



PLANNING COMMISSION MEETING AGENDA
TUESDAY AUGUST 25, 2026

NOTE MEETING TIME

6:00 PM REGULAR MEETING

1. Call to Order
2. Roll Call
3. Approval of Minutes:
 - a. July 21, 2026, Planning Commission Meeting Minutes.
 - b. August 4, 2026, City Council Meeting Minutes (For Information Only).
4. **CONTINUED (From 7.21.2026 Planning Commission Meeting):** Laura Fredman (“Applicant/Owner”) requests that the City consider the following action for the property located at 4465 Lake Sarah Rd., Independence, MN (PID No. 03-118-24-23-0001):
 - a. A conditional use permit (CUP) to allow a detached Accessory Dwelling Unit (ADU) to be located within a new detached accessory structure on the subject property.
5. **PUBLIC HEARING:** Patrick Dorn (“Applicant”) and Kent Roers (“Owner”) requests that the City consider the following action for the property located at 4708 Lake Sarah Dr. S, Independence, MN (PID No. 02-118-24-22-0026):
 - a. A variance to allow the construction of a stairway onto an existing deck that encroaches approximately 5’ into the 100’ lakeshore setback.
6. **PUBLIC HEARING:** Nate Miller (“Applicant/Owner”) requests that the City consider the following action for the property located at 3470 Lake Sarah Rd., Independence, MN (PID No. 10-118-24-31-0006):
 - a. A conditional use permit (CUP) to allow a detached Accessory Dwelling Unit (ADU) to be located on the subject property.
7. **PUBLIC HEARING:** Frank Smaron (“Applicant”) and Paul Merz Trust Estate (“Owner”) request that the City consider the following action for the properties located at 2919 Independence Road (PID Nos. 14-118-24-13-0008 and 14-118-24-14-0002):
 - a. A minor subdivision to allow a lot line rearrangement. The lot line rearrangement would adjust the line separating the two properties. No new properties are being proposed.
8. Open/Misc.
9. Adjourn.



**PLANNING COMMISSION MEETING AGENDA
TUESDAY, JULY 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, Gardner at 7:30 p.m.

2. Roll Call

PRESENT: Acting Thompson, Tearse, Dumas, Volkenant, Alternates Story and Usset
ABSENT: Gardner
STAFF: City Administrator Kaltsas, Administrative Services Director Simon
VISITORS: See Sign-in Sheet

3. Approval of Minutes:

- a. June 2, 2026, Planning Commission Meeting Minutes (Corrected).
- b. June 16, 2026, Planning Commission Meeting Minutes.
- c. July 7, 2026, City Council Meeting Minutes (For Information Only).

Motion by Volkenant, seconded by Story. Ayes: Thompson, Tearse, Volkenant, Dumas, Story. Nays: None. Abstain: None. Absent: Gardner. The motion carried. 5.0

4. PUBLIC HEARING: Atlantis Pools (“Applicant”) and Christy Cales (“Owner”) requests that the City consider the following action for the property located at 6405 Hillstrom Rd., Independence, MN (PID No. 22-118-24-14-0004)

- a. A variance from the requisite structure setback from the OHWL of Pioneer Creek to allow the construction of a swimming pool that does not meet the applicable setback.

City Administrator Kaltsas presented the variance request from Atlantis Pools (applicant) on behalf of property owner Christy Cales, to permit the construction of a swimming pool at 6405 Hillstrom Road that would not meet the required 100-foot setback from the ordinary high water level (OHWL) of Pioneer Creek. The setback requirement is established by the DNR through the city's shoreland ordinance.

The existing home is located approximately 113 feet from the OHWL, just meeting the setback. The applicant proposes to construct an 18-by-40-foot swimming pool at its closest corner approximately 82 feet from the OHWL, representing a requested variance of 18 feet. Kaltsas noted several contributing factors: the property is a corner lot with a 52-foot side yard setback along County Road 90, pools are not permitted in front yards, and the house is set close to the 100-foot mark, leaving limited rear yard depth for accessory uses. The proposed pool location is also set only approximately 11 feet from the rear of the house, just above the 10-foot code minimum.

