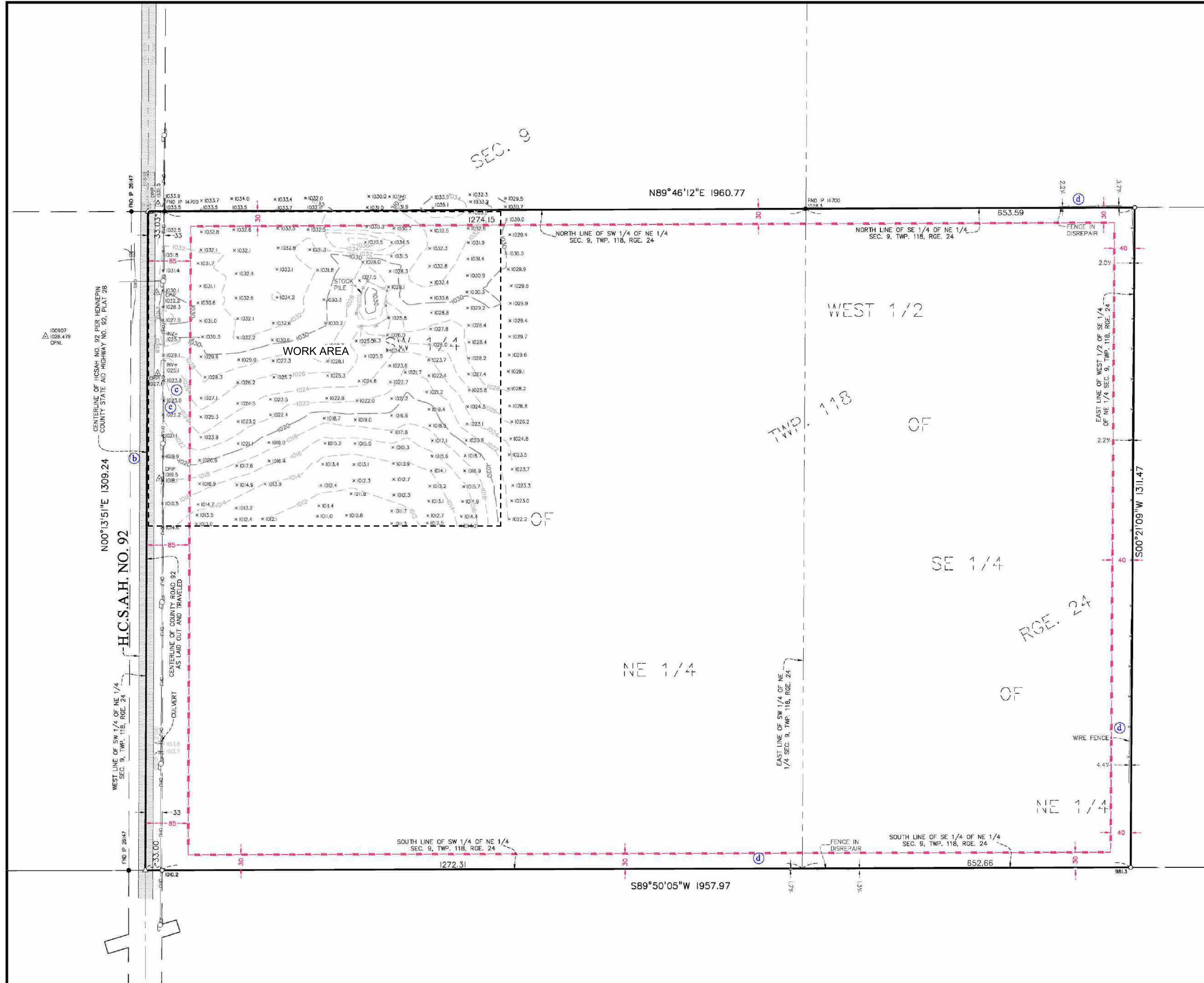
2) **Observations/Comments** noted hereon per field survey such as (but not limited to): access, occupation, and easements and/or servitudes:

- Wetlands not delineated at the time of the certification. Wetland setback lines not shown.



SURVEY LEGEND

<ul style="list-style-type: none"> ● CAST IRON MONUMENT ○ IRON PIPE MONUMENT SET ● IRON PIPE MONUMENT FOUND ⊙ DRILL HOLE FOUND ⊙ CHISELED "X" MONUMENT SET ⊙ CHISELED "X" MONUMENT FOUND ⊙ REBAR MONUMENT FOUND △ PK NAIL MONUMENT SET △ PK NAIL MONUMENT FOUND △ PK NAIL W/ ALUMINUM DISC △ SURVEY CONTROL POINT △ A/C UNIT □ CABLE TV PEDESTAL □ ELECTRIC TRANSFORMER □ ELECTRIC MANHOLE □ ELECTRIC METER □ ELECTRIC OUTLET □ YARD LIGHT □ LIGHT POLE □ FIBER OPTIC MANHOLE □ FIRE DEPT. HOOK UP □ FLAG POLE □ FUEL PUMP □ FUEL TANK □ PROPANE TANK □ GAS METER □ GAS VALVE □ GAS MANHOLE □ GENERATOR □ GUARD POST □ HAND HOLE □ MAIL BOX 	<ul style="list-style-type: none"> ○ PIEZOMETER ○ POWER POLE ○ GUY WIRE ○ ROOF DRAIN ○ LIFT STATION ○ SANITARY MANHOLE ○ SANITARY CLEANOUT ○ STORM MANHOLE ○ STORM DRAIN ○ CATCH BASIN ○ FLARED END SECTION ○ TREE CONIFEROUS ○ TREE DECIDUOUS ○ TREE CONIFEROUS REMOVED ○ TREE DECIDUOUS REMOVED ○ ELECTRIC MANHOLE ○ TELEPHONE MANHOLE ○ TELEPHONE PEDESTAL ○ UTILITY MANHOLE ○ UTILITY PEDESTAL ○ UTILITY VALVE ○ WATERMAN MANHOLE ○ WATER METER ○ WATER SPIGOT ○ WELL ○ MONITORING WELL ○ CURB STOP ○ GATE VALVE ○ HYDRANT ○ IRRIGATION VALVE ○ POST INDICATOR VALVE ○ SIGN ○ SOIL BORING 	<ul style="list-style-type: none"> WOE WALKOUT ELEVATION FFE FIRST FLOOR ELEVATION QFE GARAGE FLOOR ELEVATION TOF TOP OF FOUNDATION ELEV. LOE LOWEST OPENING ELEV. CONCRETE BITUMINOUS BUILDING SETBACK LINE CABLE TV CONCRETE CURB CONTOUR EXISTING CONTOUR PROPOSED GUARD RAIL DRAIN TILE ELECTRIC UNDERGROUND FENCE FIBER OPTIC UNDERGROUND GAS UNDERGROUND OVERHEAD UTILITY TREE LINE SANITARY SEWER STORM SEWER TELEPHONE UNDERGROUND RETAINING WALL UTILITY UNDERGROUND WATERMAIN TRAFFIC SIGNAL RAILROAD TRACKS RAILROAD SIGNAL RAILROAD SWITCH SATELLITE DISH WETLAND BUFFER SIGN
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FIELD CREW	NO.	BY	DATE	REVISION
DM AK	1	ABE	3/19/2026	Updated topo in NW corner of parcel
DRAWN				
EJ				
CHECKED				
DLS				
DATE				
6-7-23				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

To: Mark Moorhouse, CHB Title, LLC, and Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 4, 6b, 7a, 8, 11b, and 18 of Table A thereof. The field work was completed on August 10, 2023.

Donald L. Schmidt
Daniel L. Schmidt, PLS
Minnesota License No. 26147

Date of Plat or Map: September 25, 2023

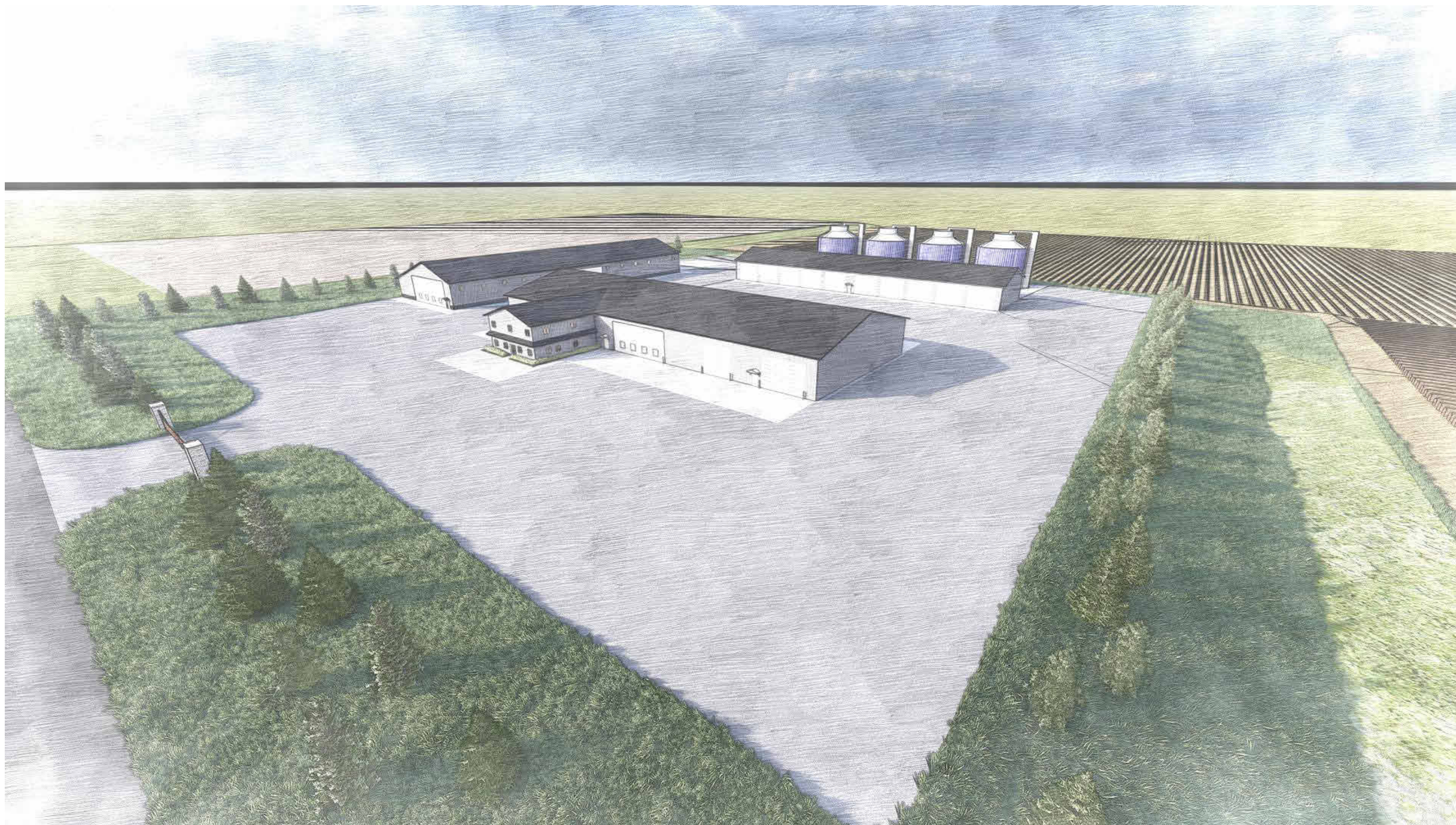


SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

TWP:118-RGE 24-SEC 09
Hennepin County
INDEPENDENCE, MINNESOTA

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR:
MARK MOORHOUSE

FILE NO.
80155-007
1
1



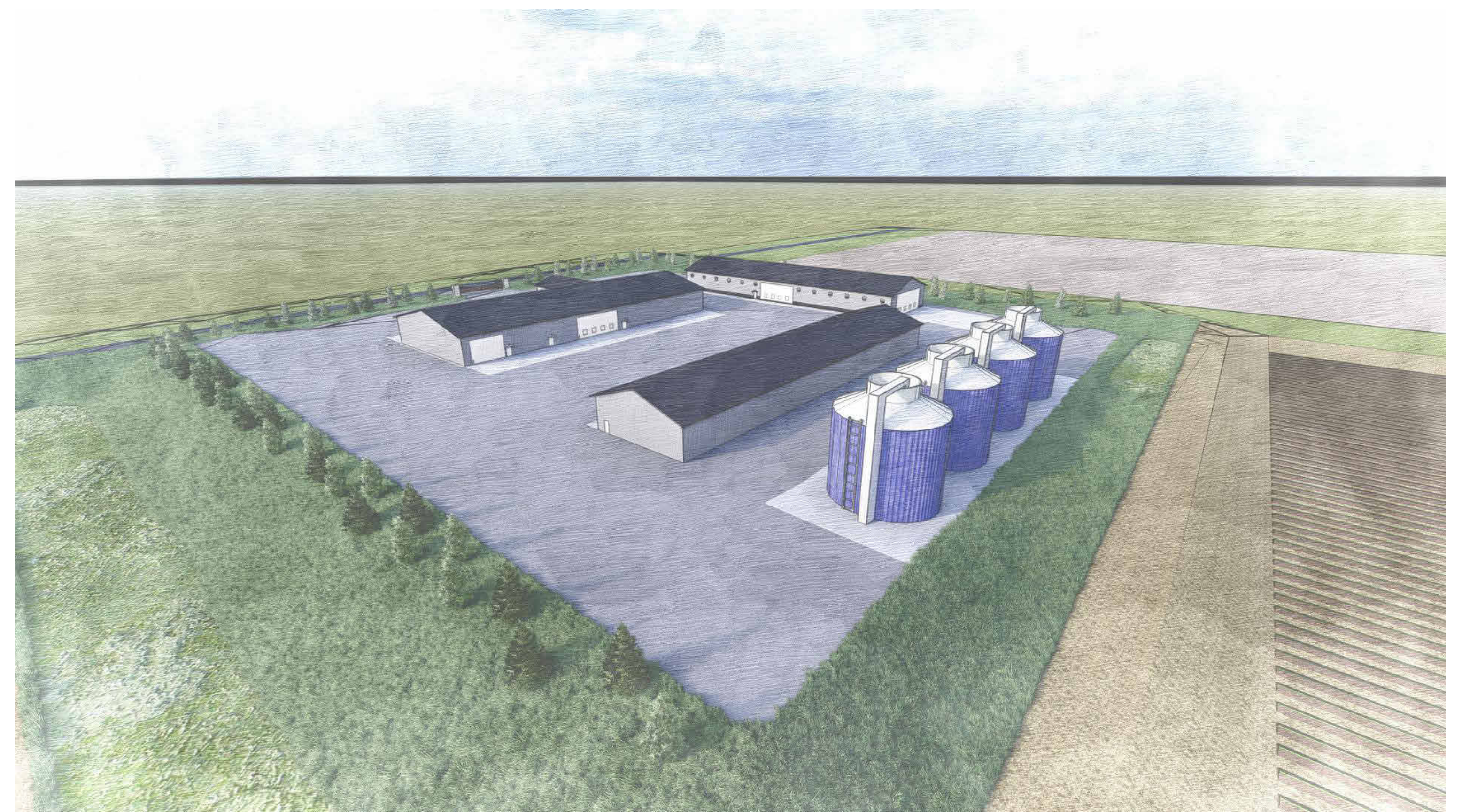
LOOKING NORTHEAST



LOOKING SOUTHEAST



LOOKING SOUTHWEST



LOOKING NORTHWEST

I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALIFIED LANDSCAPE ARCHITECT UNDER THE LAW OF THE STATE OF MINNESOTA.