Commissioners discussed whether creek levels fluctuate enough to affect the applicable OHWL measurement, as had been a factor in a prior application on the same creek. Kaltsas noted this property is on a more straight stretch of the creek, unlike a prior case on a bend, and that no evidence of significant meander had been presented for this site. Commissioners also briefly discussed pool water discharge, with Kaltsas confirming that discharge directly into the creek would not be permitted.

The public hearing was opened.

A neighbor at 6475 Hillstrom Road identified herself as the adjacent property owner who also has a pool. She confirmed that in 22 years of residence, the creek had filled only once, and she expressed support for the application, noting that the applicant's family—including three young boys—would benefit greatly. A representative from Atlantis Pools also addressed the commission, clarifying that pools are not drained in winter, that residential pool chlorine levels are very low (under 0.5 parts per million), and that any drawdown water would be managed responsibly. He further explained that the pool had been sized down from original plans to minimize impact, that it sits well above the creek grade, and that the structure cuts into an existing patio to stay as close to the house as feasible. The public hearing was closed.

Commissioners found the request reasonable, noting practical difficulties arising from the combination of the DNR shoreland setback, the corner lot side-yard setback, the prohibition on front-yard pools, and the significant elevation differential between the proposed pool location and the creek, which mitigates any water quality concern.

Motion by Story, seconded by Volkenant to approve the variance for 6405 Hillstrom Rd to allow construction of a swimming pool not meeting the applicable OHWL setback. Ayes: Thompson, Volkenant, Dumas, Tearse, Story. Nays: None. Abstain: None. Absent: Gardner. The motion carried. 5.0

5. **PUBLIC HEARING:** Laura Fredman (“Applicant/Owner”) requests that the City consider the following action for the property located at 4465 Lake Sarah Rd., Independence, MN (PID No. 03-118-24-23-0001):
 - a. A conditional use permit (CUP) to allow a detached Accessory Dwelling Unit (ADU) to be located within a new detached accessory structure on the subject property.

City Administrator Kaltsas presented the conditional use permit request from Laura Fredman to allow a detached Accessory Dwelling Unit (ADU) within a new detached accessory structure on the approximately 16-acre agriculturally zoned property at 4465 Lake Sarah Road. The applicant recently acquired the property and intends to retain the existing farmhouse as the principal structure while constructing a new 4,960-square-foot detached accessory building—just under the 5,000-square-foot threshold that would trigger a conditional use permit for the building itself. The ADU proposed within that structure would be approximately 1,148 square feet.

Kaltsas walked through the city's ADU criteria in detail. The ADU would be physically located within a detached accessory building on the same parcel as the principal structure; at 1,148 square feet it is subordinate in size to the 3,485-square-foot above-grade farmhouse; it is fully separated from the principal dwelling; it includes kitchen, living, bedroom, and bathroom facilities; it has one bedroom (maximum is two); and it would be occupied by family members of the homesteaded owners. A new on-site septic system would be constructed to serve both the ADU and the existing farmhouse. The property at 16 acres is not subject to a maximum total accessory structure square footage.

Kaltsas flagged two primary concerns for commission discussion. First, the proposed detached accessory structure is a white standing seam metal building, while the existing farmhouse is primarily stucco. The city's ordinance requires that an ADU be architecturally compatible with the principal structure using similar materials, finishes, style, and color. A neighboring property owner had submitted written comment raising this issue. Second, the proposed building is located near the intersection of Lake Sarah Road and Lake Sarah Drive, close to the street, in a highly visible location. Concerns were raised about whether its placement, relative to the existing farmhouse and the road, satisfied the subordinate character expected of an accessory structure. Kaltsas also noted that a mezzanine shown in the original plans would need to be removed, as it effectively created additional bedroom space connected to the ADU, and that the applicant had agreed to revise the plans accordingly.

Commissioners raised several concerns in discussion. Commissioner Dumas observed that the building's proximity to the road meant it was not subordinate in position relative to the principal structure, and questioned whether the grading across the site would genuinely prevent locating the building further back. Acting Chair Thompson noted that after driving by the property, the proposed building's location would make it appear as a primary structure from the road, with the existing farmhouse reading as secondary. Commissioner Volkenant noted that if the farmhouse were updated with materials similar to the proposed building, the architectural compatibility concern would be largely resolved, but the commission lacked tools to enforce future improvements. City Administrator Kaltsas acknowledged the commission could condition approval on specified exterior modifications to the farmhouse facade.

The public hearing was opened. A neighboring property owner, Lucas Larson of 4750 South Lake Sarah Drive, spoke in opposition to the current proposal. Larsen, identifying himself as a real estate developer familiar with the CUP process, expressed no objection to the ADU use itself but raised two specific concerns: the building's highly visible location would obstruct a prominent open vista at a significant topographic change, and the white metal building does not meet the architectural compatibility standard when compared to the existing stucco farmhouse.

He requested that any approval require relocation of the building further back on the property and exterior materials compatible with the principal structure.

The applicant (identified in public testimony as Laura Fredman of 6355 7th Way, Minnetonka) and her husband Shad Fredman addressed the commission. They explained that the proposed location is the flattest, most accessible area on the property; that the farmland behind is currently leased for agriculture; and that the septic system design constrained some location options. They stated their intent to install stone veneers approximately four feet up around the full exterior of the building, as well as landscaping, and noted that they plan to update or replace the existing farmhouse with metal and stone materials over time, making the materials ultimately compatible. Mr. Fredman offered to add a landscaping berm at the front if proximity to the road was a concern and indicated some willingness to shift the building's position modestly, though practical constraints around the driveway access and maneuvering space were cited.

Commissioners and staff engaged in collaborative dialogue with the applicants about whether a modest shift of the building to the south and west could improve its relationship to the road and the principal structure without unduly affecting driveway access. Acting Chair Thompson was candid that the application as presented was difficult to approve, as it appeared to fall short on multiple ordinance criteria simultaneously subordinate location, architectural compatibility, and visual relationship to the principal structure. He acknowledged there is a path to an ADU approval but suggested the applicants return with a revised proposal that addresses these points.

Acting Chair Thompson proposed continuing the public hearing to the next regular meeting to allow the applicants time to revise their plans in response to the commission's and neighbor's feedback. The applicants indicated their willingness to work with the neighbor and return with a revised proposal.

Motion by Tearse, seconded by Volkenant to table the public hearing for A conditional use permit (CUP) to allow a detached Accessory Dwelling Unit (ADU) to be located within a new detached accessory structure on the subject property located at 4465 Lake Sarah Rd. Ayes: Thompson, Tearse, Volkenant, Dumas, Story. Nays: None. Abstain: None. Absent: Gardner. The motion carried. 5.0

6. **PUBLIC HEARING:** Dennis Hagen ("Applicant/Owner") requests that the City consider the following action for the properties located at 6345 and 6385 Main St., Independence, MN (PID No.s 26-118-24-22-0007 and 26-118-24-22-0005):
 - a. A minor subdivision to allow a lot combination of the two (2) existing properties into a single property. The combination would create a one (1) lot that is 7.32 acres.

City Administrator Mark Kaltsas presented the request for a minor subdivision to allow a lot combination of the two properties located at 6345 and 6385 Main Street. He explained that the

applicant had acquired the 6385 Main Street property—approximately 2 acres located at the southeast corner of Main Street and County Road 90—and had demolished the existing house on it. The applicant's intent was to combine that parcel with the adjacent 6345 Main Street property, which is 5.32 acres, for a combined total of 7.32 acres. Both properties are zoned and guided rural residential.