SIGNATURE _____

PRINTED NAME _____

DATE _____

LICENSE NUMBER _____

SEAL _____

FARMSITE
3760 Co Rd 92 N
Independence, MN 55359

REVISIONS

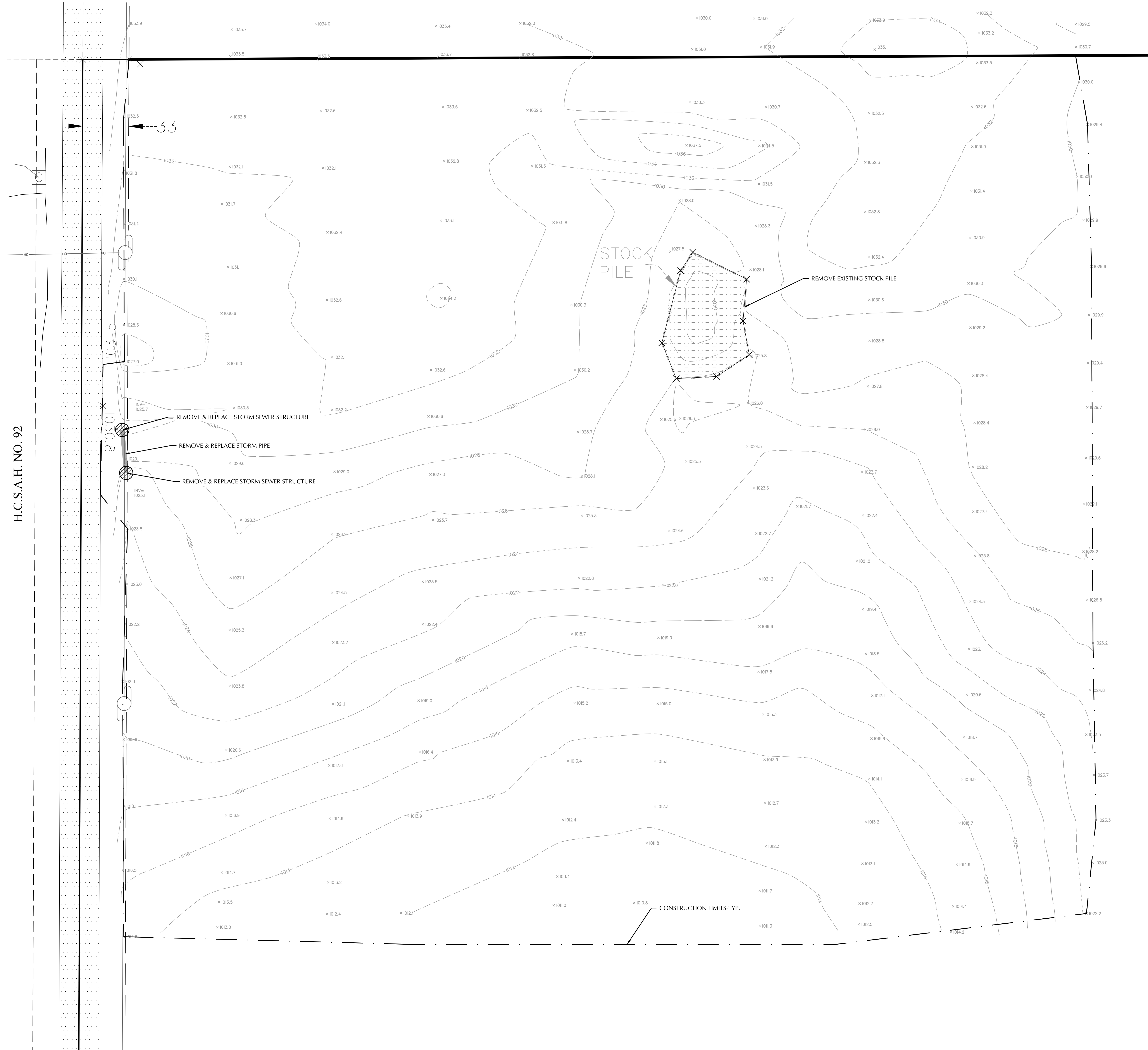
DATE	DESCRIPTION

DESIGN DEVELOPMENT

DATE: 4/23/26
DRAWN: BJP
CHECKED: RLH
APPROVED: RLH

PROJECT RENDERINGS

SHEET:
L3



SURVEY LEGEND

● CAST IRON MONUMENT	○ POWER POLE	⊖ WOE WALKOUT ELEVATION
○ IRON PIPE MONUMENT SET	⊖ POWER POLE FOUND	⊖ FFE FIRST FLOOR ELEVATION
✖ DRILL HOLE FOUND	⊖ CUY WIRE	⊖ GFE GARAGE FLOOR ELEVATION
⊖ CHESELD "X" MONUMENT SET	⊖ ROOF DRAIN	⊖ TOP TOP OF FOUNDATION ELEV.
✖ CHESELD "X" MONUMENT FOUND	⊖ LIFT STATION	⊖ LFT STATION OPENING ELEV.
✖ REBAR MONUMENT FOUND	⊖ SANITARY MANHOLE	⊖ CONCRETE
⊖ PK NAIL MONUMENT SET	⊖ SANITARY CLEANOUT	⊖ BITUMINOUS
⊖ PK NAIL MONUMENT FOUND	⊖ STORM MANHOLE	⊖ BUILDING SETBACK LINE
⊖ PK NAIL W/ ALUMINUM DISC	⊖ STORM DRAIN	⊖ CABLE TV
⊖ SURVEY CONTROL POINT	⊖ CATCH BASIN	⊖ CONCRETE CURB
⊖ A/C UNIT	⊖ FLARED END SECTION	⊖ CONTOUR EXISTING
⊖ CABLE TV PEDESTAL	⊖ TREE CONIFEROUS	⊖ CONTOUR PROPOSED
⊖ ELECTRIC TRANSFORMER	⊖ TREE DECIDUOUS	⊖ GUARD RAIL
⊖ ELECTRIC MANHOLE	⊖ TREE DECIDUOUS REMOVED	⊖ DRAIN TILE
⊖ ELECTRIC METER	⊖ TELEPHONE MANHOLE	⊖ ELEC UNDERGROUND
⊖ ELECTRIC OUTLET	⊖ TELEPHONE PEDESTAL	⊖ FENCE
⊖ LIGHT POLE	⊖ UTILITY MANHOLE	⊖ FIBER OPTIC UNDERGROUND
⊖ FIBER OPTIC MANHOLE	⊖ UTILITY PEDESTAL	⊖ GAS UNDERGROUND
⊖ FIRE DEPT. HOOK UP	⊖ UTILITY VAULT	⊖ OVERHEAD UTILITY
⊖ FLAG POLE	⊖ WATERMAN MANHOLE	⊖ TREE LINE
⊖ FUEL PUMP	⊖ WATER METER	⊖ SANITARY SEWER
⊖ FUEL TANK	⊖ WATER SPOUT	⊖ STORM SEWER
⊖ PROPANE TANK	⊖ WELL	⊖ TELEPHONE UNDERGROUND
⊖ GAS METER	⊖ MONITORING WELL	⊖ UTILITY UNDERGROUND
⊖ GAS VALVE	⊖ CURB STOP	⊖ WATERMAIN
⊖ GAS MANHOLE	⊖ GATE VALVE	⊖ RETAINING WALL
⊖ GENERATOR	⊖ HYDRANT	⊖ TRAFFIC SIGNAL
⊖ GUARD POST	⊖ IRRIGATION VALVE	⊖ RAILROAD TRACKS
⊖ HAND HOLE	⊖ POST INDICATOR VALVE	⊖ RAILROAD SIGNAL
⊖ MAIL BOX	⊖ SIGN	⊖ RAILROAD SWITCH
	⊖ SOL BORING	⊖ SATELLITE DISH
		⊖ WETLAND BUFFER SIGN

SITE DEMOLITION NOTES

- CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES & OWNER.
- CLEAR AND GRUB AND REMOVE ALL TREES NOTED FOR REMOVAL, VEGETATION AND SITE DEBRIS WITHIN CONSTRUCTION LIMITS PRIOR TO GRADING, STRIP TOP SOIL AND STOCKPILE ON-SITE. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL. CONTRACTOR TO NOTIFY ENGINEER WITH ANY CONFLICTS OR PLAN DISCREPANCIES.
- CONTRACTOR TO SCHEDULE PRE-CONSTRUCTION MEETING(S) WITH UTILITY OWNER(S) TO DISCUSS DISCONNECTIONS AND/OR RELOCATIONS.
- CONTRACTOR TO VERIFY LOCATION OF SEPTIC FIELD(S) & WELLS) ON SITE. COORDINATE REMOVALS AND/OR ABANDONMENT WITH THE APPLICABLE GOVERNING AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS. WELLS ON THE PROPERTY SHALL BE SEALED BY A MINNESOTA DEPARTMENT OF HEALTH (MDH) LICENSED CONTRACTOR.
- BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE TO A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
- CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER AND OTHER POURED CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT. SAW CUT AS NECESSARY FOR A NEAT EDGE OF REMOVAL.
- ANY DAMAGE TO ITEMS NOT NOTED TO BE REMOVED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION WITH NO ADDITIONAL COMPENSATION.
- CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE APPLICABLE GOVERNING AGENCIES. ALL WORK SHALL BE PERFORMED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
- CONTRACTOR TO COORDINATE ALL WORK WITHIN THE ADJACENT PROPERTIES WITH THE OWNER AND ADJACENT PROPERTY OWNER.
- CONTRACTOR TO COORDINATE DEMOLITION PHASING WITH ALL DISCIPLINES INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, & OWNER.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR ANY REPAIRS TO THE IRRIGATION SYSTEM THAT IS AFFECTED DURING CONSTRUCTION.

DEMOLITION LEGEND

	REMOVE EXISTING GRAVEL
	REMOVE EXISTING UTILITIES
	REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, PARKING METERS, SIGNS, ETC.
	CONSTRUCTION LIMITS

H.C.S.A.H. NO. 92

NOTE:
EXISTING CONDITIONS INFORMATION SHOWN IS FROM AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY SATHRE-BERGQUEST, DATED 03/19/2026.

FARMSITE

3760 CO RD 92 N
INDEPENDENCE, MN
55359

LOUCKS

CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE

12755 Highway 55, Suite R100
Plymouth 55441
763.424.5505
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CADD QUALIFICATION

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SUBMITTAL/REVISIONS

04/24/2026	PERMIT SET
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PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Licensed Professional Engineer
Date: 04/24/2026
56088

QUALITY CONTROL

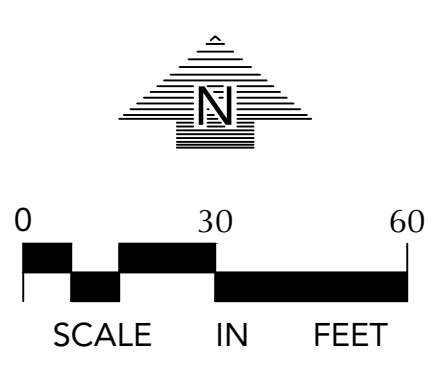
Loucks Project No.	260220.00
Project Lead	SRT
Drawn By	LAH
Checked By	SRT
Review Date	04/23/2026

SHEET INDEX

C1-1	EX. COND. & DEMO PLAN
C2-1	SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP
C3-3	SWPPP NOTES
C4-1	UTILITY PLAN
C8-1	CIVIL DETAILS

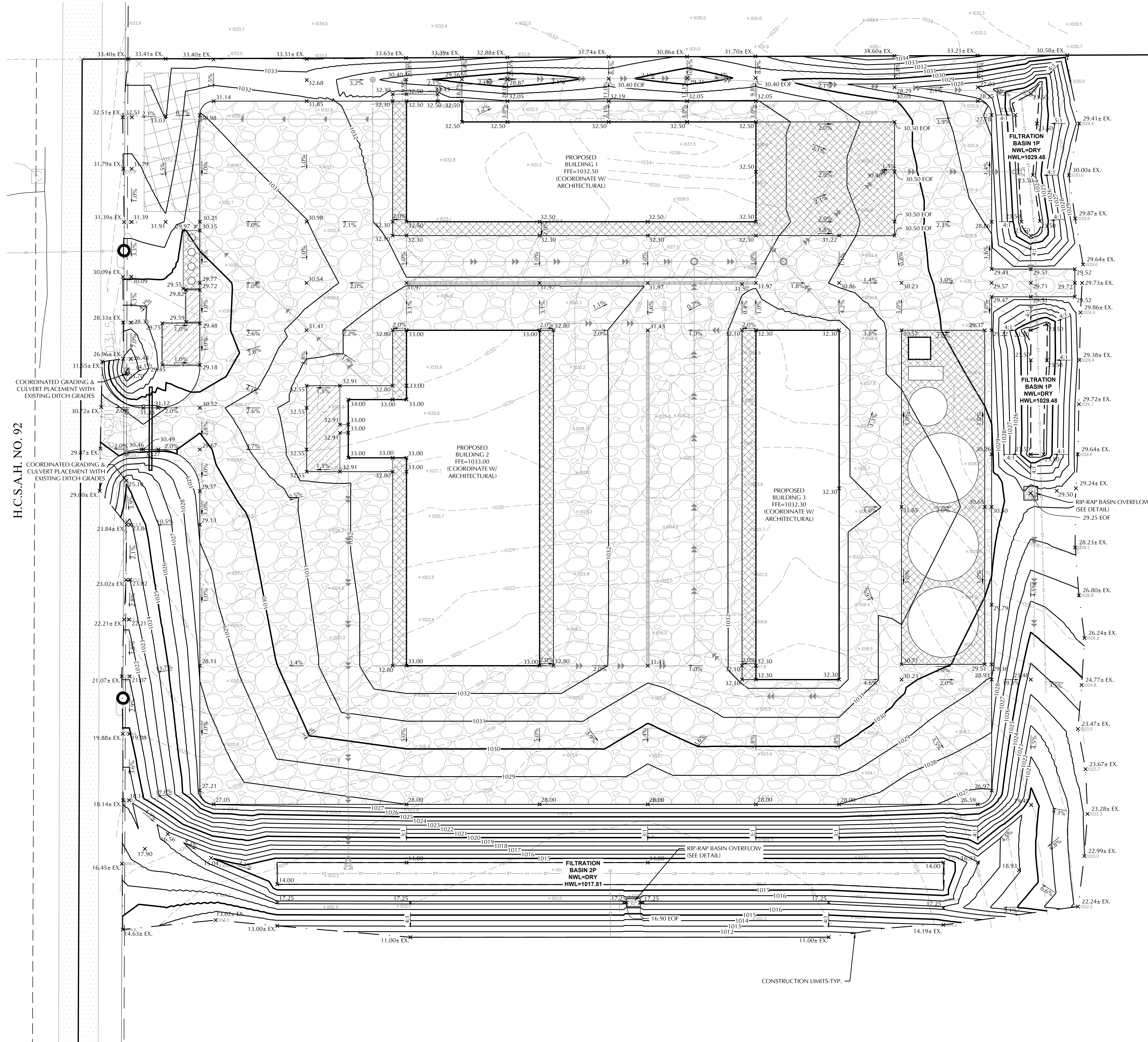


WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.
THE CONTRACTOR SHALL CONTACT COPPER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



EX. COND. & DEMO PLAN

C1-1



EXISTING	PROPOSED

GRADING, DRAINAGE & EROSION CONTROL NOTES

- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTERFLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
- EXISTING SOILS ARE ASSUMED TO BE "D" SOILS BASED ON FIGURE 2-7: HYDROLOGIC SOIL GROUP MAP FOUND IN THE CITY OF INDEPENDENCE WATERSHED MANAGEMENT PLAN. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS DIFFER FROM ASSUMED SOIL CONDITIONS.
- GRADING, INCLUDING BUT NOT LIMITED TO EXCAVATION AND BACKFILL, OF THE FILTRATION AREAS SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF SOILS. SMALL TRACKED DOZERS AND BOBCATS WITH RUNNER TRACKS ARE RECOMMENDED. NO WHEELED MACHINES SHALL BE USED.
- SOIL BENEATH THE FILTRATION AREA(S) SHALL BE RIPPED WITH A TOOTHED BUCKET TO REMOVE SOIL INTERFACE PRIOR TO BACKFILL.
- CITY AND WATERSHED SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONSTRUCTION OF STORMWATER BMPs.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. REFER TO THE LANDSCAPE PLANS, DETAILS AND SPECIFICATIONS FOR FINAL SITE STABILIZATION.
- STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
- DUST MUST BE ADEQUATELY CONTROLLED.
- SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
- SEE UTILITY PLAN FOR WATERMAIN, STORM SEWER, AND SANITARY SEWER INFORMATION.
- REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING ELEVATIONS.
- THE CONTRACTOR ALONG WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS AND THE NPDES PERMIT.
- INSTALL EROSION CONTROL AND TREE PROTECTION MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS BALE CHECKS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN SPECIFIC AREAS. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN TURF HAS BEEN ESTABLISHED.
- PER NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) REQUIREMENTS, THE WASHOUT AND CLEANOUT OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.
- CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF GRADING ACTIVITIES AS NEEDED PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.

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SUBMITTALS/REVISIONS

Date	Description
04/24/2026	PERMIT SET

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.

Licensed Professional Engineer - PE 56088

QUALITY CONTROL

Loucks Project No.	260220.00
Project Lead	SRT
Drawn By	LAH
Checked By	SRT
Review Date	04/23/2026

SHEET INDEX

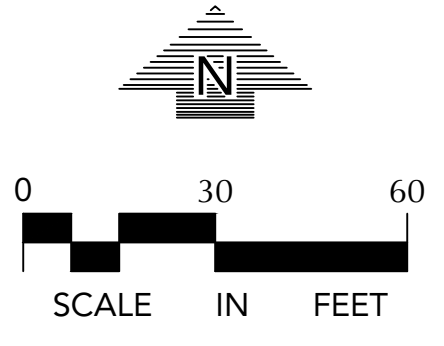
C1-1	EX. COND. & DEMO PLAN
C2-1	SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP
C3-3	SWPPP NOTES
C4-1	UTILITY PLAN
CB-1	CIVIL DETAILS

CONSTRUCTION STAKING
LOUCKS IS PLEASED TO OFFER CONSTRUCTION STAKING SERVICES. PLEASE CONTACT BRIAN PECHACEK FOR INQUIRIES.
EMAIL: BPECHACEK@LOUCKSINC.COM
PHONE: 763.424.5505

NOTE:
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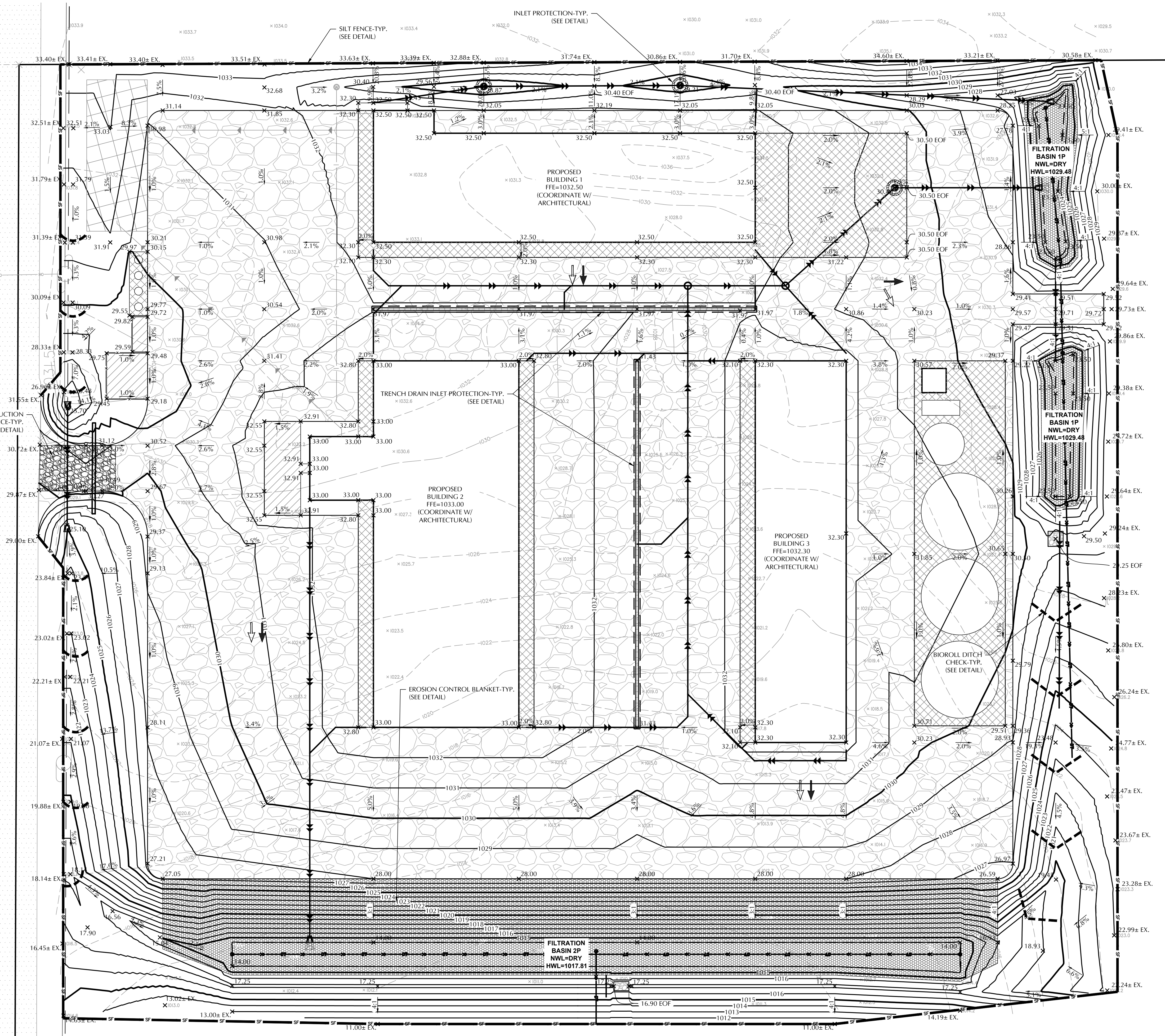
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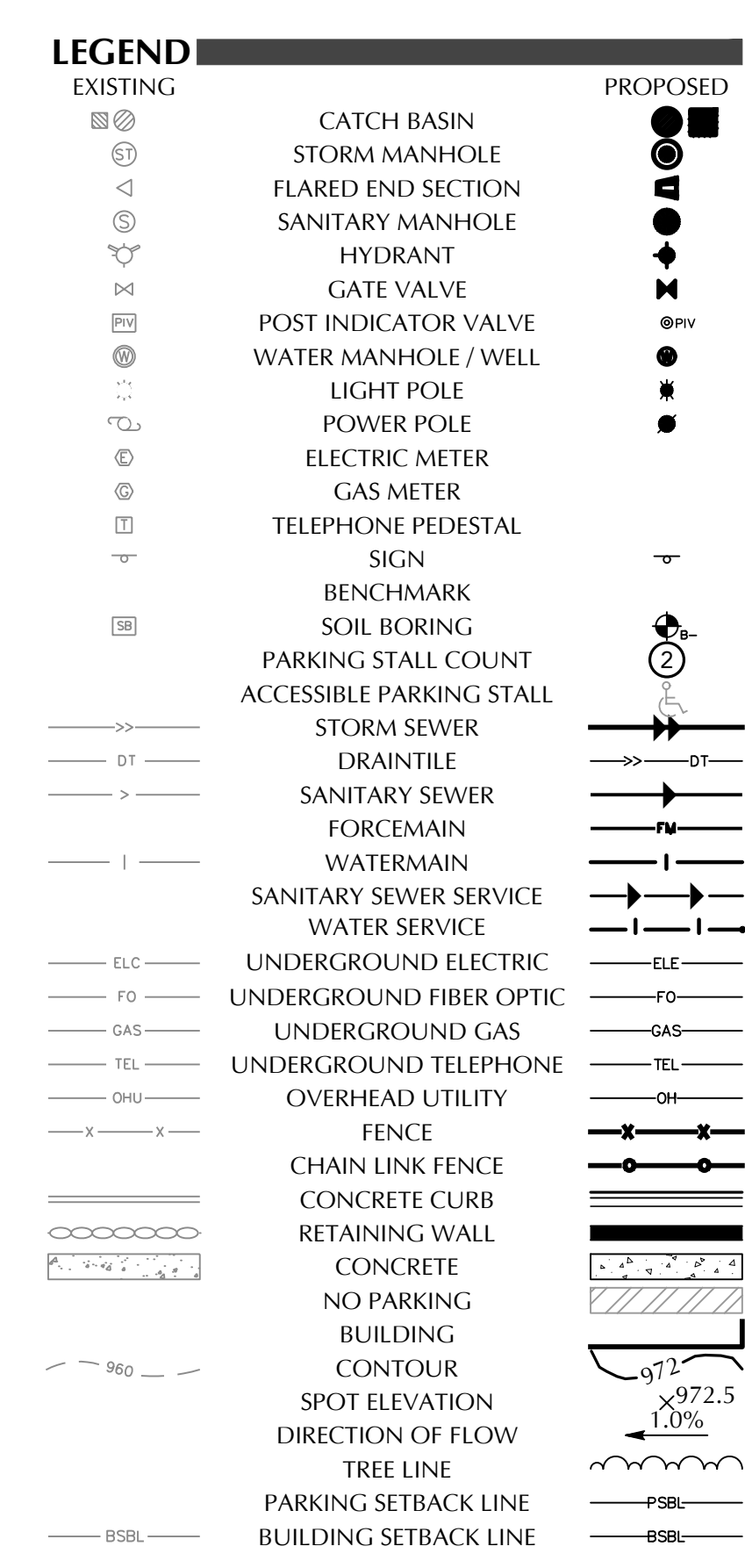
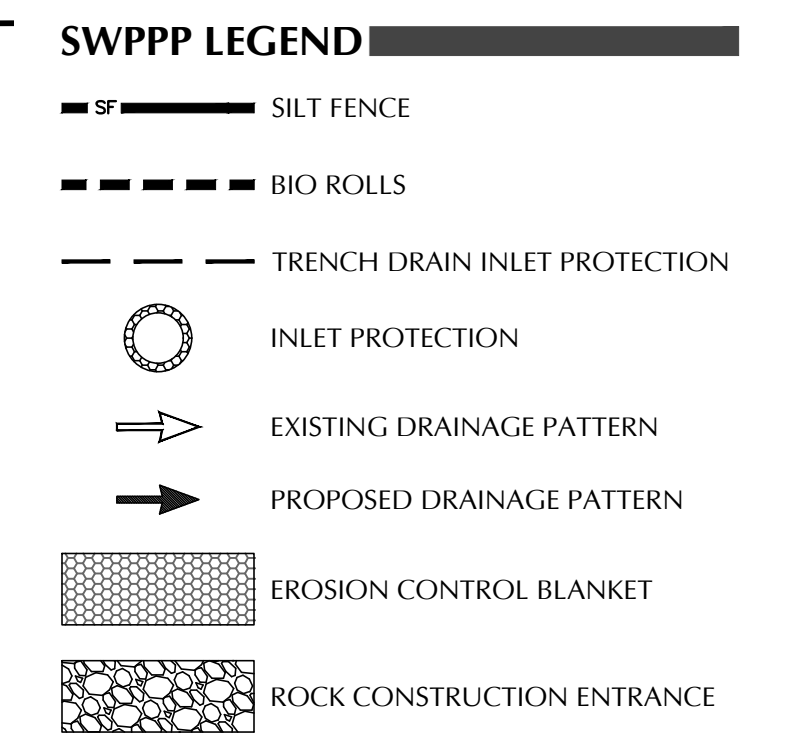
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GENERAL NOTES
SEE SHEET C3-3 FOR SWPPP NOTES AND SWPPP DETAILS.



ESTIMATED QUANTITIES

DESCRIPTION	UNIT	QUANTITY
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	1
PREFABRICATED CONCRETE WASHOUT	EA	NOT ALLOWED
SILT FENCE (STANDARD)	LF	2,550
EROSION CONTROL BLANKET	SY	4,572
INLET PROTECTION	EA	3
BIOROLL DITCH CHECK	LF	348
TRENCH DRAIN INLET PROTECTION	EA	2

FARMSITE

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SUBMITTALS/REVISIONS

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PROFESSIONAL SIGNATURE

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Licensed Professional Engineer - PE 56088

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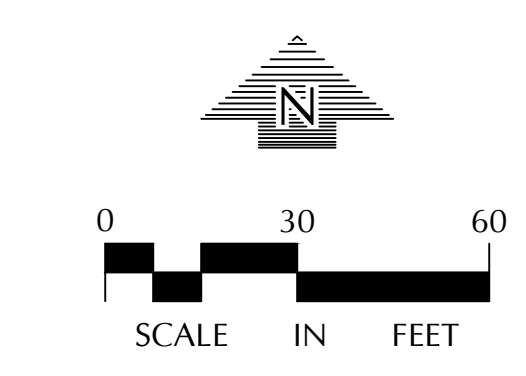
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SHEET INDEX

C1-1	EX. COND. & DEMO PLAN
C2-1	SITE PLAN
C3-1	GRADING PLAN
C3-2	SWPPP
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SWPPP
C3-2

SWPPP NOTES

- THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING A PROPOSED BUILDING ADDITION, SURFACE PAVEMENTS, UTILITIES, AND UNDERGROUND STORMWATER MANAGEMENT SYSTEMS.
- THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:
 - INSTALL VEHICLE TRACKING BMP
 - INSTALL INLET PROTECTION
 - INSTALL SILT FENCE AROUND SITE
 - CLEAR AND GRUB SITE
 - STRIP AND STOCKPILE TOPSOIL
 - REMOVE PAVEMENTS AND UTILITIES
 - ROUGH GRADE SITE
 - IMPORT CLEAN FILL FOR REPLACEMENT AND BALANCE
 - INSTALL UTILITIES
 - INSTALL BUILDING FOUNDATIONS
 - INSTALL CURB AND GUTTER
 - INSTALL PAVEMENTS AND WALKS
 - FINAL GRADE SITE
 - REMOVE ACCUMULATED SEDIMENT FROM STORMWATER SYSTEMS
 - SEED AND MULCH
 - WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE, INLET PROTECTION, AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.
- SITE DATA:

DISTURBED AREA:	10.00 AC
PRE-CONSTRUCTION IMPERVIOUS AREA:	0.21 AC
POST-CONSTRUCTION IMPERVIOUS AREA:	6.97 AC

GENERAL SOIL TYPE: "D" SOILS BASED ON FIGURE 2-7: HYDROLOGIC SOIL GROUP MAP FOUND IN THE CITY OF INDEPENDENCE WATERSHED MANAGEMENT PLAN
HYDROLOGY INFORMATION: SEE HYDROLOGY REPORT PREPARED BY LOUCKS
- EROSION AND SEDIMENT CONTROLS WERE DESIGNED TO EFFECTIVELY CONTROL STORMWATER RUNOFF WITHIN THE PROJECT AREAS. EROSION AND SEDIMENT CONTROL HAVE BEEN PROPOSED TO MINIMIZE CHANNEL EROSION AND SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS. FACTORS THAT WERE CONSIDERED INCLUDE PROPOSED IMPERVIOUS AREAS, SLOPE OF IMPERVIOUS SURFACES, STORMWATER INFRASTRUCTURE DISCHARGE POINTS, AND ANNUAL AVERAGE PRECIPITATION DATA FOR THE PROJECT AREA.
- HENNEPIN COUNTY RECEIVES AN AVERAGE OF 32 INCHES OF PRECIPITATION PER YEAR. THE FOLLOWING COUNTY 24-HOUR STORM EVENTS ARE BASED ON ATLAS 14 RAINFALL DATA:

2-YR	2.86 INCHES
10-YR	4.24 INCHES
100-YR	7.20 INCHES
- SEE "EXHIBIT: PROPOSED DRAINAGE AREAS" FOR SITE MAP WITH DRAINAGE AREA BOUNDARIES.
- THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR SHALL INSTALL RAIN GAUGE ON SITE.
- GROUNDWATER & DEWATERING
 - FOLLOW LOCAL, STATE, AND FEDERAL REGULATIONS FOR GROUNDWATER PUMPING AND OBTAIN ALL NECESSARY PERMITS. A WATER USE PERMIT FROM THE DNR IS REQUIRED WHEN WITHDRAWING MORE THAN 10,000 GALLONS OF WATER PER DAY OR 1 MILLION GALLONS PER YEAR.
 - DISPERSE DISCHARGE USING APPROPRIATE ENERGY DISSIPATION MEASURES.
 - BMPs SHALL BE USED TO PREVENT TURBID OR SEDIMENT LADEN WATERS FROM LEAVING SITE.
 - DEWATERING SHALL NOT CAUSE NUISANCE CONDITIONS INCLUDING BUT NOT LIMITED TO EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS THAT CAUSES SIGNIFICANT ADVERSE IMPACTS TO THE WETLAND.
- ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.
- ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES. SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.

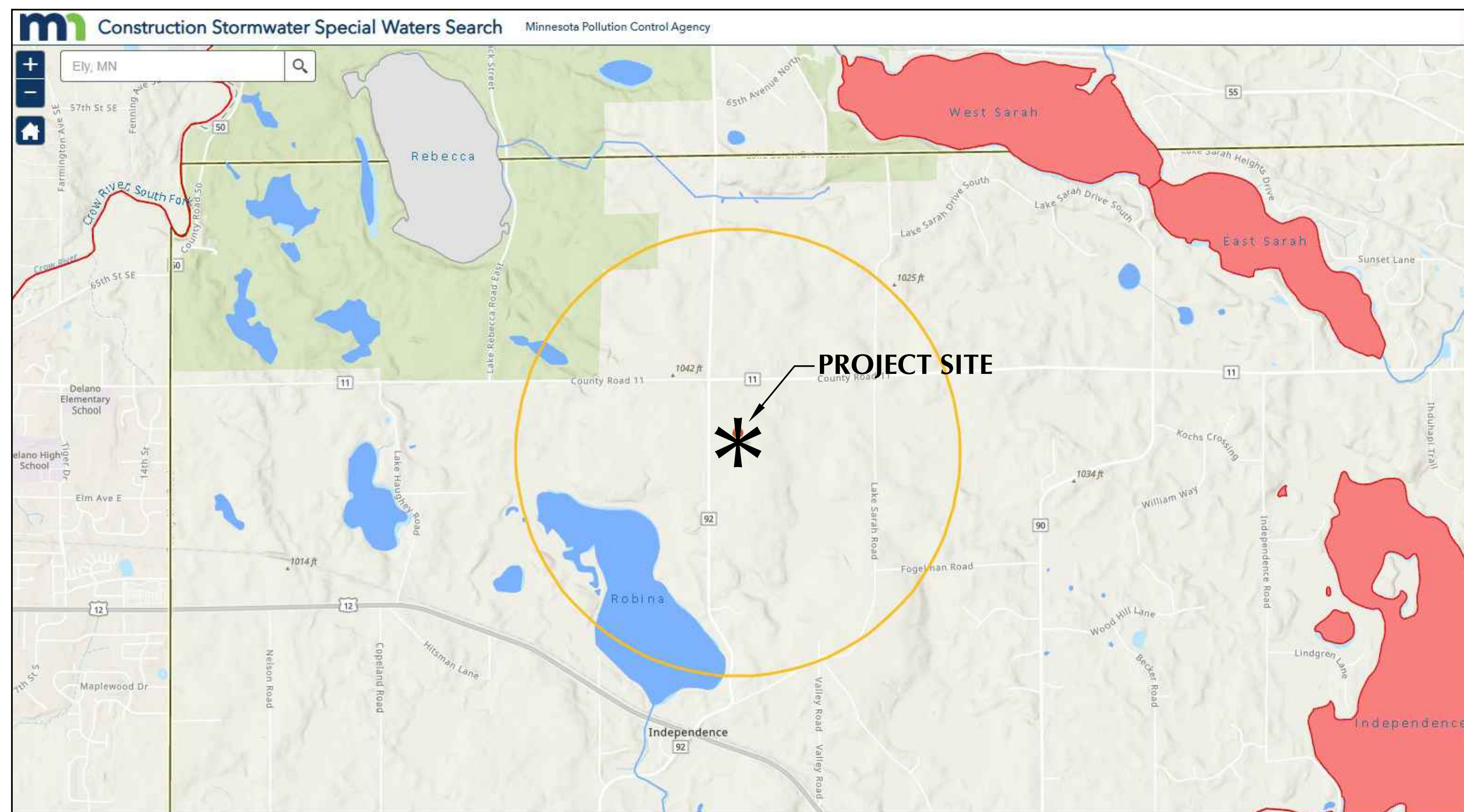
- ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.
- SOIL COMPACTION SHALL BE MINIMIZED DURING CONSTRUCTION.
- TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.
- SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED ON ALL DOWNGRADIENT PERIMETERS AND UPGRADIENT OF ANY BUFFER ZONES.
- SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.
- SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
- NO VEHICLE WASHING ALLOWED ON SITE.
- NO ENGINE DECREASING IS ALLOWED ON SITE.
- THE OWNER IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR IS RESPONSIBLE FOR COMPLIANCE WITH SECTIONS 3, 4, 6-22, 24 AND APPLICABLE REQUIREMENTS FOR CONSTRUCTION ACTIVITY IN SECTION 23.
- TERMINATION OF COVERAGE (PERMITEE) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. ALL PERMITEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER THE FOLLOWING CONDITIONS HAVE BEEN MET:
 - PERMIT TERMINATION CONDITIONS, PER NPDES PERMIT SECTION 13.1 HAVE BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITEE IS RESPONSIBLE.
 - PERMANENT UNIFORM PERENNIAL VEGETATIVE COVER MUST BE ESTABLISHED AT 70% DENSITY OF ITS EXPECTED FINAL GROWTH.
 - THE PERMANENT STORMWATER TREATMENT SYSTEM IS CONSTRUCTED, MEETS ALL REQUIREMENTS, AND IS OPERATING AS DESIGNED.
 - ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs MUST BE REMOVED.
 - CLEAN OUT SEDIMENT FROM CONVEYANCE SYSTEMS AND PERMANENT STORMWATER TREATMENT SYSTEMS (RETURN TO DESIGN CAPACITY).
- INSPECTIONS
 - INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.
 - EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5" OVER 24 HOUR RAIN EVENT.
 - STABILIZED AREAS: ONCE EVERY 30 DAYS
 - FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
 - INSPECTION AND MAINTENANCE RECORDS MUST BE RETAINED FOR 3 YEARS AFTER FILING OF THE NOTICE OF TERMINATION AND MUST INCLUDE: DATE AND TIME OF ACTION, NAME OF PERSON(S) CONDUCTING WORK, FINDING OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTION, DATE AND AMOUNT OF RAINFALL EVENTS GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD.
 - OBSERVE ANY DISCHARGE OCCURRING ONSITE AND DOCUMENT CORRECTIVE ACTIONS TAKEN. DISCHARGE SHOULD BE DESCRIBED AND PHOTOGRAPHED.
- MINIMUM MAINTENANCE
 - ALL NONFUNCTIONAL BMPs MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPs BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR AS SOON AS FIELD CONDITIONS ALLOW.
 - REPAIR, REPLACE, OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES THE HEIGHT OF THE DEVICE.
 - SEDIMENT BASINS DRAINED AND SEDIMENT REMOVED WHEN REACHES 1/2 STORAGE VOLUME.
 - SEDIMENT REMOVED FROM SURFACE WATERS WITHIN 17 SEVEN CALENDAR DAYS OF DISCOVERY.
 - CONSTRUCTION SITE ENITS INSPECTED, TRACKED SEDIMENT REMOVED WITHIN 1 (ONE) CALENDAR DAY.
 - PROVIDE COPIES OF EROSION INSPECTION RESULTS TO CITY ENGINEER FOR ALL EVENTS GREATER THAN 1/2" IN 24 HOURS.
- THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION ACTIVITY BY THE PERMITEES WHO HAVE OPERATIONAL CONTROL OF THE SITE.
- OWNER MUST KEEP RECORDS OF ALL PERMITS REQUIRED FOR THE PROJECT, THE SWPPP, ALL INSPECTIONS AND MAINTENANCE, PERMANENT OPERATION AND MAINTENANCE AGREEMENTS, AND REQUIRED CALCULATIONS FOR TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS. THESE RECORDS MUST BE RETAINED FOR THREE YEARS AFTER FILING NPDES NOTICE OF TERMINATION.
- SWPPP MUST BE AMENDED WHEN:
 - THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE
 - INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.
 - THE BMPs IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.
- CONCRETE WASHOUT AREA
 - THE WASHOUT AND CLEANOUT OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.
 - ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY.
- IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.
- PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
- FINAL STABILIZATION

FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED AND THAT DISTURBED AREAS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH 70% OF THE EXPECTED FINAL DENSITY, AND THAT ALL PERMANENT PAVEMENTS HAVE BEEN INSTALLED. ALL TEMPORARY BMP'S SHALL BE REMOVED, DITCHES STABILIZED, AND SEDIMENT SHALL BE REMOVED FROM PERMANENT CONVEYANCES AND SEDIMENTATION BASINS IN ORDER TO RETURN THE POND TO DESIGN CAPACITY.
- RESPONSIBILITIES
 - THE OWNER MUST IDENTIFY A PERSON WHO WILL OVERSEE THE SWPPP IMPLEMENTATION AND THE PERSON RESPONSIBLE FOR INSPECTION AND MAINTENANCE.

CONTACT: XXX
COMPANY: XXX
PHONE: XXX
 - THE OWNER MUST IDENTIFY THE PERSON WHO WILL BE RESPONSIBLE FOR LONG TERM OPERATIONS AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM:

CONTACT: XXX
COMPANY: XXX
PHONE: XXX
- THE WATERSHED DISTRICT OR THE CITY MAY HAVE REQUIREMENTS FOR INSPECTIONS OR AS-BUILT DRAWINGS VERIFYING PROPER CONSTRUCTION OF THE BMPs.
- EROSION CONTROL DEVICES CANNOT BE REMOVED UNTIL THE WATERSHED DISTRICT HAS DETERMINED THE SITE HAS BEEN PERMANENTLY RESTABILIZED AND SHALL BE REMOVED WITHIN 30 DAYS THEREAFTER.

CONSTRUCTION STORMWATER SPECIAL WATERS SEARCH MAP



UNIVERSITY OF MINNESOTA
Samuel R. Trebesch
 Design of Construction SWPPP (May 31 2027)

SITE VICINITY MAP



NOTES:

- PLACE BOTTOM EDGE OF FENCE INTO 6 IN DEEP TRENCH AND BACKFILL IMMEDIATELY.
- POSTS SHALL BE:
 - 6 FT MAX. SPACING.
 - 2 IN X 2 IN HARDWOOD, OR STANDARD STEEL T-TYPE FENCE POSTS.
 - 5 MIN. LENGTH POSTS, DRIVEN 2 FT INTO THE GROUND.
- ATTACH FABRIC TO WOOD POST WITH A MIN. OF 5, 1 INCH LONG STAPLES.
- ATTACH FABRIC TO STEEL POST WITH A MIN. OF 3 ZIP TIES IN TOP 8 INCHES OF FABRIC.

LOUCKS **SILT FENCE** LOUCKS PLATE NO. 3000 DRAWN 2/2016

NOTES:

- PLACE BOTTOM EDGE OF WIRE FENCE INTO 6 IN DEEP TRENCH.
- POSTS SHALL BE:
 - 6 FT MAX. SPACING.
 - STANDARD STEEL T-TYPE POSTS.
 - 5" MIN. LENGTH POSTS, DRIVEN 2 FT INTO THE GROUND.
- ATTACH WIRE FENCE TO STEEL POSTS WITH NO. 9 GAL. ALUMINUM WIRE OR NO. 9 GALVANIZED STEEL PRE-FORMED CLIPS.
- ATTACH FABRIC TO WIRE FENCING WITH WIRE OR ZIP TIES. A MIN. OF 3 ZIP TIES PER POST. EXTEND BOTTOM OF FABRIC INTO TRENCH.
- BACKFILL TRENCH & COMPACT.
- STRAW, WOOD CHIP, COMPOST OR ROCK LOGS PER MNDOT SPECS 3890, 3897.