Kaltsas noted that the lot combination would eliminate an existing nonconformity, as the 6385 Main Street parcel was below the city's minimum lot size of 2.5 acres for rural residential properties. The resulting combined lot would have no nonconformities and would continue to be used as a single-family residential property, consistent with the comprehensive plan.

The public hearing was opened. No members of the public came forward to speak, and the hearing was closed.

Motion to approve the lot combination of 6345 and 6385 Main Street, Independence, into a single lot, incorporating staff's discussion, comments, and recommendations, was made by Commissioner Volkenant and seconded by Commissioner Tearse. The motion carried unanimously. Ayes: Thompson, Tearse, Volkenant, Dumas, Story. Nays: None. Abstain: None. Absent: Gardner. The motion carried. 5.0

City Administrator Kaltsas noted that this item would proceed to the City Council at its August 4, 2026 meeting, and reminded attendees that the August 4 meeting has been moved to 4:30 PM due to community evening activities.

7. **PUBLIC HEARING:** Paul Ridgeway (Applicant/Owner) requests that the City consider the following action for the property located at 5885 County Road 11, Independence, MN (PID No. 11-118-24-12-0008):

- a. A variance to allow a detached accessory building that exceeds the allowable square footage (1,850 SF) for the subject property. The applicant is proposing to construct a new approximately 3,000 SF private detached accessory structure on the property. The property size is approximately 9 acres; however, only 2 acres are buildable upland. The buildable upland is used to determine allowable detached accessory structure square footage.

City Administrator Kaltsas presented the variance request from Paul Ridgeway to construct a detached accessory building of approximately 3,600 square feet (total under roof, including overhangs and porch) at 5885 County Road 11. The property is zoned and guided rural residential and is approximately 9.2 acres in total area; however, only about 2 acres constitute buildable upland, with approximately 7.16 acres being wetland. The city calculates allowable accessory structure size as 2 percent of buildable upland area, with a minimum floor of 1,850 square feet regardless of that calculation. In this case, the buildable upland yields less than 1,850 square feet by the formula, so the applicable allowance is the 1,850-square-foot minimum. The applicant is requesting a variance to allow approximately 3,600 square feet—roughly double the

permitted size—to accommodate personal recreational vehicles, including RVs, boats, enclosed trailers, and a handicap-accessible sprinter van used to transport a family member.

Kaltsas noted the building would be sited along the entrance driveway on the narrow strip of buildable land between the wetland and the western property line, and would be visible from County Road 11. Kaltsas discussed the city's variance criteria at length, noting that while the extensive wetland was not created by the property owner, the ordinance—including its 1,850-square-foot minimum—was in place prior to the applicant's acquisition of the property. He flagged uncertainty about whether the proposal represents the minimum variance necessary, given that it represents nearly a 100 percent increase over the allowable size, and noted that the city's water resource engineer had evaluated the proposed building location and found it would not impact the wetland buffer. Kaltsas also disclosed that a neighboring property owner had submitted written comments raising concerns about potential wetland and stormwater impacts, loss of screening from tree removal, and the possibility of commercial use of the structure, which the applicant directly denied, stating they operate a warehouse in Plymouth that is entirely separate from this property.

The public hearing was opened. A representative of the builder, identifying himself as Joe Fain, spoke on behalf of the absent applicant. He explained the building design and argued that the alternative—expanding the existing attached garage—would require removing three mature maple trees, which he characterized as more destructive than the proposed detached building. He highlighted the handicap-accessible sprinter van as a specific practical need driving the building's size.