LOUCKS **BIO-ROLL OR ROCK LOG** LOUCKS PLATE NO. 3002 DRAWN 11/2016

NOTES:

- ROCK SIZE SHOULD BE 1" TO 2" IN SIZE SUCH AS MNDOT CA-1 OR CA-2 COURSE AGGREGATE. (WASHED)
- A GEOTEXTILE FABRIC MAY BE USED UNDER THE ROCK TO PREVENT MIGRATION OF THE UNDERLYING SOIL INTO THE STONE.

LOUCKS **ROCK ENTRANCE TO CONSTRUCTION SITE** LOUCKS PLATE NO. 3004 DRAWN 3/2016

NOTES:

- SEE SPECS. 2573, 3137, 3890 & 3897. MANUFACTURED ALTERNATIVES LISTED ON MNDOT'S APPROVED PRODUCTS LIST MAY BE SUBSTITUTED.
- GEOTEXTILE SOCK BETWEEN 4-10 FEET LONG AND 4-6 INCH DIAMETER. SEAM TO BE JOINED BY TWO ROWS OF STITCHING WITH A PLASTIC MESH BACKING OR PROVIDE A HEAT BONDED SEAM (OR APPROVED EQUIVALENT). FILL ROCK LOG WITH OPEN GRADED AGGREGATE CONSISTING OF SOUND DURABLE PARTICLES OF COARSE AGGREGATE CONFORMING TO SPEC. 3137 TABLE 3137-1, CA-3 GRADATION.

LOUCKS **BIOROLL DITCH CHECK** LOUCKS PLATE NO. 3007 DRAWN 2/2016

NOTES:

- SEE SPECS. 2573, 3137, 3890 & 3897. MANUFACTURED ALTERNATIVES LISTED ON MNDOT'S APPROVED PRODUCTS LIST MAY BE SUBSTITUTED.
- GEOTEXTILE SOCK BETWEEN 4-10 FEET LONG AND 4-6 INCH DIAMETER. SEAM TO BE JOINED BY TWO ROWS OF STITCHING WITH A PLASTIC MESH BACKING OR PROVIDE A HEAT BONDED SEAM (OR APPROVED EQUIVALENT). FILL ROCK LOG WITH OPEN GRADED AGGREGATE CONSISTING OF SOUND DURABLE PARTICLES OF COARSE AGGREGATE CONFORMING TO SPEC. 3137 TABLE 3137-1, CA-3 GRADATION.

LOUCKS **INLET PROTECTION - ROCK/COMPOST LOG** LOUCKS PLATE NO. 3014 DRAWN 2/2016

ERTEC Slot Guard™ - Installation Guide - For siltation or erosion control in paved areas.

Installation: Select correct size (Table 1). Lay the Slot Guard™ on top of the sub or trench drain grate. For safety, assure that grate is in place. Do not remove grate. Attach Slot Guard™ to grate with 5/8" dia. (15.9 mm) (5/16") dia. (7.9 mm) long bolts. Tighten bolts to 15 ft-lb (20 Nm) torque. Attach Slot Guard™ to grate with 5/8" dia. (15.9 mm) (5/16") dia. (7.9 mm) long bolts. Tighten bolts to 15 ft-lb (20 Nm) torque. Attach Slot Guard™ to grate with 5/8" dia. (15.9 mm) (5/16") dia. (7.9 mm) long bolts. Tighten bolts to 15 ft-lb (20 Nm) torque.

Table 1

Slot Guard™	5/8" dia. (15.9 mm) (5/16") dia. (7.9 mm) long bolts
5/8" dia. (15.9 mm) (5/16") dia. (7.9 mm) long bolts	5/8" dia. (15.9 mm) (5/16") dia. (7.9 mm) long bolts
5/8" dia. (15.9 mm) (5/16") dia. (7.9 mm) long bolts	5/8" dia. (15.9 mm) (5/16") dia. (7.9 mm) long bolts
5/8" dia. (15.9 mm) (5/16") dia. (7.9 mm) long bolts	5/8" dia. (15.9 mm) (5/16") dia. (7.9 mm) long bolts

ERTEC **ERTEC - Installation Guide - Slot Guard™** LOUCKS PLATE NO. 3015 DRAWN 1/2016

FARMSITE

 3760 CO RD 92 N
 INDEPENDENCE, MN
 55359

LOUCKS
 CIVIL ENGINEERING
 LAND SURVEYING
 LANDSCAPE ARCHITECTURE

 12755 Highway 55, Suite R100
 Plymouth 55441
 763.424.5505
 www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are prepared by the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All information or content contained herein, in whole or in part, is the property of the Consultant and shall remain the property of the Consultant. The user shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

04/24/2026 PERMIT SET

PROFESSIONAL SIGNATURE

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Licensed Professional Engineer - PE 56088

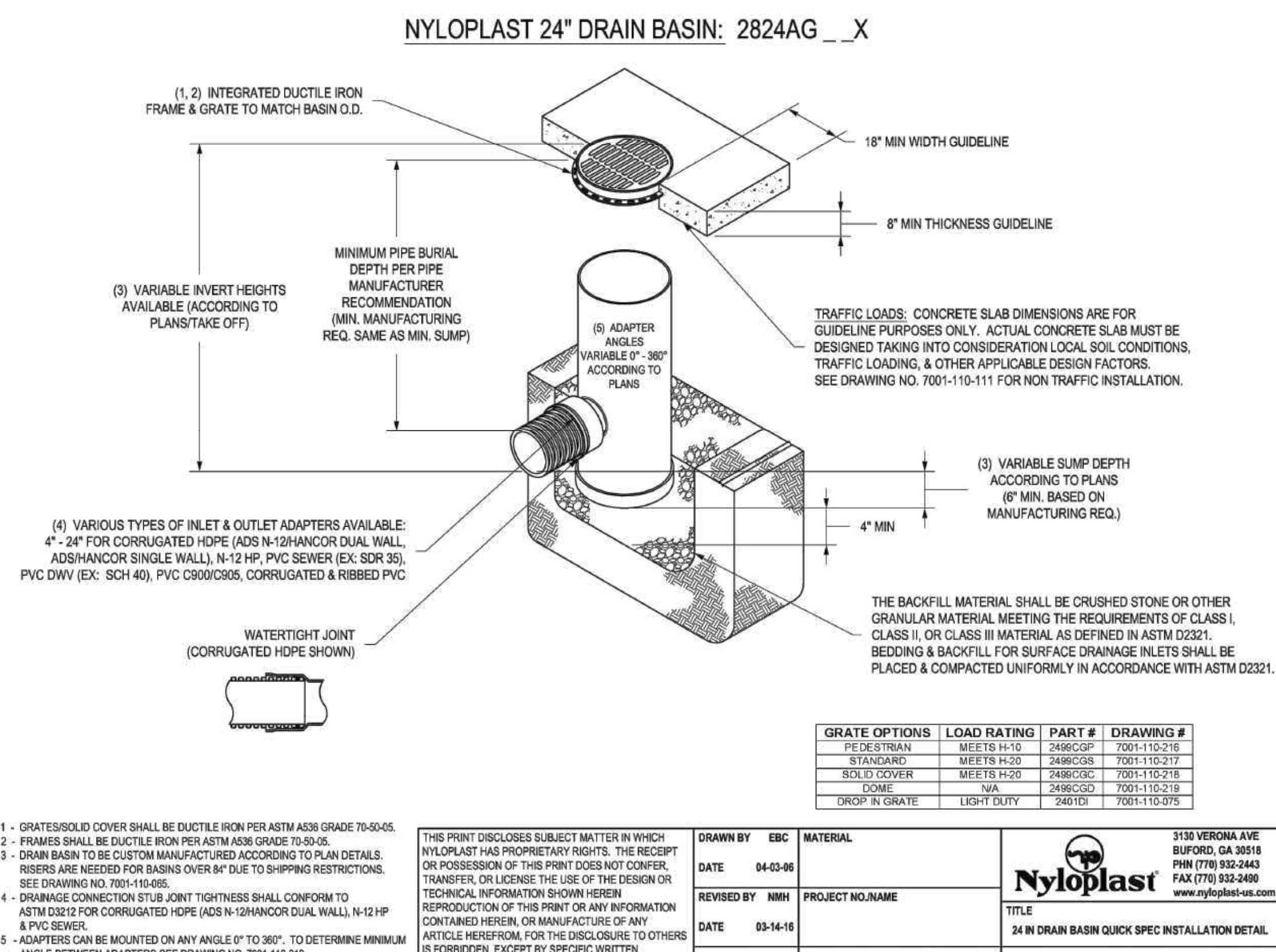
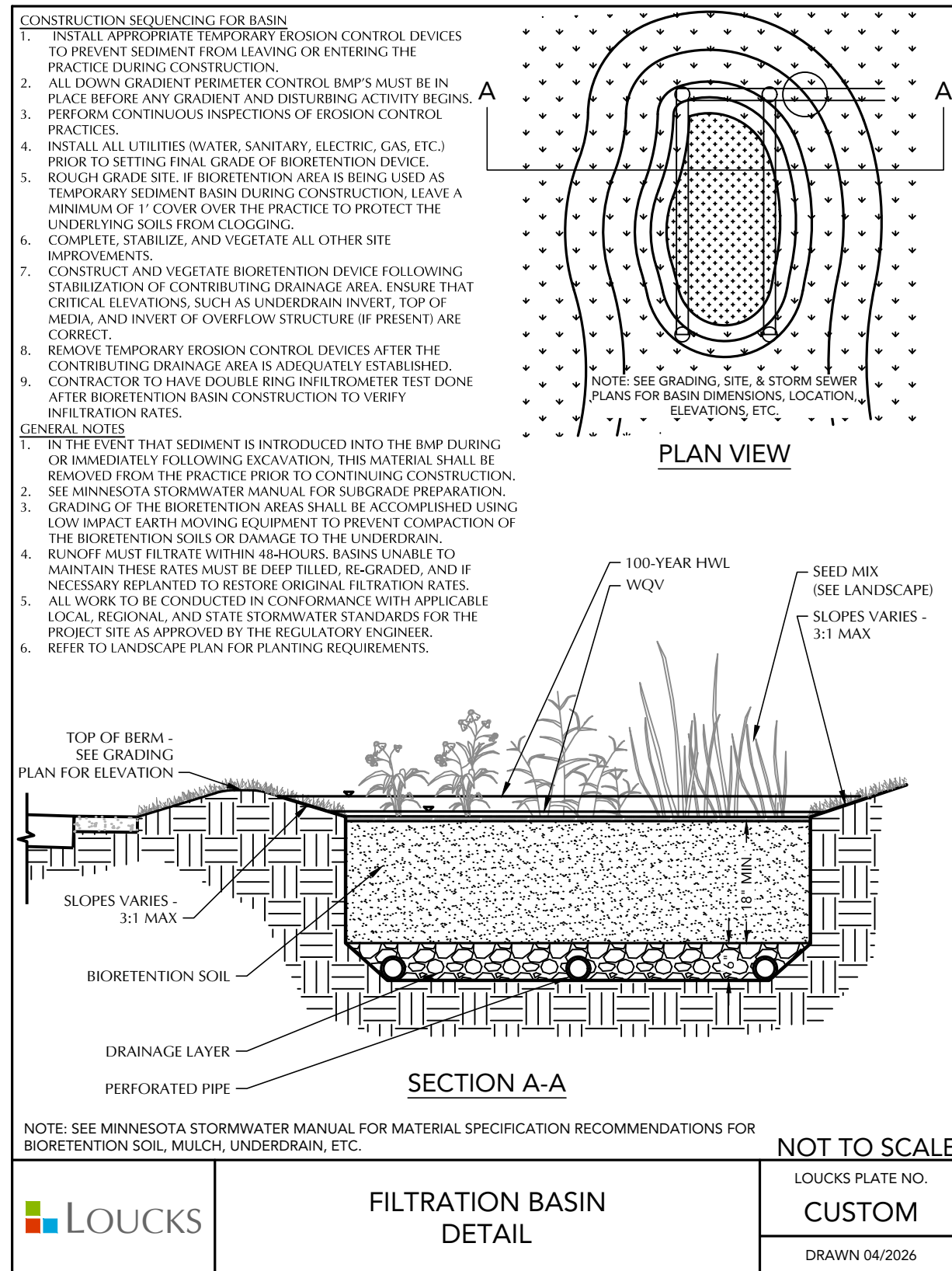
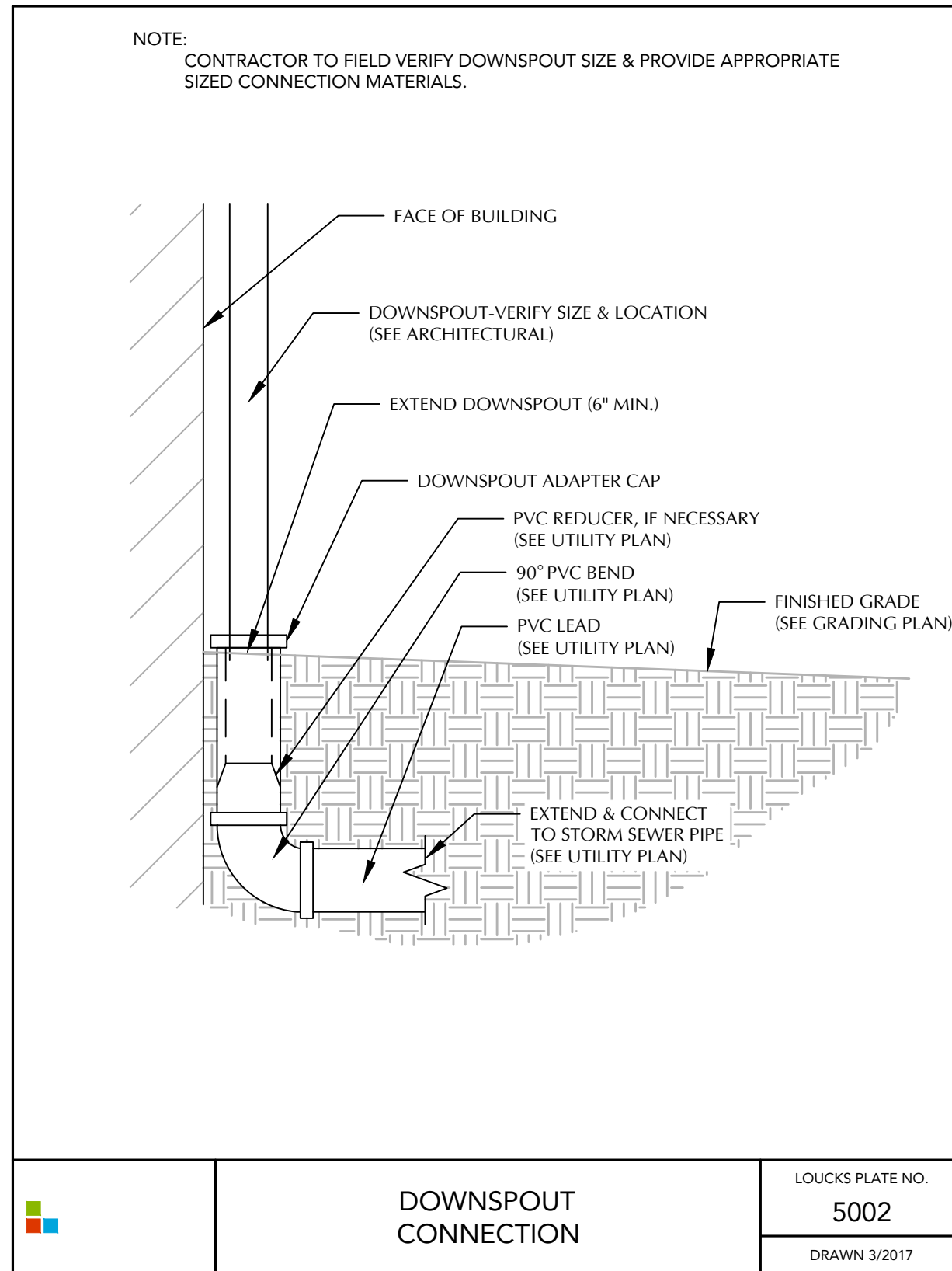
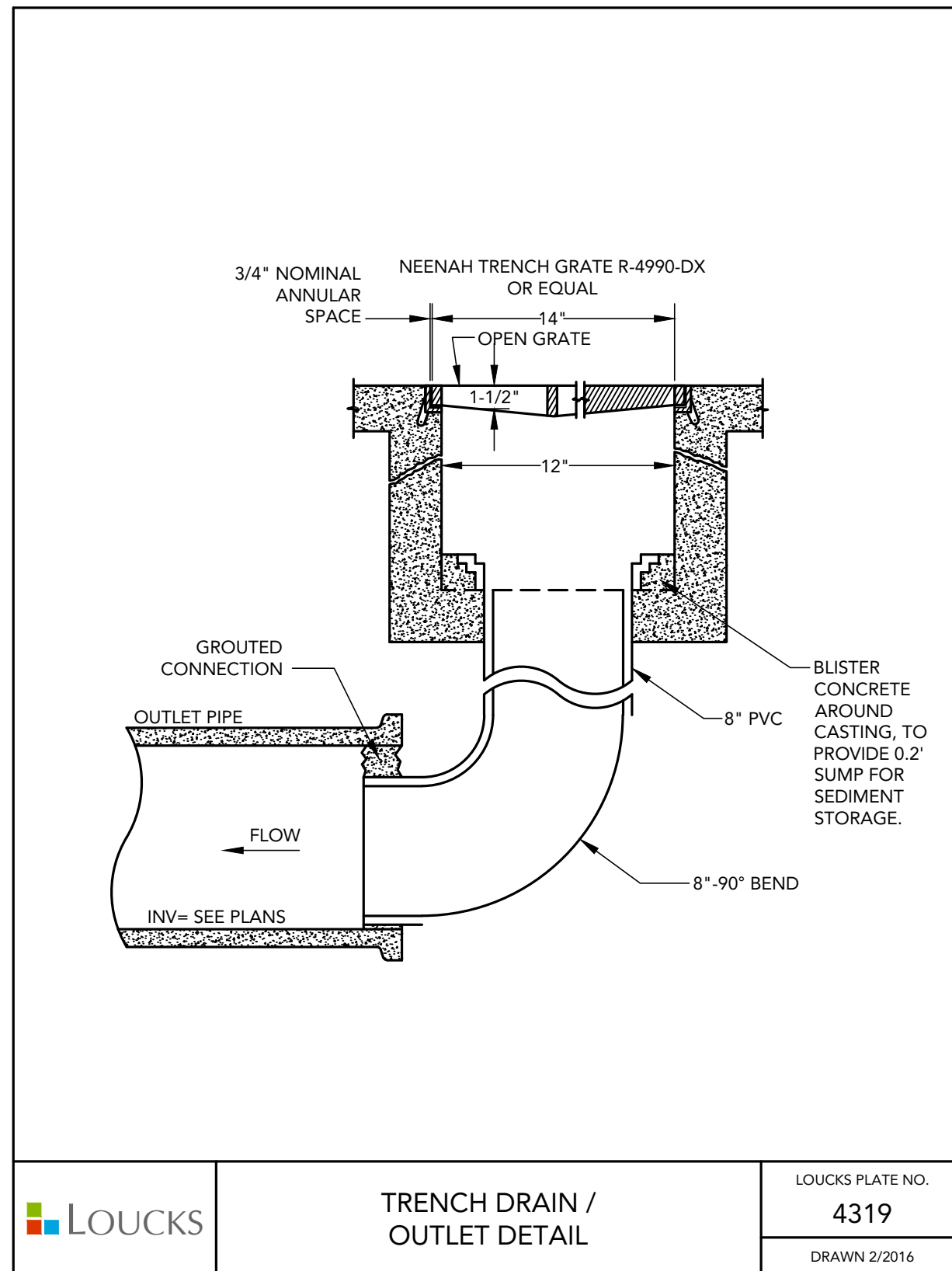
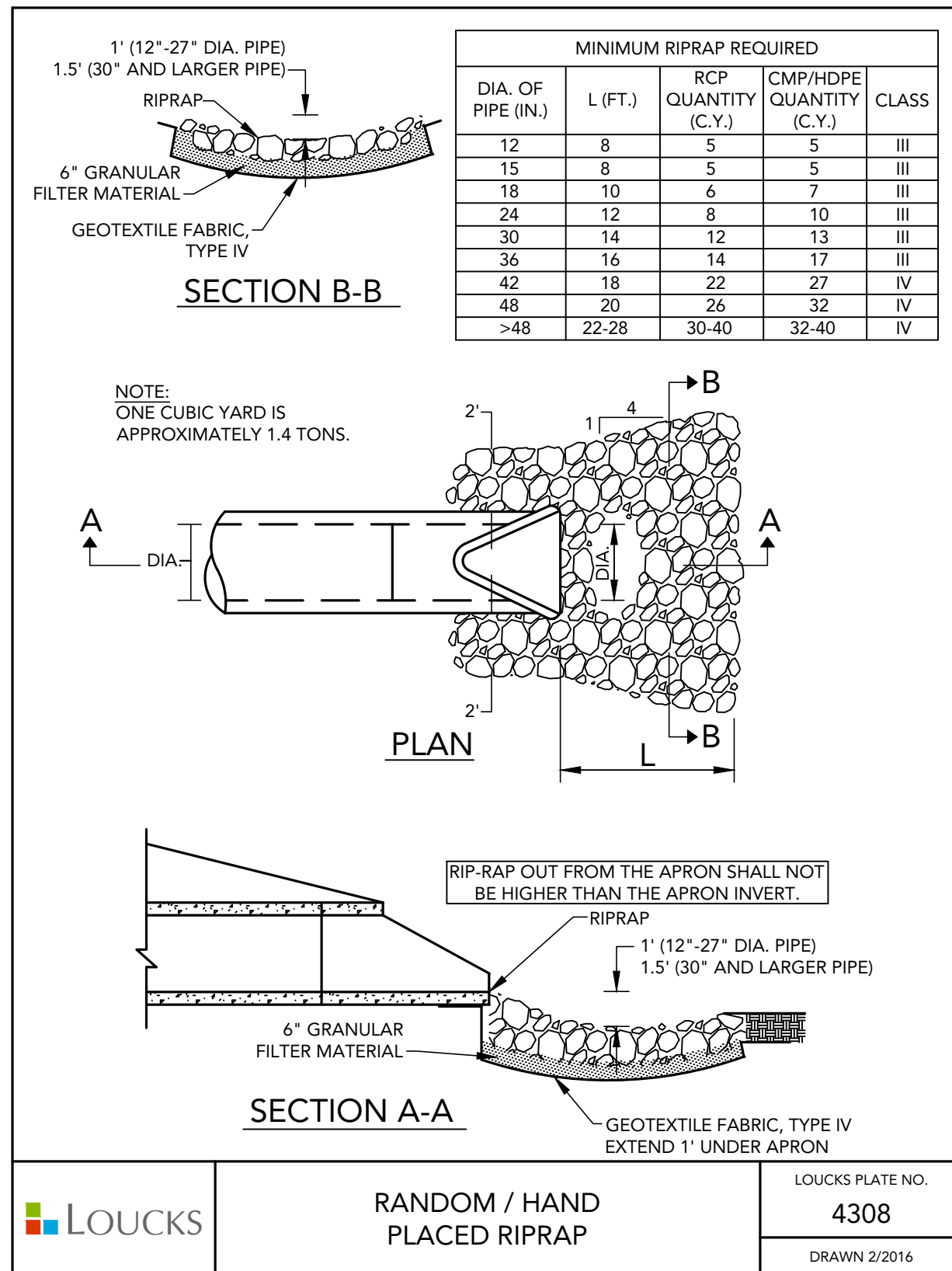
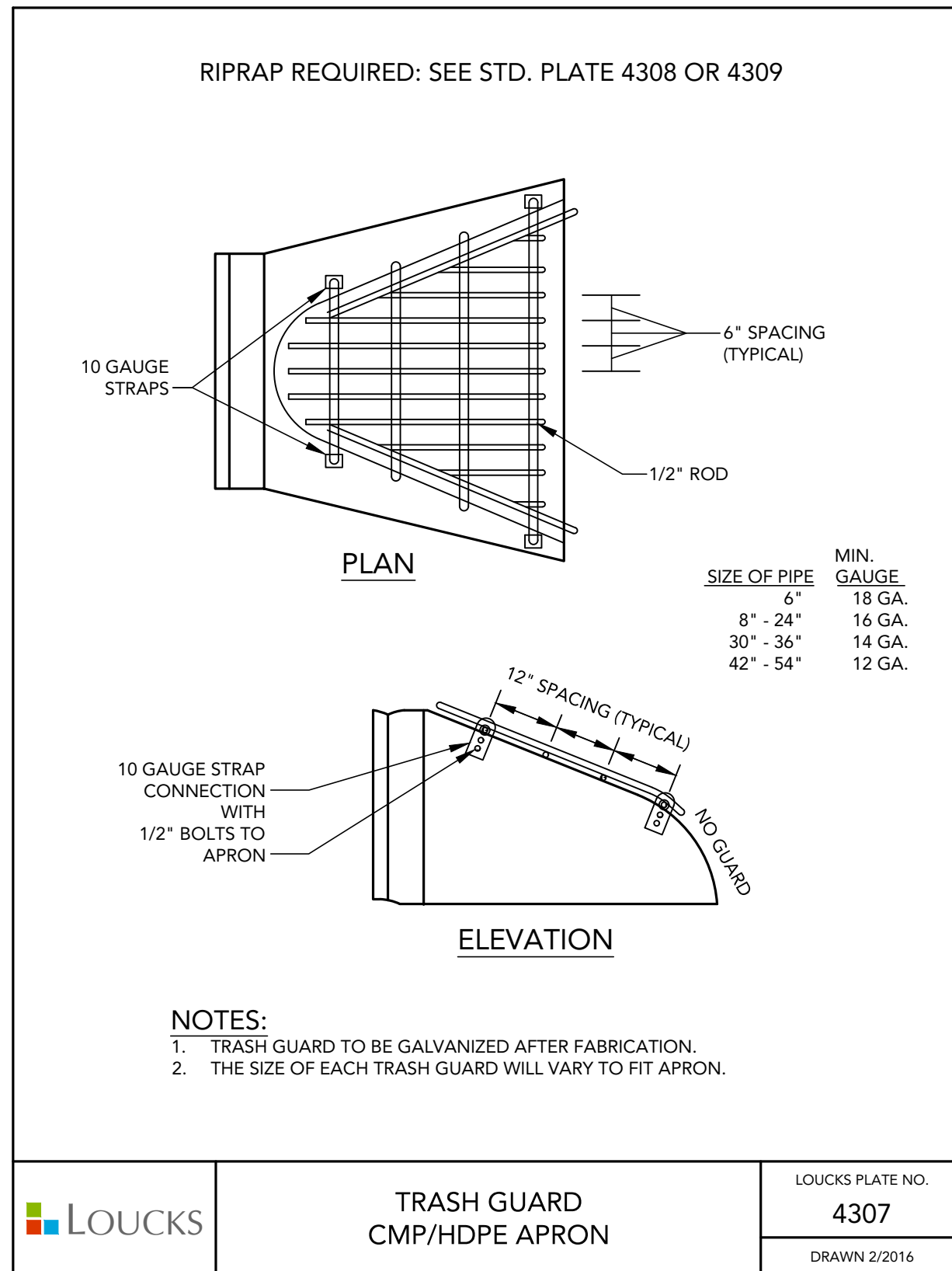
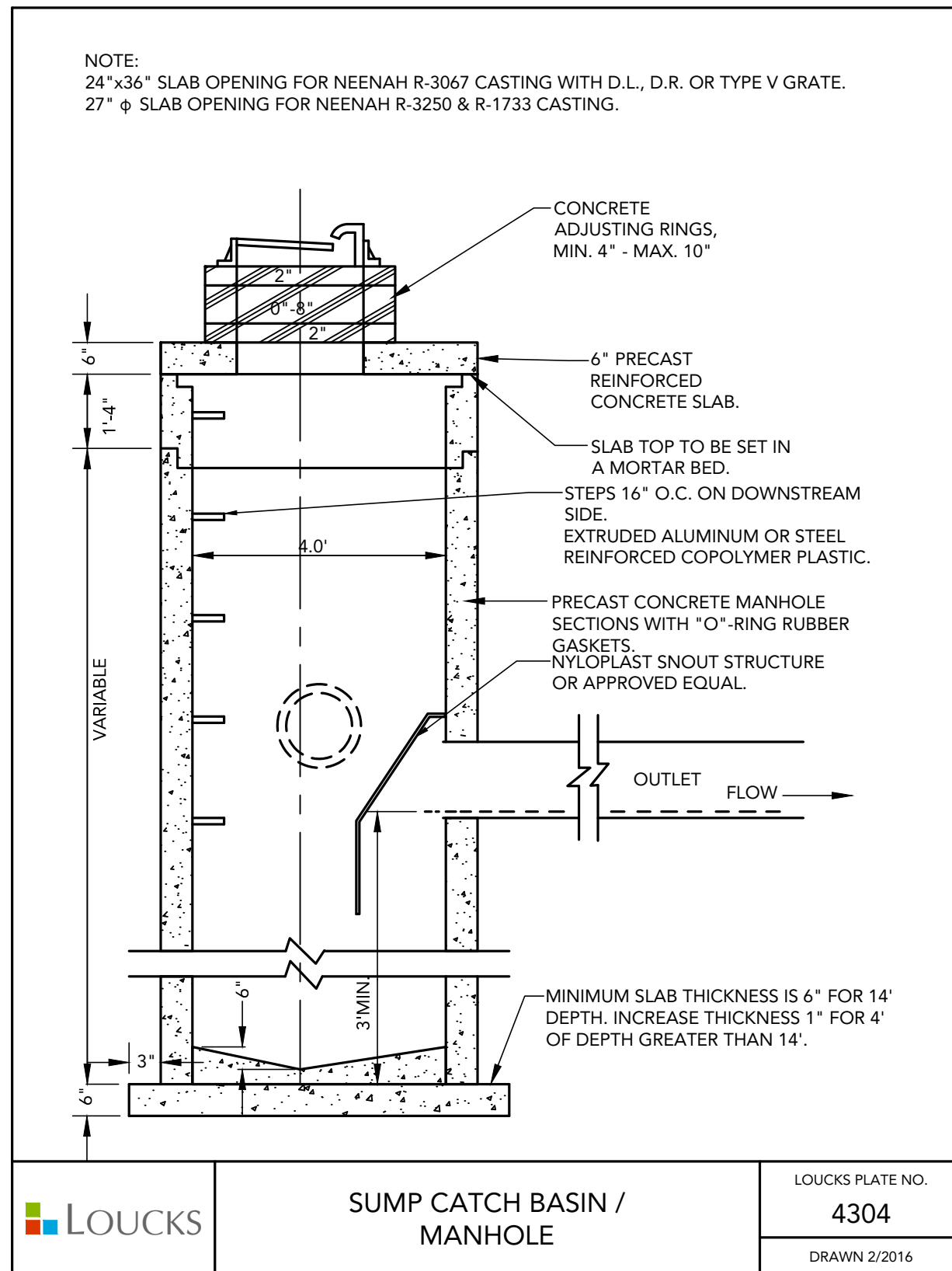
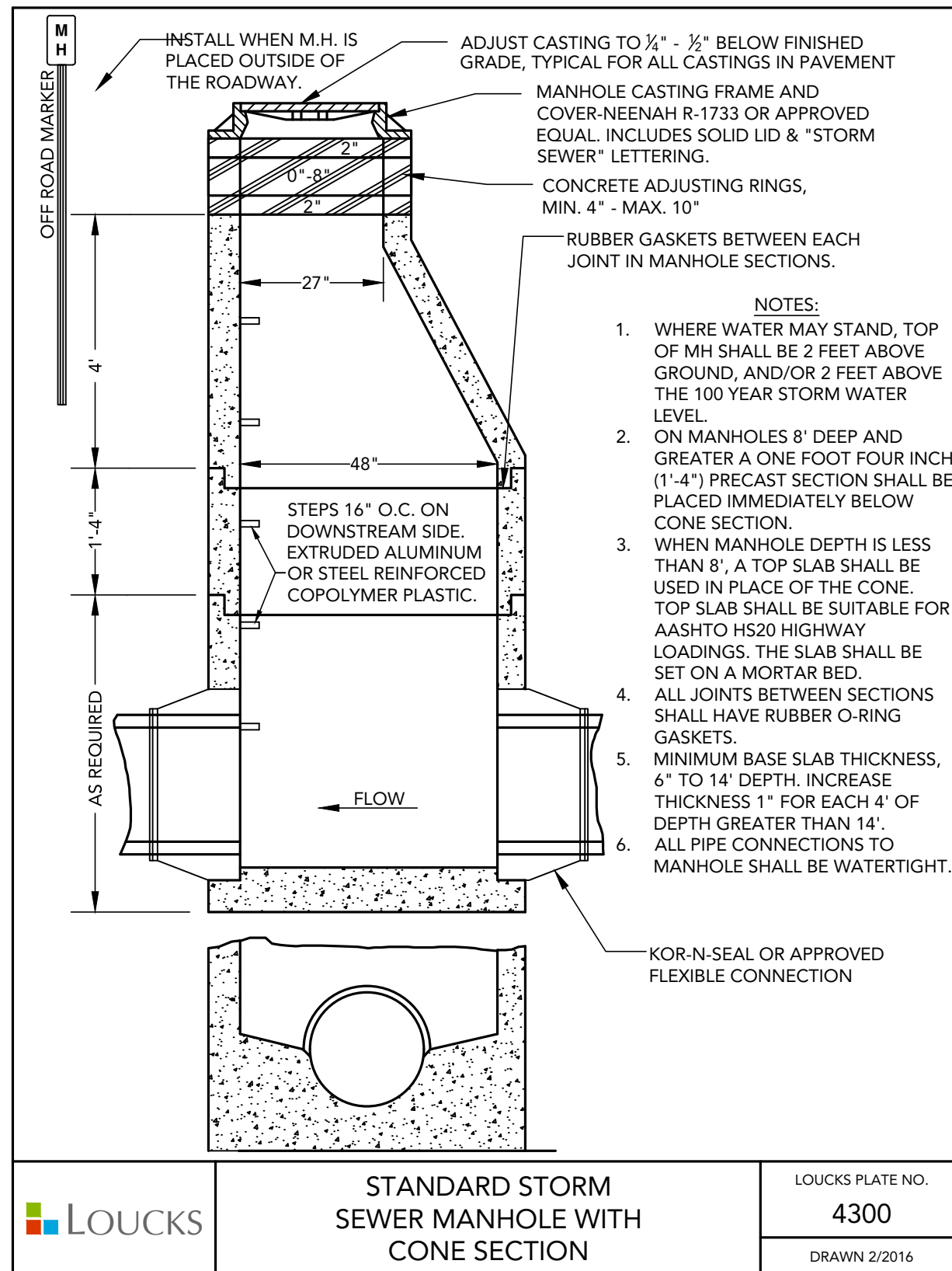
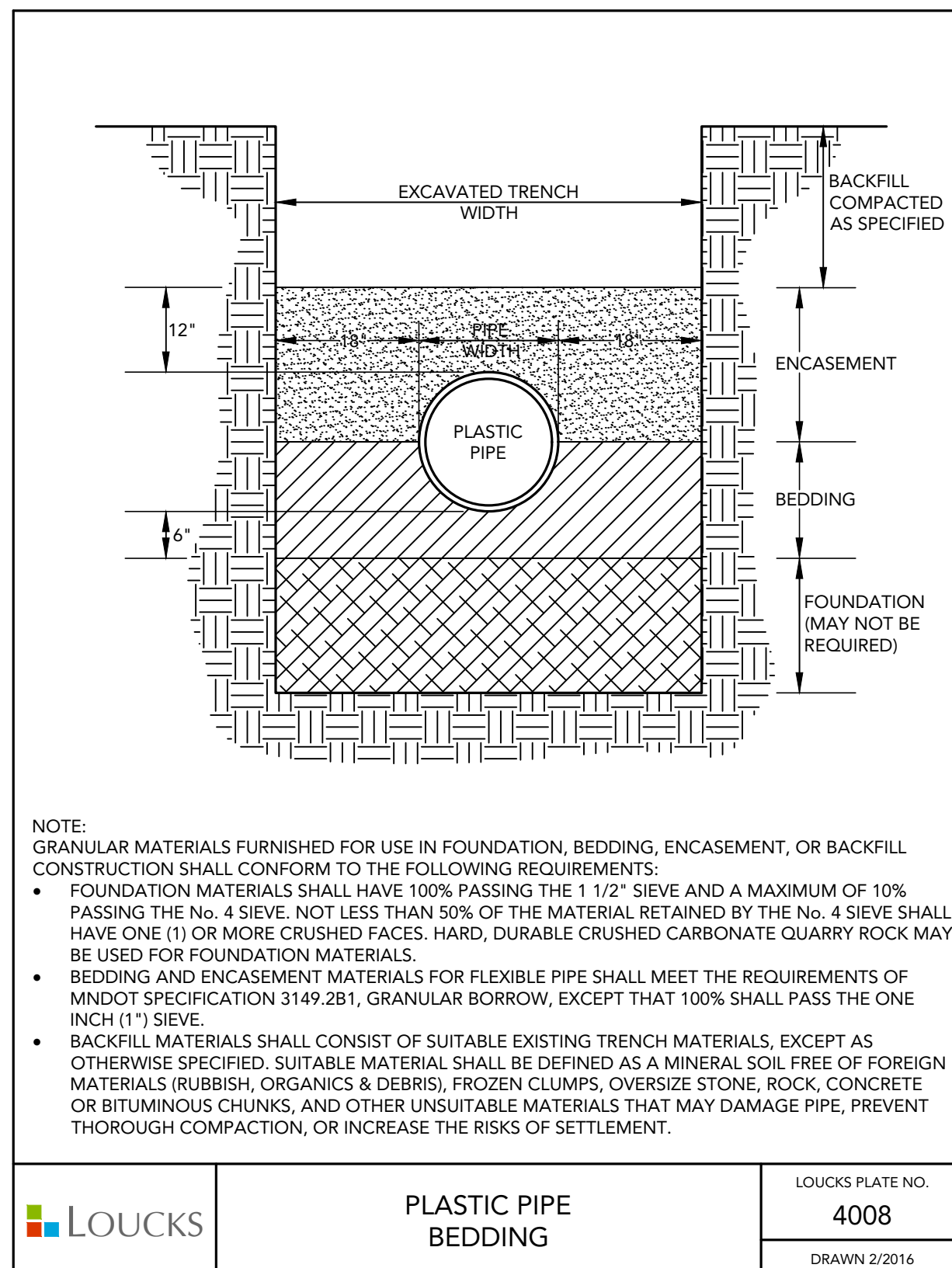
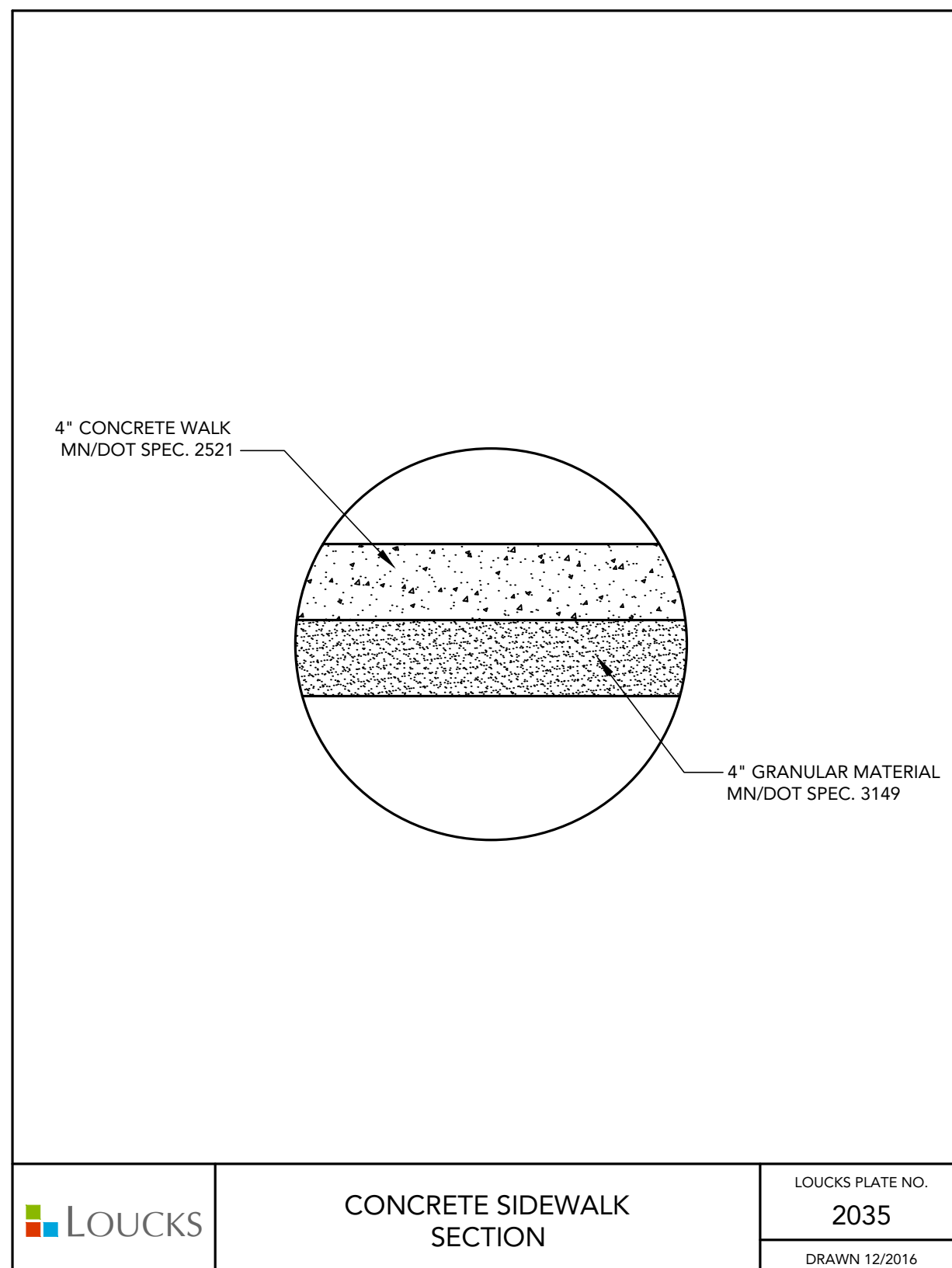
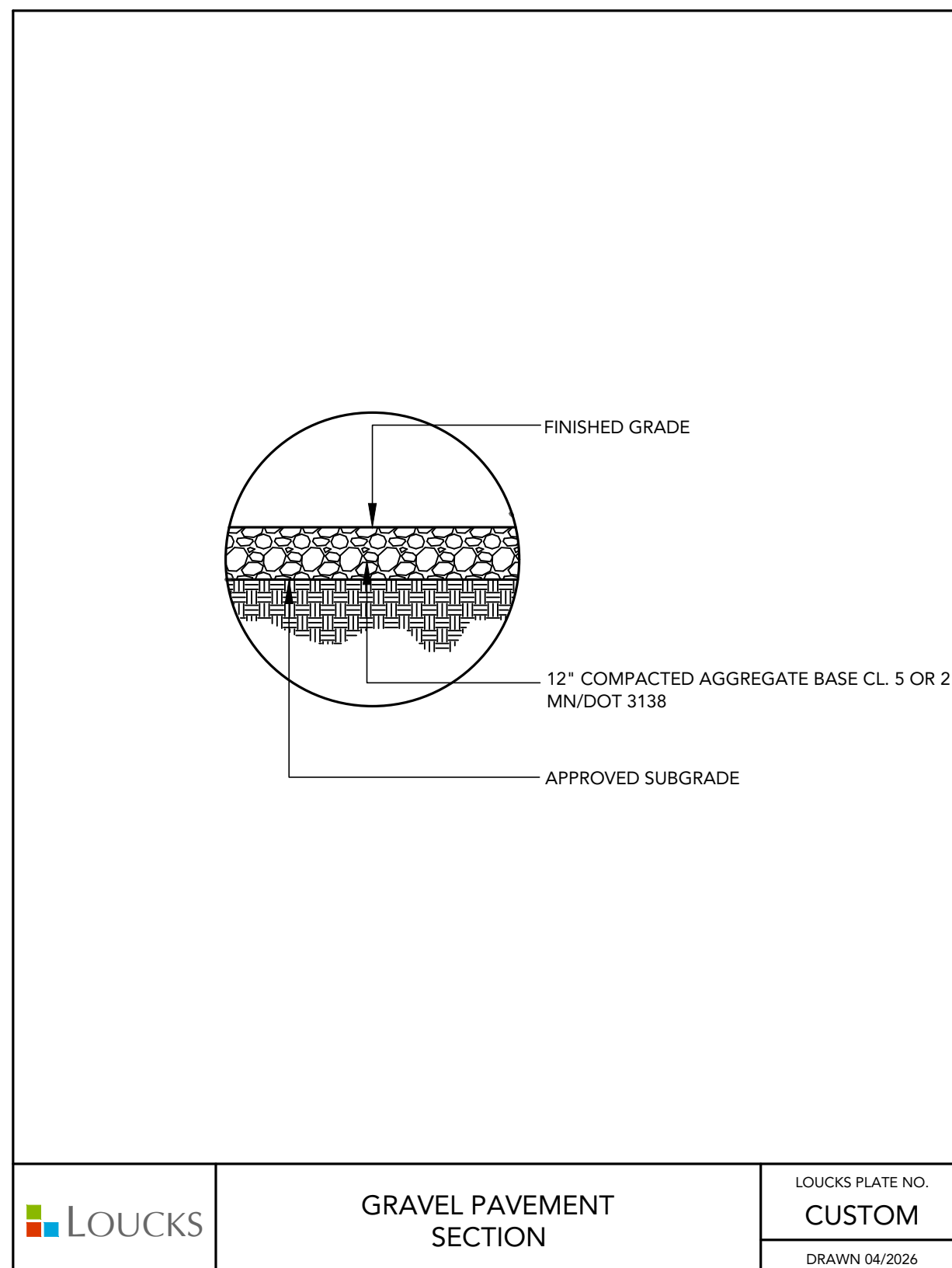
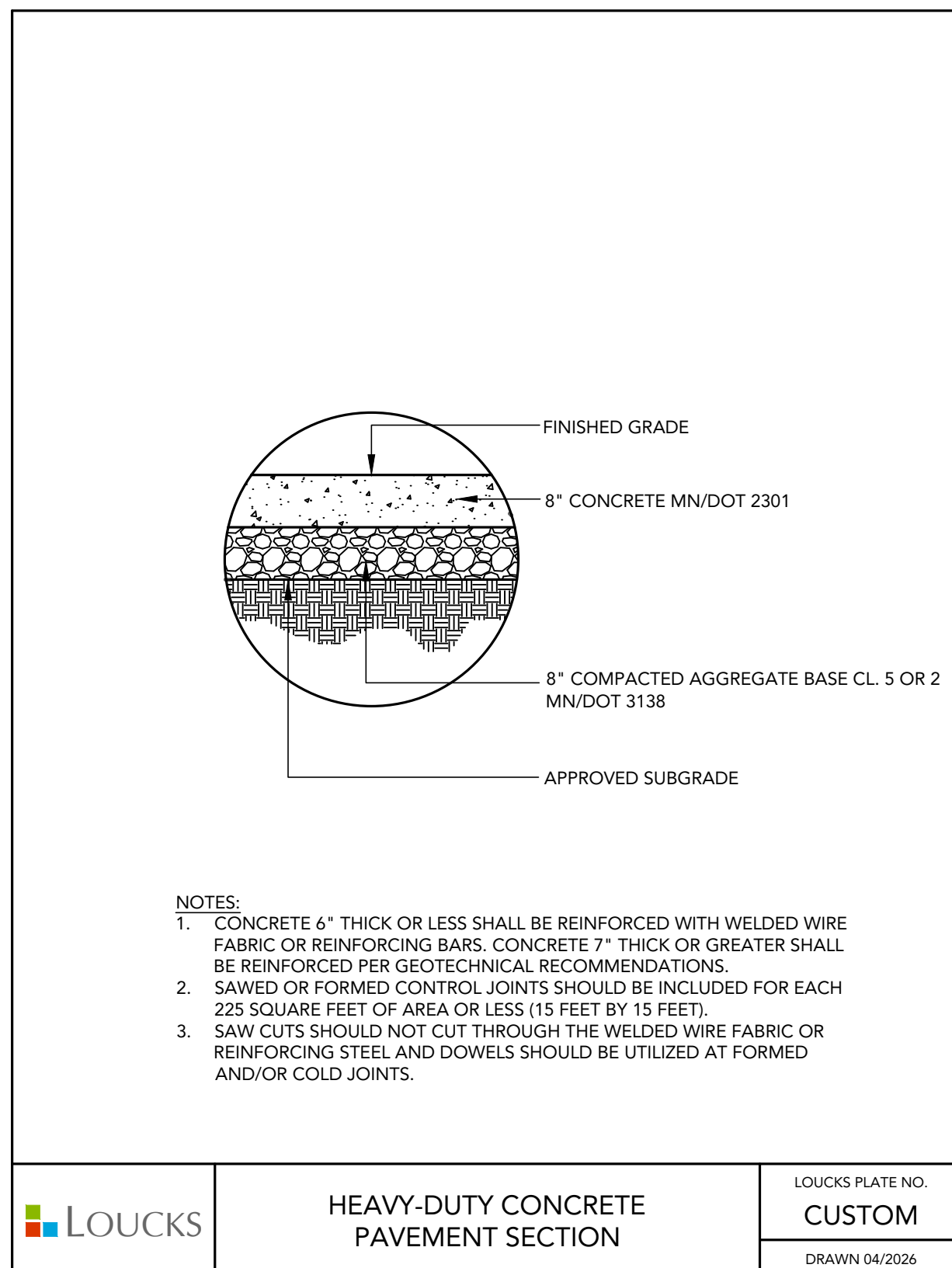
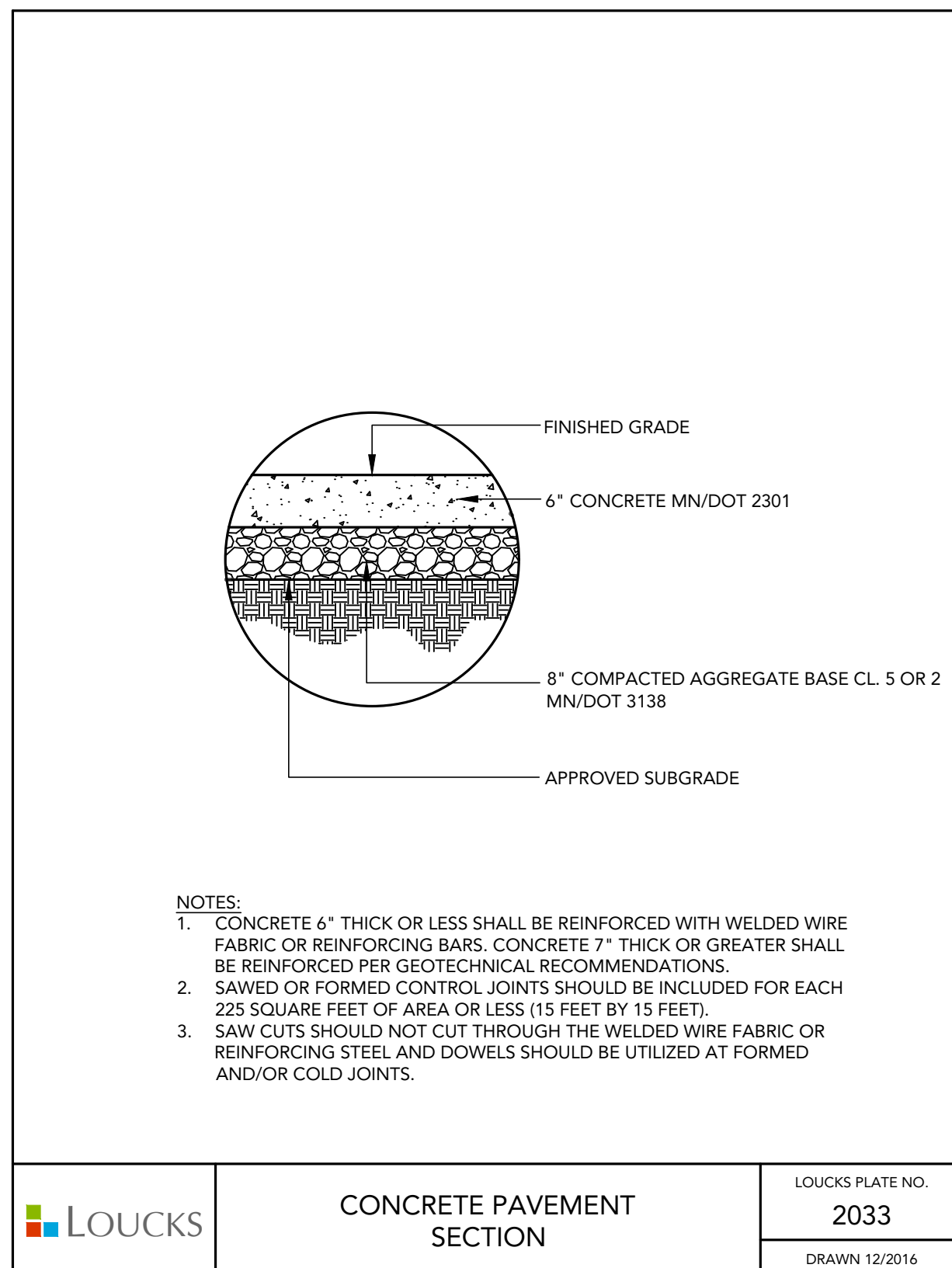
QUALITY CONTROL