A neighbor, Cathy Iverson of 2616 County Road 90, spoke on behalf of her son, the adjacent property owner who had submitted the written letter of concern and was out of the country. She spoke to the visual impact of the proposed building on her son's property, the absence of a grading plan, lighting plan, or stormwater mitigation plan in the application, and the concern that a 3,600-square-foot building is effectively commercial in scale and character for a residential neighborhood. She emphasized past observations of building materials and equipment stored on the subject property and urged the commission to be thoughtful about the precedent a variance of this magnitude would set. A second neighbor, Will, of 5935 County Road 11, also spoke briefly to indicate he had no objection to an 1,850-square-foot structure but found 3,600 square feet too large for the property and the neighborhood, adding that his property already experiences flooding in the area where the new building would be constructed. The public hearing was closed.

Commissioners discussed the application and were generally in agreement that a practical difficulty sufficient to justify the variance had not been established. Commissioner Dumas noted that the 1,850-square-foot minimum already represents a benefit granted by the city's updated ordinance, and that granting a near-doubling of that allowance would raise serious questions about precedent and the purpose of maintaining the standard at all. Acting Chair Thompson expressed reluctance to adjudicate the relative merits of which specific vehicles or recreational items constitute a hardship, noting that the ordinance standard requires a practical difficulty arising from circumstances unique to the property and not created by the owner—not from the

volume of possessions the owner wishes to store. The commission also noted that the applicant retains the right to build 1,850 square feet under a standard building permit without any variance.

Motion to recommend denial of the variance for the property at 5885 County Road 11 was made by Commissioner Tearse and seconded by Commissioner Volkenant. The motion carried unanimously. Ayes: Thompson, Tearse, Volkenant, Dumas, Story. Nays: None. Abstain: None. Absent: Gardner. The motion carried. 5.0

City Administrator Kaltsas confirmed this item would proceed to the City Council at the August 4, 2026 meeting.

8. Open/Misc.

9. Adjourn.

Motion by Story, seconded by Volkenant to adjourn the meeting at 9:11pm. 5-0



CITY COUNCIL MEETING MINUTES
TUESDAY AUGUST 4, 2026

CITY COUNCIL MEETING TIME: 6:30 PM

1. CALL TO ORDER

Mayor Brad Spencer called the meeting to order on Tuesday, August 4, 2026, at 4:30 PM

2. PLEDGE OF ALLEGIANCE

Mayor Spencer led the group in the Pledge of Allegiance.

3. ROLL CALL

PRESENT: Spencer, Fisher, McCoy, Betts, Grotting

ABSENT: None

STAFF: Administrator Kaltsas, Public Works Director Lehman

VISITORS: Edward Genereux

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 July 21, 2026, Regular City Council Meeting.
- b. Approval of Accounts Payable; (Batch #1 - Checks No. 24499-24524).
- c. Assembly Permit:
 - Zurah Shrine Horse Patrol Eveny – October 17th.

Motion by Betts, seconded by Fisher to approve the consent agenda. Ayes: Spencer, Fisher, McCoy, Betts, Grotting. Nays: None. Absent: None. Abstain: None. Motion Approved. 5-0

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

Council member Fisher Attended the following meeting:

- Workshop
- Personnel

Council member Betts Attended the following meeting:

- Workshop

Council member McCoy Attended the following meeting:

- Workshop
- Juanita Bergman's Funeral
- WHPS police commission
- WS Quarterly Meeting

Councilmember Grotting Attended the following meeting:

- Planning
- Workshop
- Visting PC properties

Mayor Spencer Attended the following meeting:

- Planning
- City Staff Meeting
- Loretto Town Ball Tournament
- WS Quarterly Meeting
- WHPS Police Commission
- Workshop
- Personnel Meeting
- Tour De Tonka Rest Stop

Mark Kaltsas Attended the following meeting:

- None

6. Atlantis Pools ("Applicant") and Christy Cales ("Owner") requests that the City consider the following action for the property located at 6405 Hillstrom Rd., Independence, MN (PID No. 22-118-24-14-0004):
 - a. **RESOLUTION No. 26-0804-01** – Considering approval of a variance from the requisite structure setback from the OHWL of Pioneer Creek to allow the construction of a swimming pool that does not meet the applicable setback.