Locks Project No. 260220.00
 Project Lead SRT
 Drawn By LAH
 Checked By SRT
 Review Date 04/23/2026

SHEET INDEX

C1-1 EX. COND. & DEMO PLAN
 C2-1 SITE PLAN
 C3-1 GRADING PLAN
 C3-2 SWPPP
 C3-3 SWPPP NOTES
 C4-1 UTILITY PLAN
 C8-1 CIVIL DETAILS

SWPPP NOTES
C3-3



NYLOPLAST 24" DRAIN BASIN: 2824G_X

TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS. SEE DRAWING NO. 7001-110-111 FOR NON TRAFFIC INSTALLATION.

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PILE DE GRATE	LF576 H-15	2486CP	7001-110-216
STANDARD	MF576 H-20	2486CS	7001-110-217
SOFT COVER	MF576 H-20	2486CD	7001-110-218
DOME	NA	2486CD	7001-110-219
DRIP TRAY GRATE	LF576 H-15	2486CP	7001-110-220

1 - GRATESOLID COVER SHALL BE DUCTILE IRON PER ASTM A889 GRADE 70-90/45.
 2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A889 GRADE 70-90/45.
 3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 8" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-106.
 4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D2276 FOR CORRUGATED HDPE (A20 N-12 HANCHOR DUAL WALL N-12HP) & PVC SEWER.
 5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 90°. TO DETERMINE MAXIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-102.

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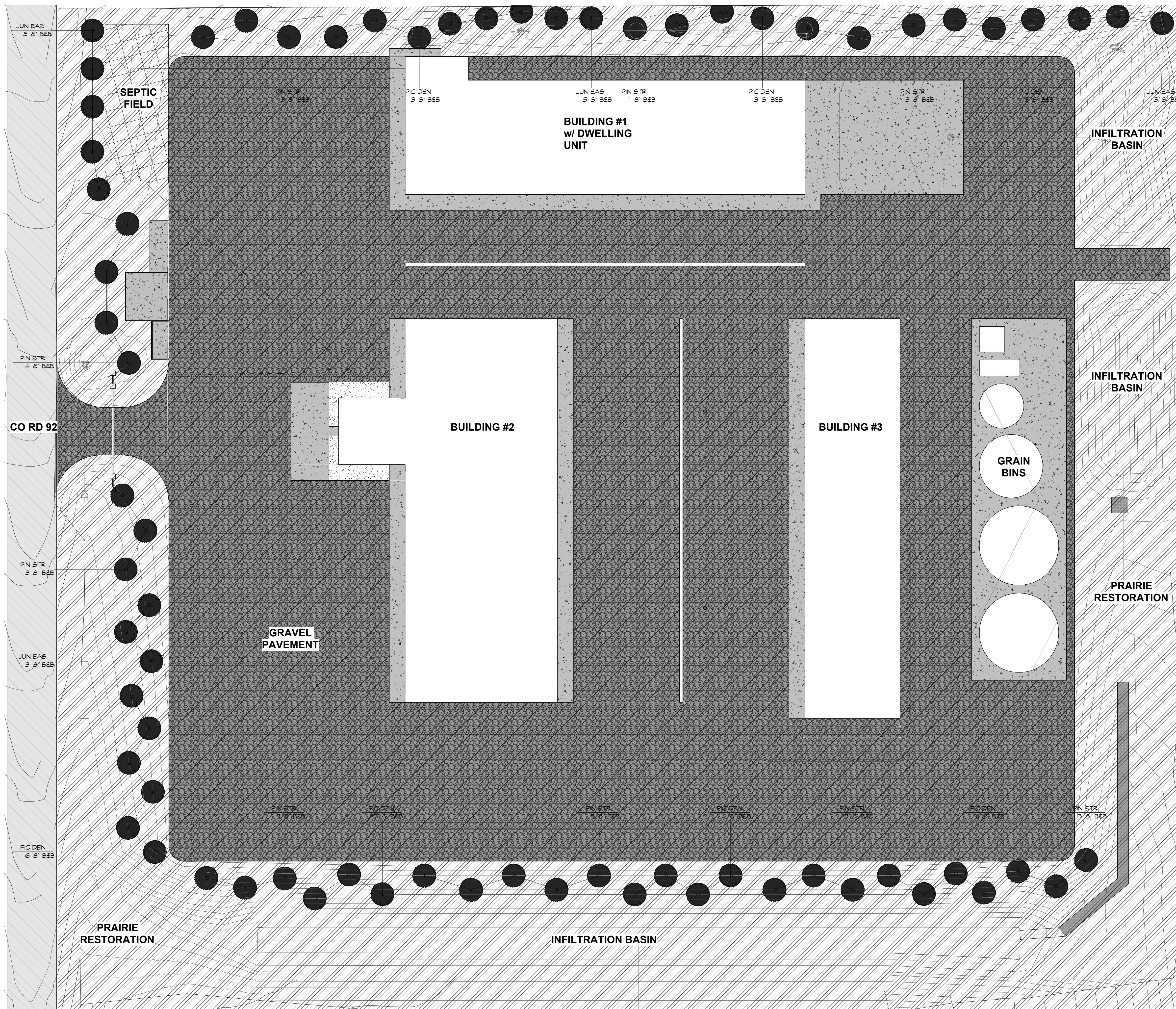
3153 WERNDALE AVE.
BURLINGTON, GA 30515
PH (770) 932-2442
FAX (770) 932-2490
www.nyloplast-us.com

Nyloplast
34 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DATE: 04-04-06
REVISED BY: NMBH
DATE: 05-14-16

DWG. NO. 7001-110-102
SCALE: 1/4" = 1'-0"
SHEET: 1 OF 1
REV: E

Released: 04/22/2026 4:37 PM W:\2026\260220\CADD\DATA\CIVIL.dwg Sheet Files\C8-1 CIVIL DETAILS



TREE SHELTER

Tree Schedule					
Symbol	Plant Code	Botanical Name	Common Name	Cont	Count

Trees

JUN EAS	Juniperus virginiana	Eastern Redcedar	8' B&B	16	
PIC DEN	Picea glauca 'Densata'	Black Hills White Spruce	8' B&B	26	
PIN STR	Pinus strobus	White Pine	8' B&B	28	
					70

PRAIRIE RESTORATION MIX

Botanical Name	Common Name	% by wt.
<i>Asclepias incarnata</i>	Rose Milkweed	1.27
<i>Astragalus canadensis</i>	Canada Milk Vetch	0.64
<i>Baptisia alba</i>	White Wild Indigo	1.27
<i>Dalea purpurea</i>	Purple Prairie Clover	2.77
<i>Echinacea pallida</i>	Pale Purple Coneflower	3.18
<i>Echinacea purpurea</i>	Purple Coneflower	3.18
<i>Eryngium yuccifolium</i>	Rattlesnake Master	5.08
<i>Euthamia graminifolia</i>	Grass-leaved Goldenrod	0.64
<i>Gentiana flavida</i>	Cream Gentian	0.95
<i>Helopsis helianthoides</i>	Early Sunflower	0.95
<i>Liatris pycnostachya</i>	Prairie Blazing Star	6.35
<i>Monarda fistulosa</i>	Wild Bergamot	1.27
<i>Oenothera gaura</i>	Biennial Gaura	1.38
<i>Oligoneuron rigidum</i>	Stiff Goldenrod	1.38
<i>Penstemon digitalis</i>	Foxglove Beardtongue	1.38
<i>Physostegia virginiana</i>	Obedient Plant	1.36
<i>Pycnanthemum verticillatum var. pilosum</i>	Hairy Mountain Mint	1.36
<i>Ratibida pinnata</i>	Yellow Coneflower	1.38
<i>Rudbeckia hirta</i>	Black-eyed Susan	5.08
<i>Rudbeckia subtomentosa</i>	Sweet Black-eyed Susan	0.64
<i>Rudbeckia triloba</i>	Brown-eyed Susan	0.64
<i>Silphium laciniatum</i>	Compass Plant	0.64
<i>Silphium terebinthinaceum</i>	Prairie Dock	0.64
<i>Symphotrichum laeve</i>	Smooth Blue Aster	1.38
<i>Symphotrichum novae-angliae</i>	New England Aster	1.11
<i>Verbena hastata</i>	Blue Vervain	0.64
<i>Veronicastrum virginicum</i>	Culver's Root	0.64
<i>Zizia aurea</i>	Golden Alexanders	2.54
Total Wildflowers		49.71%

Grasses, Sedges & Rushes		
Botanical Name	Common Name	% by wt.
<i>Andropogon gerardii</i>	Big Bluestem	13.97
<i>Elymus virginicus</i>	Virginia Wild Rye	10.16
<i>Panicum virgatum</i>	Switch Grass	1.38
<i>Schizachyrium scoparium</i>	Little Bluestem	3.81
<i>Sorghastrum nutans</i>	Indian Grass	20.96
Total Grasses		50.29%

I HEREBY CERTIFY THAT THIS SHEET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALIFIED LANDSCAPE ARCHITECT UNDER THE LAW OF THE STATE OF MINNESOTA.

SIGNATURE: _____

PRINTED NAME: _____

DATE: _____

LICENSE NUMBER: _____

SEAL: _____

FARMSITE
3760 Co Rd 92 N
Independence, MN 55359

REVISIONS

DATE	DESCRIPTION

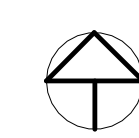
DESIGN DEVELOPMENT

DATE: 4/23/26
DRAWN: BJP
CHECKED: RLH
APPROVED: RLH

PLANTING PLAN

SHEET:
L4

1 PLANTING PLAN
1" = 30'-0"



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FARMSITE
3760 Co Rd 92 N
Independence, MN 55359

REVISIONS

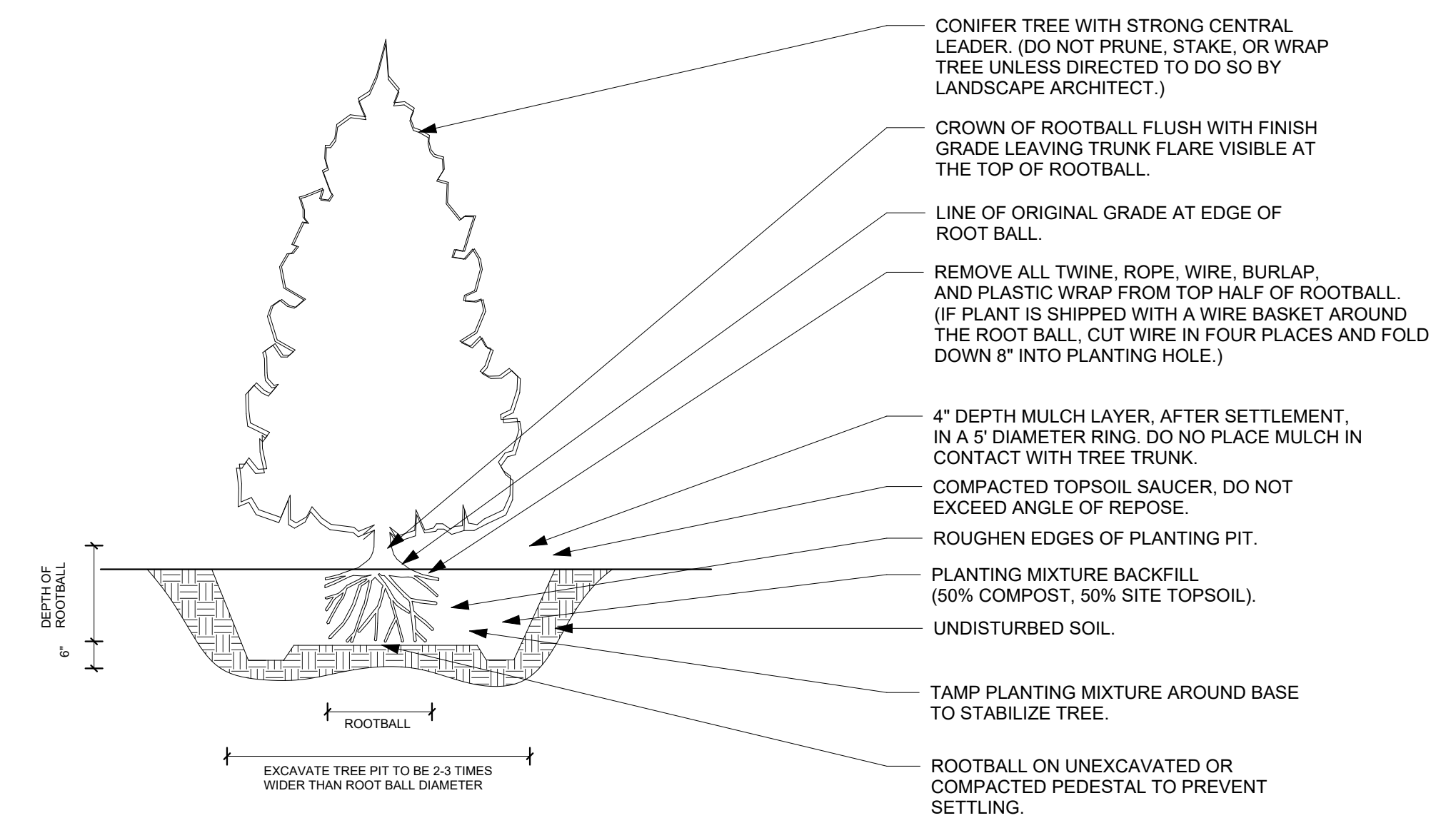
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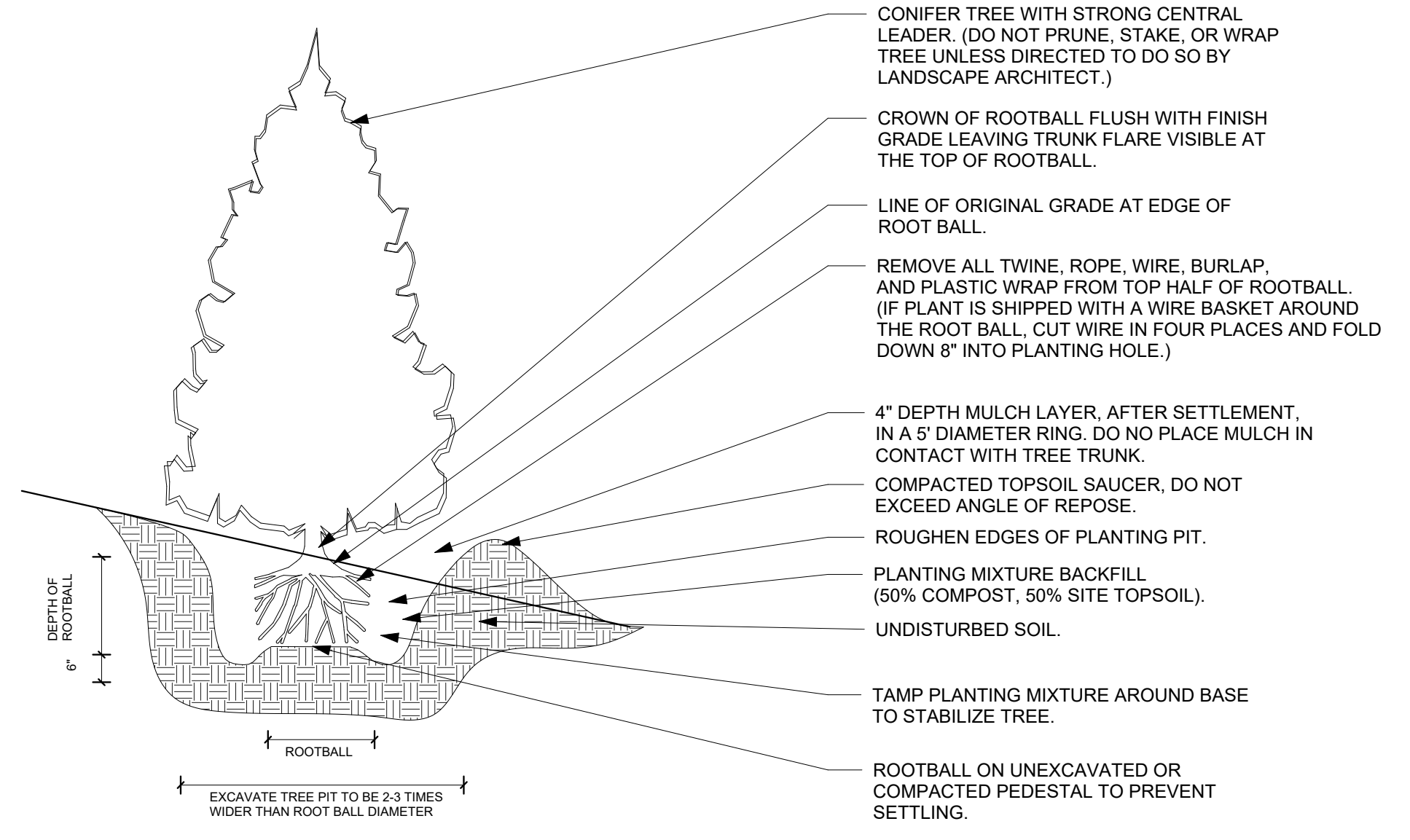
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APPROVED: RLH

PLANTING DETAILS

SHEET:
L5

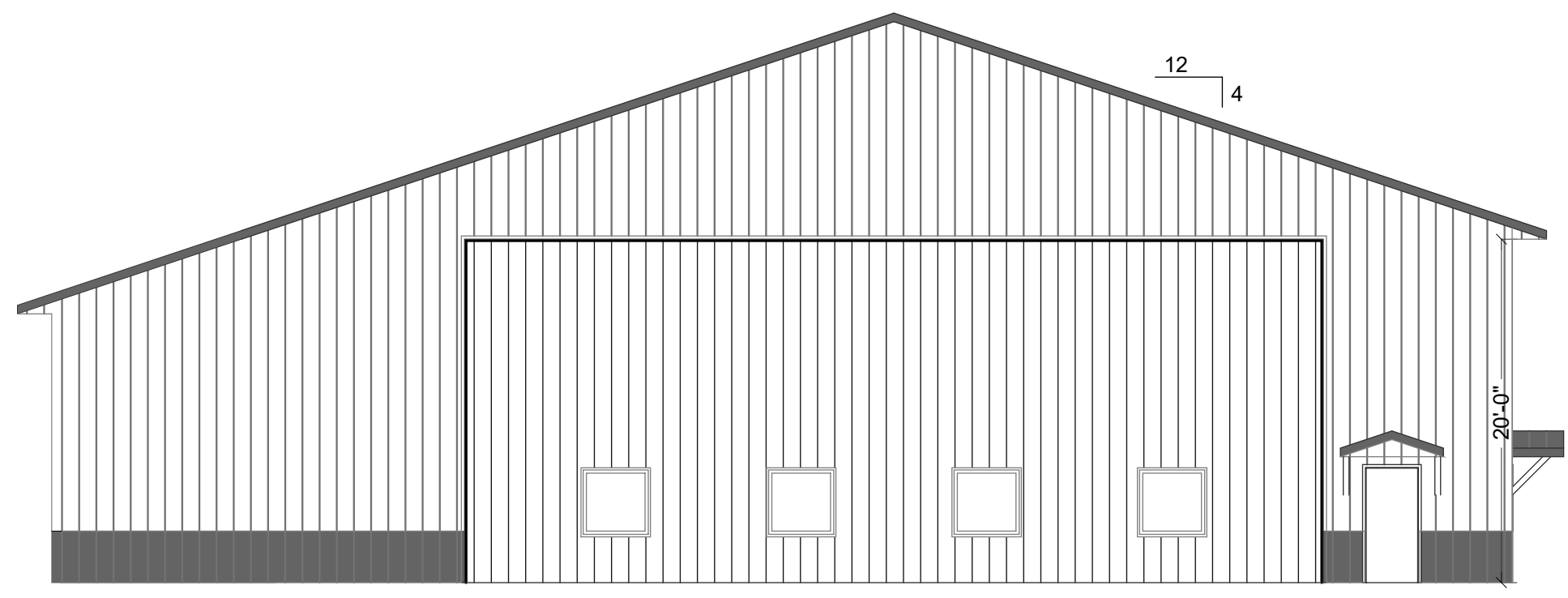


TYPICAL EVERGREEN TREE PLANTING

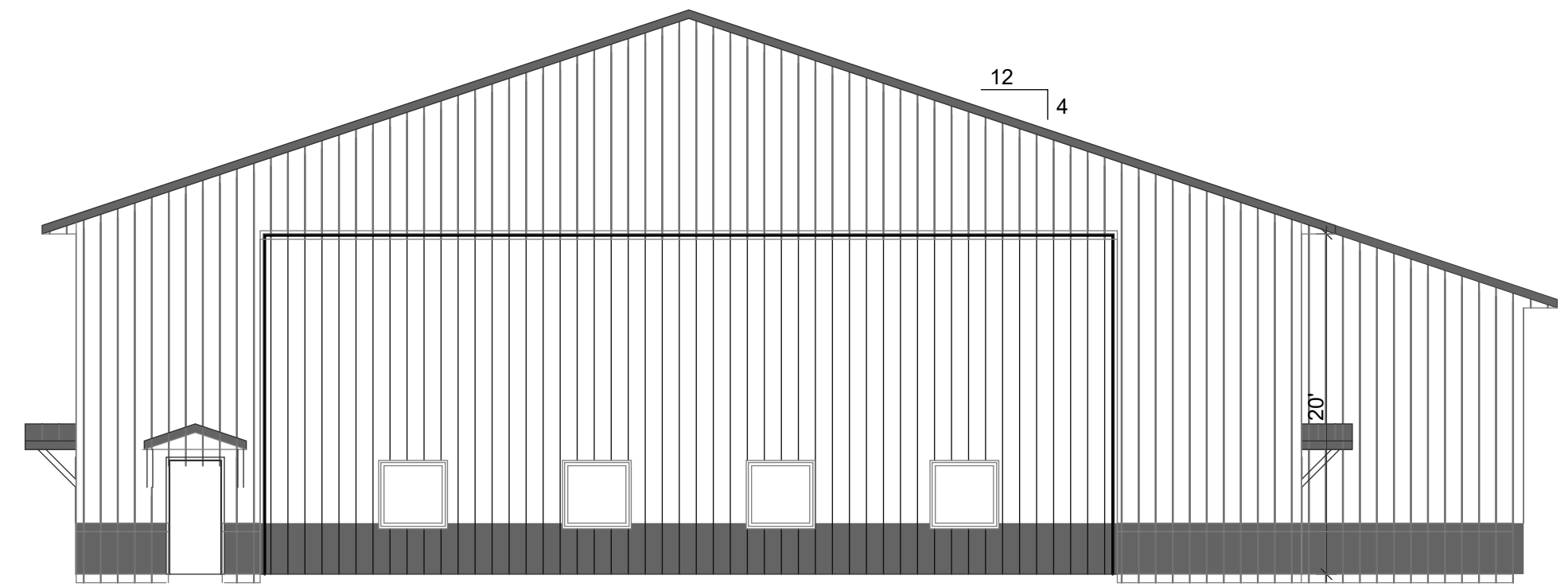


TYPICAL EVERGREEN TREE PLANTING ON SLOPE

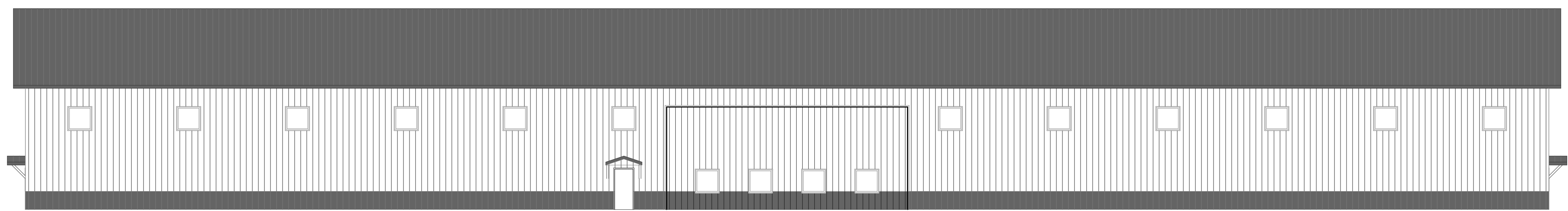
3 CONIFER PLANTING DETAIL
1/2" = 1'-0"



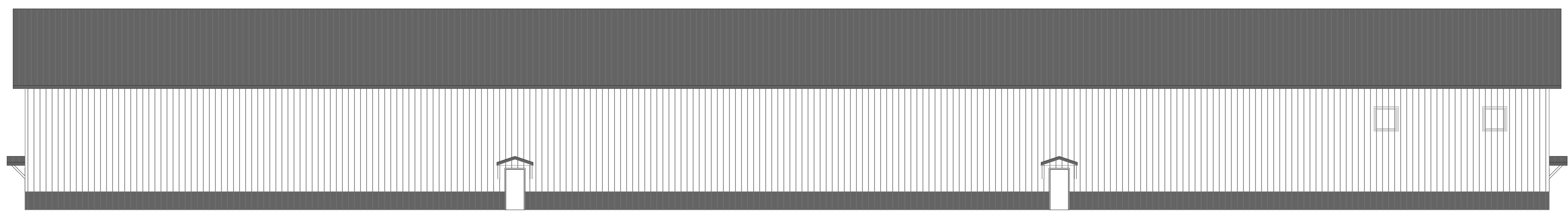
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

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SIGNATURE _____

PRINTED NAME _____

DATE _____

LICENSE NUMBER _____

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FARMSITE
3760 Co Rd 92 N
Independence, MN 55359