City Administrator Kaltsas presented the request by Atlantis Pools on behalf of property owner Christy Cales for a variance to reduce the required setback from the ordinary high water level (OHWL) of Pioneer Creek to allow construction of a swimming pool at 6405 Hillstrom Road.

Kaltsas explained that the existing house sits approximately 113 feet from the OHWL of Pioneer Creek, and the proposed pool would be located at its closest point approximately 82 feet from

that mark. He noted several compounding constraints on the property: the OHWL setback requirement, a corner lot setback along County Road 90, and a city prohibition on swimming pools in front yards. Together, these constraints effectively limit where a pool can be placed on the property, and the applicant had located the proposed pool as close to the house as practically possible—approximately 12 to 13 feet from the rear wall—in order to minimize the variance requested.

At the Planning Commission public hearing, a neighboring property owner to the west spoke in support of the request, noting she also has a pool on her property. Commissioners discussed the potential impact of chlorinated water discharge, and the pool contractor noted that pool water contains roughly the same chlorine concentration as drinking water and that pools are rarely fully drained. Commissioners also acknowledged that Pioneer Creek has likely meandered closer to the property over time, though the property sits on a straight portion of the creek, making further significant migration less likely than at the neighboring bend property where an 8-to-10-foot bank shift had been observed over approximately 35 to 40 years. The Planning Commission found the variance criteria satisfied, concluding the applicant had demonstrated a practical difficulty and had requested the minimum variance necessary to accommodate a pool on the property, and recommended approval to the City Council.

Councilmember Betts asked what would happen if the creek continued to migrate closer to the property. Kaltsas responded that the pool is proposed at a considerably higher elevation than the creek and is located 82 feet from its edge, making a meaningful impact unlikely, particularly given the property's location on the straight stretch of the creek.

Motion to approve Resolution No. 26-0804-01 was made by Councilmember Grotting and seconded by Councilmember McCoy. Ayes: Spencer, Fisher, McCoy, Betts, Grotting. Nays: None. Absent: None. Abstain: None. Motion Approved. 5-0. The motion carried unanimously.

7. Dennis Hagen (“Applicant/Owner”) requests that the City consider the following action for the properties located at 6345 and 6385 Main St., Independence, MN (PID No.s 26-118-24-22-0007 and 26-118-24-22-0005):

- a. **RESOLUTION No. 26-0804-02** – Considering approval of a minor subdivision to allow a lot combination of the two (2) existing properties into a single property. The combination would create a one (1) lot that is 7.32 acres.

City Administrator Kaltsas presented the request by Dennis Hagen for a minor subdivision to combine two adjacent properties at 6345 and 6385 Main Street into a single parcel. Kaltsas explained that Hagen recently acquired the 6385 property, from which the existing home had been demolished, leaving a vacant lot of 2 acres. The adjacent 6345 property is 5.32 acres. The combined parcel would total 7.32 acres.

Kaltsas noted that the 6385 lot, at 2 acres, is a legal nonconforming lot as it falls below the city's minimum lot size of 2.5 acres. The combination would eliminate that nonconformity without creating any new ones, which Kaltsas characterized as a benefit to the city.

The Council briefly discussed the irreversibility of the combination, noting that the resulting 7.32-acre parcel would fall short of the 7.6 acres needed to qualify for a future minor subdivision under current ordinance, meaning the applicant would effectively be giving up a building entitlement. Kaltsas confirmed this was correct under current ordinance. The property is guided for rural residential use. The Planning Commission held a public hearing, found the criteria for a minor subdivision satisfied, and described the request as routine and beneficial to the city, recommending approval.

Motion to approve Resolution No. 26-0804-02 was made by Councilmember McCoy and seconded by Councilmember Fisher. Ayes: Spencer, Fisher, McCoy, Betts, Grotting. Nays: None. Absent: None. Abstain: None. Motion Approved. 5-0. The motion carried unanimously.