REVISIONS

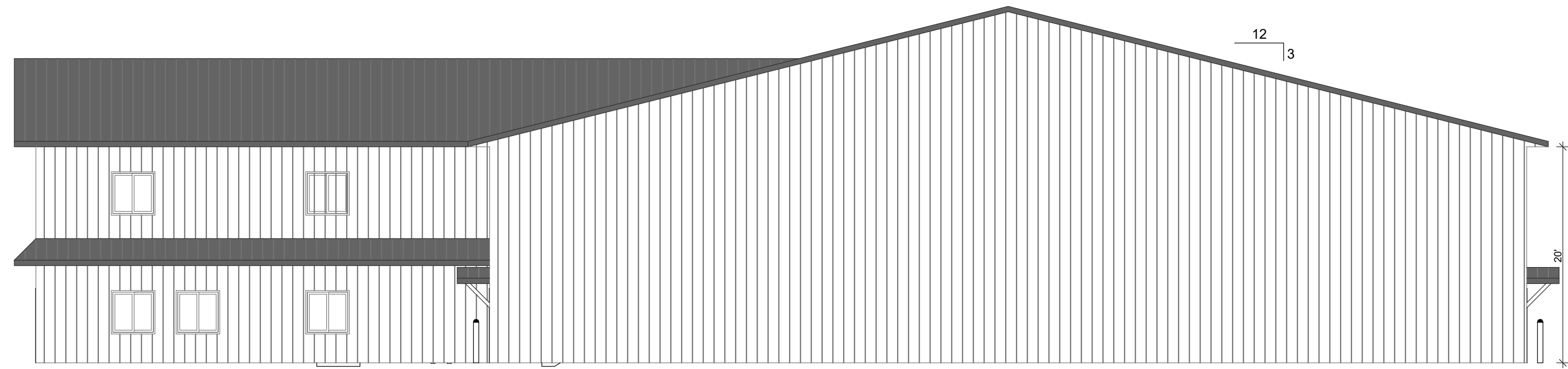
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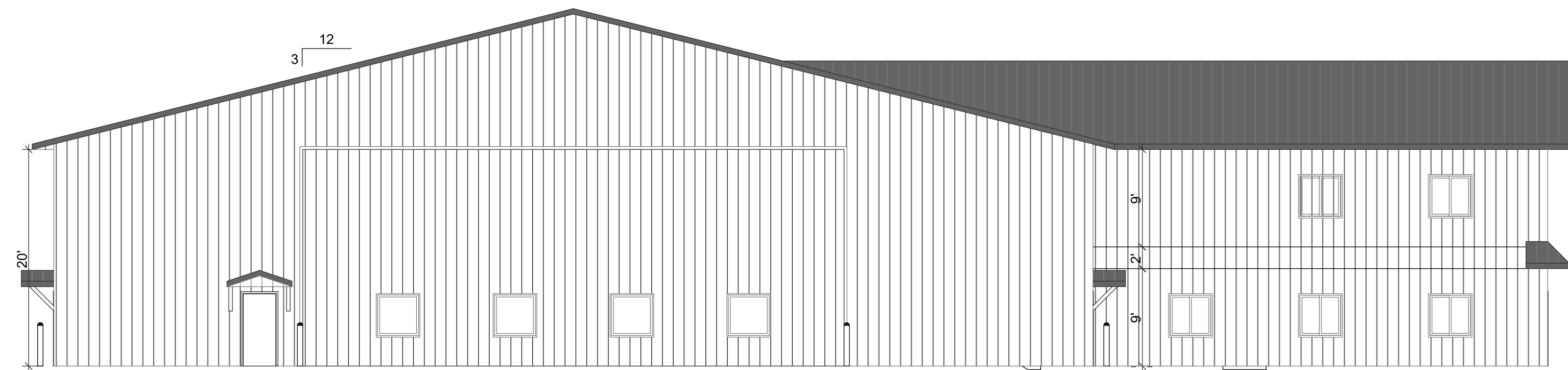
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CHECKED: RLH
APPROVED: RLH

BUILDING ELEVATIONS - BLDG
1

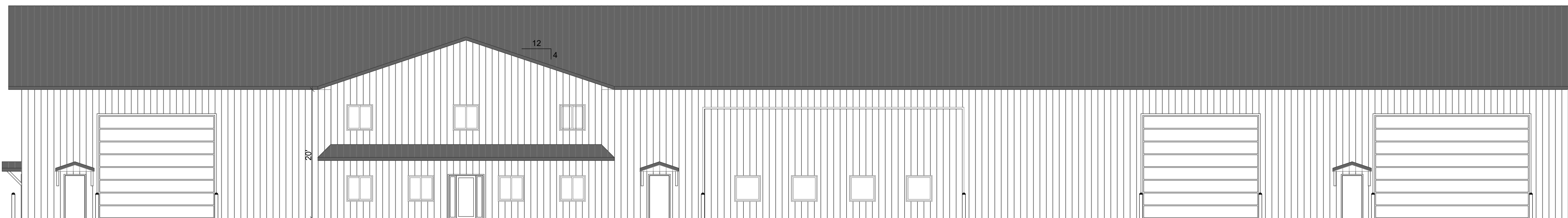
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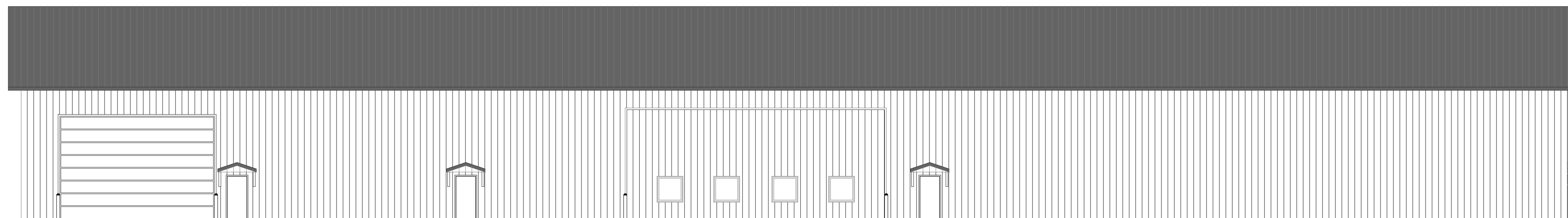
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

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SIGNATURE _____

PRINTED NAME _____

DATE _____

LICENSE NUMBER _____

SEAL: _____

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3760 Co Rd 92 N
Independence, MN 55359

REVISIONS

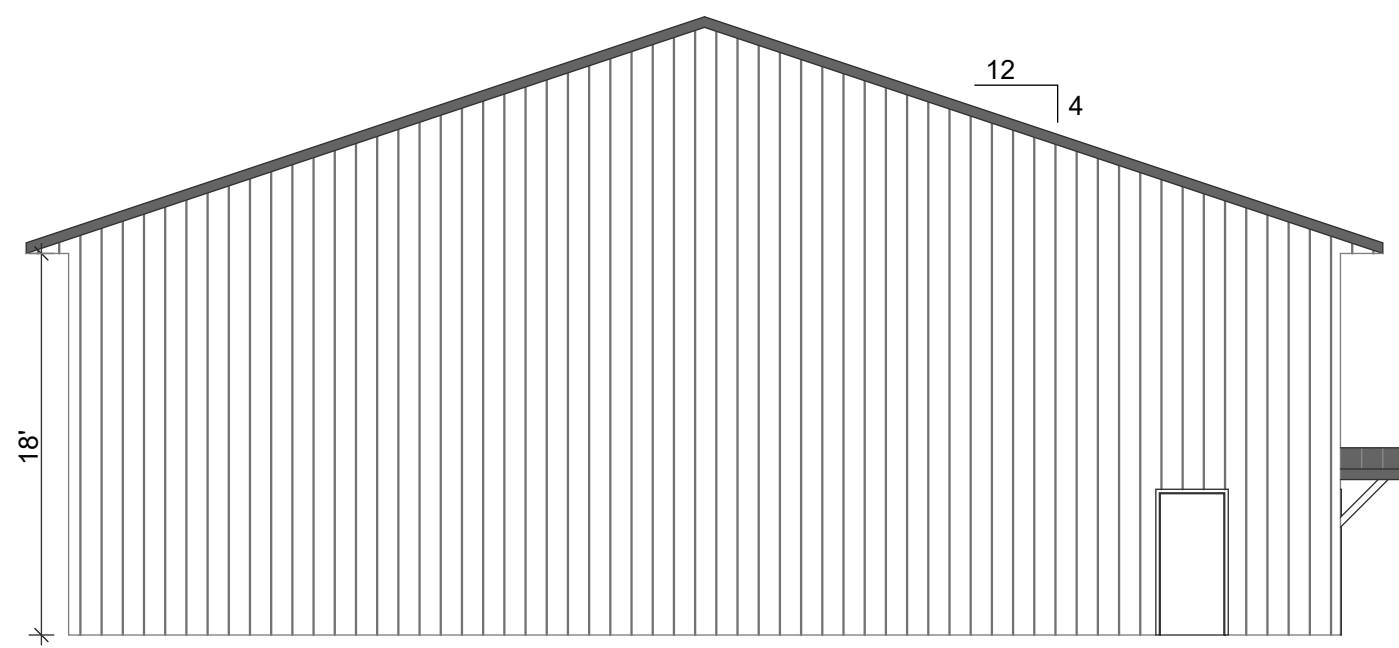
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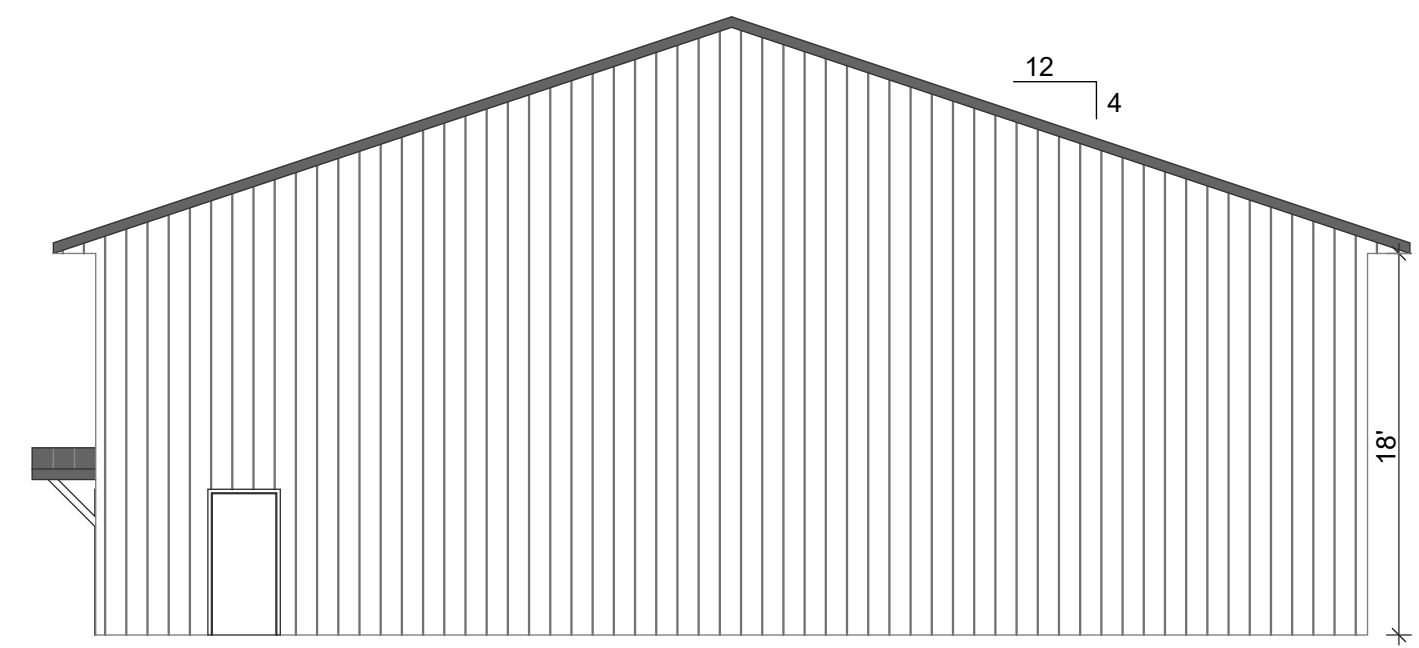
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CHECKED: RLH
APPROVED: RLH

BUILDING ELEVATIONS - BLDG
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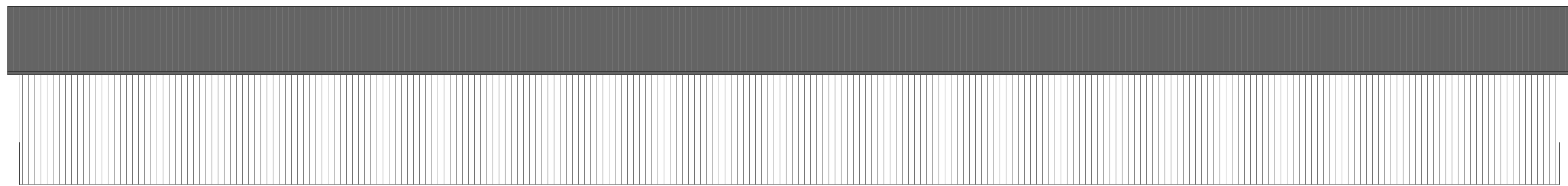
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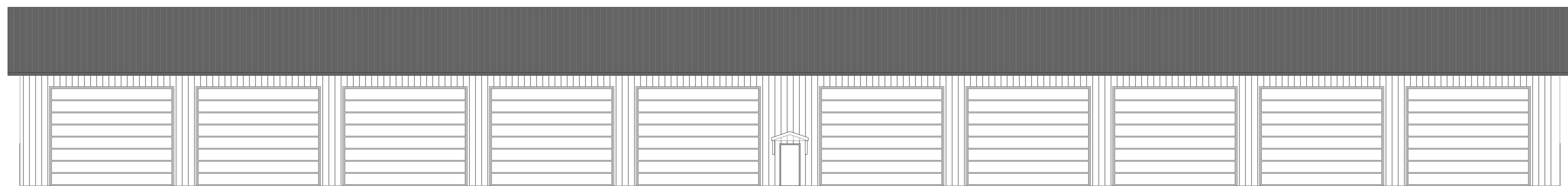
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

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SIGNATURE _____

PRINTED NAME _____

DATE _____

LICENSE NUMBER _____

SEAL: _____

FARMSITE
3760 Co Rd 92 N
Independence, MN 55359

REVISIONS

DATE	DESCRIPTION

DESIGN DEVELOPMENT

DATE: 4/23/26
DRAWN: BJP
CHECKED: RLH
APPROVED: RLH

BUILDING ELEVATIONS - BLDG
3

SHEET:
L8

May 27, 2026

Mr. Mark Kaltsas
City Administrator/Planner
Independence City Hall
1920 County Rd 90
Independence, MN 55359

RE: Public Hearing Support for a Conditional Use Permit (CUP)
Property: 3760 County Rd 92 North (PID# 09-118-24-13-0001)
Applicant: Michael Keenan | Owner: Mark Moorhouse
Hearing Date: June 2, 2026

Mr. Kaltsas and Members of the Planning Commission,

We are writing to express our support for the Conditional Use Permit (CUP) application for the property located at 3760 County Rd 92 North.

As a resident, voter and neighbor living at 4364 S Lake Sarah Dr, our family has observed the recent efforts to improve this site. We are pleased with the owner's commitment to clearing away the dangerous and deteriorated structures. By replacing those structures with high quality buildings that were detailed in the CUP submission, we believe that this benefits our agricultural neighborhood and the broader community by preventing additional residential development.

Having reviewed the plans, we believe the style and footprint of the proposed buildings will complement the surrounding area and most importantly, provide a balance with the preservation of our very unique rural character, our beautiful open spaces and agricultural heritage that make Independence such a remarkable place! These proposed plans will represent a major upgrade that enhances local safety, aesthetics and community values.

We realize that this project will take a few years to complete, and that the site plan will meet all the relevant zoning requirements, setbacks, variances, easements, wastewater and any property line issues. We would also like to see minimal impact and that this project takes adequate measures to mitigate the potential impacts in regard to traffic and more importantly, noise management and lighting controls to ensure no adverse impact to the neighbors health and safety.

As this project does not have a direct impact on us, we simply ask that the opinions, concerns and perspectives from the neighbors are strongly considered and addressed.

Thank you for your time and dedication to our community. We truly live in an amazing place. Please feel free to reach out if you have any questions.

Kind regards,
Klaers Family Farm
Randy Klaers
Colleen Klaers
Rilee Klaers
4364 S Lake Sarah Dr, Independence

Subject: CUP Support for 3760 County Road 92
Date: Friday, May 22, 2026 at 10:13:40 AM Central Daylight Time
From: Jeremy Kolbe
To: Mark Kaltsas
Attachments: image001.png, CUP APP.pdf

Dear Mr. Kaltsas,

I hope this message finds you well. I am writing to share my support for the Conditional Use Permit that has been submitted for the property located at 3760 County Road 92 North in Independence. Please find the attached letter outlining my endorsement and the reasons behind it.

If you have any questions or need further information, please feel free to reach out.

Best regards,

Jeremy Kolbe

Partner, Executive Vice President



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Subject: Moorhouse CUP Request
Date: Monday, May 18, 2026 at 10:39:41 PM Central Daylight Time
From: Philip Kalleberg
To: Mark Kaltsas
CC: Moorhouse, Mark, michael@urbanecosystemsinc.com
Attachments: image001.png, CUP Submission_Farmsite_3760 Co Rd 92 N_2026_0423.pdf

Mark,

It was brought to my attention that Moorhouse Farms is seeking a CUP for several agricultural use buildings on their property located 3760 CTY RD 92.

I own the property just south of Moorhouse Farms at 8303 Burr Oak Lane.

The Moorhouse's have purchased multiple properties in Independence adjacent to or close to my property. In every instance they have dramatically improved the properties. Their farming operation is run professionally and with the goal of always improving the properties and the land they acquire.

I'm fully in support of the CUP they are requesting. Please feel free to reach out if you have any questions.

RE: Public Hearing Support for Conditional Use Permit (CUP)

Property: 3760 County Road 92 North (PID No. 09-118-24-13-0001)

Applicant: Michael Keenan | **Owner:** Mark Moorhouse

Hearing Date: June 2, 2026

Sincerely,

PK

Phil Kalleberg

Partner/CEO | [Parallel Retail Group](#)

+1.763.229.9355 | pk@theprg.co | [linkedin](#)



Lakewood Building
50 South 9th St., Suite. 300, Minneapolis, MN 55402

Subject: Zoning Variance Meeting letter Kazin Family
Date: Thursday, May 21, 2026 at 6:16:49 AM Central Daylight Time
From: farm9@me.com
To: Mark Kaltsas

To: Mark Kaltsas

City Administrator

Independence, MN

From: Jeff Kazin

7475 County Road 11

Maple Plain, MN

55359

Topic: City if Independence zoning meeting

Mark,

I was recently notified by letter of a request for variance by Mark Moorehouse on a property directly adjacent to a property I own on county road 11 and county road 92. I am taking some time today to write a letter of recommendation that the requested variance be approved. As you may be aware, the parcel of my personal residence borders the property in question. My interactions with Mark have been quite favorable.

Indirectly, he has cleaned up several adjacent properties. This involved the removal of significant amounts of accumulation left by previous owners. He has also removed two derelict homes directly adjacent to my property. He

has made a significant commitment to the area in building his primary residence on county road 11 west of county 92.

Directly we have been in regular contact as he reclaimed the property in question. We have had several meetings to coordinate the clearing of the shared property boundary. The property now is a blank slate ready for a high-quality facility to take its place. Mark has done all this at his own expense. Adding agricultural infrastructure and a primary residence will be a marked improvement to the previous condition.

As the most likely impacted by the zoning variance request, I have NO issue with it being approved. Mark and family have been an excellent addition to the community. If you have any additional questions, my contact information is below.

Jeff Kazin

612-710-0987

Subject: Conditional Use Permit (CUP) - Moorhouse
Date: Tuesday, May 19, 2026 at 12:25:07 PM Central Daylight Time
From: Peggy Pouliot
To: Mark Kaltsas
Attachments: Letter to City of Independence - Moorhouse CUP.docx

Hello Mark -

As a neighboring property owner and longtime resident of Independence, I would like to submit my letter of support for the Conditional Use Permit for the Mark Moorhouse project at 3760 County Road 92 North.

Please see attached.

Regards,
Aaron & Peggy Pouliot
612-716-2356 (Aaron)