8. Paul Ridgeway (Applicant/Owner) requests that the City consider the following action for the property located at 5885 County Road 11, Independence, MN (PID No. 11-118-24-12-0008):
 - a. **RESOLUTION No. 26-0804-03** – Considering denial of a variance to allow a detached accessory building that exceeds the allowable square footage (1,850 SF) for the subject property. The applicant is proposing to construct a new approximately 3,000 SF private detached accessory structure on the property. The property size is approximately 9 acres; however, only 2 acres are buildable upland. The buildable upland is used to determine allowable detached accessory structure square footage.

City Administrator Kaltsas presented the request by Paul Ridgeway for a variance to allow a detached accessory structure of approximately 3,200 square feet (plus a 430-square-foot covered porch, totaling approximately 3,600 square feet) at 5885 County Road 11. The property is 9.2 acres total, but contains approximately 7 acres of wetlands, leaving only approximately 2 acres of buildable upland.

Kaltsas explained the city's accessory structure ordinance, which establishes a proportional relationship between allowable detached accessory structure square footage and a property's buildable upland. For properties at or below roughly 2 acres of usable upland, the ordinance provides a de facto minimum allowance of 1,850 square feet, which applies in this case. The applicant's proposal would represent approximately a 95 percent increase—essentially doubling—the permitted square footage.

The Planning Commission held a public hearing and engaged in lengthy discussion on several aspects of the request, including the significant grade change toward the adjacent wetland, the stormwater management requirements, tree removal, and whether screening or buffering along County Road 11 or the neighboring property line could be incorporated. Neighboring property owners submitted written comments and testified at the hearing in opposition. The applicant's

representative argued a practical difficulty existed, citing the need to accommodate a larger accessible van required for the applicant's mother, multiple vehicles, a boat, and several enclosed trailers. The representative also noted the applicant had considered adding attached garage space to the house but was unwilling to remove the mature maple trees that would be required.

The Planning Commission ultimately was not persuaded that a practical difficulty had been established, finding that 1,850 square feet is a reasonable and significant amount of storage space capable of accommodating the stated needs. Commissioners expressed concern that approving a variance of this magnitude would set a problematic precedent, as there would be no clear basis for distinguishing this request from any future applicant who simply desired more storage. They concluded that the city's proportional ordinance draws that line appropriately, and that the applicant had not demonstrated they were requesting the minimum variance necessary. The commission recommended denial.

Council discussion echoed the commission's reasoning. Councilmember Fisher noted that many of the practical objections raised about site disturbance, grading, and tree removal would be present even if the applicant came back with the permitted 1,850-square-foot structure, and that the primary distinguishing issue was simply the scale of the proposed building. Kaltsas confirmed that an applicant could proceed with an 1,850-square-foot structure under a standard building permit without a variance or conditional use permit, subject to setbacks, grading, and stormwater review.

The Council also noted that the variance standard applicable here—rural residential zoning requires a showing of practical difficulty—is more stringent than the conditional use permit process available on agriculturally zoned properties, under which the city has previously approved larger accessory structures.

The Mayor moved to adopt the resolution of denial consistent with the Planning Commission's recommendation.

Motion to approve Resolution No. 26-0804-03, denying the variance from the maximum allowable accessory structure size, was made by the Mayor and seconded by Councilmember Grotting. Ayes: Spencer, Fisher, McCoy, Betts, Grotting. Nays: None. Absent: None. Abstain: None. Motion Approved. 5-0.

9. Consider Approval of the 2026 Gravel Road Reconstruction Project:

- a. **RESOLUTION No. 26-0804-05 - Awarding the 2026 Gravel Road Reconstruction Project to the Lowest Bidder (New Look Contracting, Inc).**

City Administrator Kaltsas reported that the city received three bids for the 2026 Gravel Road Reconstruction Project. Bids ranged from \$274,779 to \$362,031, against an engineer's estimate of \$291,521. The low bidder was New Look Contracting, Inc. at \$274,779, representing a bid approximately 6 percent below the engineer's estimate. New Look Contracting had also performed the 2025 gravel road improvement project for the city.

The Council asked about the quality of New Look's work on last year's project. The city's engineer noted that the main issue had been timing in terms of hitting the ground late in the season, but that the contractor had followed up in the spring with necessary touch-up work and the results were acceptable. The project scope includes grading, drainage, and cover work similar to last year's project, with the bulk of the work being the application of the same granite mix gravel product used in 2025. A preconstruction meeting was anticipated within two weeks, with construction to begin promptly thereafter. This project represents the second phase of gravel road improvements under the city's five-year capital improvement plan, with similar projects anticipated in 2027 through 2030 to complete all gravel road segments.

Motion to approve Resolution No. 26-0804-04, awarding the 2026 Gravel Road Reconstruction Project to New Look Contracting, Inc. in the amount of \$274,779, was made by Councilmember McCoy and seconded by Councilmember Fisher. Ayes: Spencer, Fisher, McCoy, Betts, Grotting. Nays: None. Absent: None. Abstain: None. Motion Approved. 5-0.

10. Open/Misc.

The Mayor noted that National Night Out was taking place that evening, with nine events occurring across the city. Council members discussed dividing efforts to attend as many events as possible, and noted that a group photo was planned for 5:15 PM.

A member of the public, Rob Sievers, addressed the Council regarding difficulties he had experienced in communicating with city staff concerning a grading permit and questions about a potential future subdivision of his property. He described repeated attempts to reach staff without response and expressed frustration with the process.

The Mayor and City Administrator responded that the city does not have an online grading permit application, and directed Mr. Sievers to submit a grading permit application in person, after which it would be reviewed and responded to. The Mayor also clarified that Mr. Sievers' property is not currently zoned or guided for the residential density he has discussed, and that a comprehensive plan amendment to change that guidance would not be considered until the 2050 Comprehensive Plan process is underway, as amendments to the existing 2040 plan are no longer being entertained. Mr. Sievers disputed certain aspects of this characterization. The Mayor declined to continue the debate in the meeting forum and offered to speak with Mr. Sievers directly following adjournment.

11. Adjourn.

Motion to adjourn was made by Councilmember McCoy and seconded by Councilmember Fisher. Ayes: Spencer, Fisher, McCoy, Betts, Grotting. Nays: None. Absent: None. Abstain: None. Motion Approved. 5-0. Meeting was adjourned at 5:08pm

CITY OF INDEPENDENCE, MINNESOTA
PLANNING COMMISSION

**Conditional Use Permit Request – Accessory Dwelling Unit within the
Detached Accessory Structure on the Property
Located at 4465 Lake Sarah Road, Independence, MN**

(Continued from the July 21, 2026, Planning Commission Meeting – Item Tabled)

To:	Planning Commission
From:	City Planner
Meeting Date:	August 25, 2026
Applicant/Owner:	Laura Fredman
Location:	4465 Lake Sarah Rd., Independence, MN
PID:	03-118-24-23-0001
Application Type:	Conditional Use Permit – Accessory Dwelling Unit (ADU)

4465 Lake Sarah Rd.



Request:

PUBLIC HEARING (CONTINUED) – Laura Fredman (“Applicant/Owner”) requests that the City consider the following action for the property located at 4465 Lake Sarah Rd., Independence, MN (PID No. 03-118-24-23-0001):

- A conditional use permit (CUP) to allow a detached Accessory Dwelling Unit (ADU) to be located within a new detached accessory structure (pole barn) on the subject property.

This item was first considered by the Planning Commission at its July 21, 2026, meeting. At that meeting, the Commission tabled the request and directed the applicant to work with staff and the neighboring property owners to address concerns raised regarding (1) the proposed location of the accessory structure relative to Lake Sarah Road, and (2) the architectural compatibility of the proposed structure with the principal dwelling. The applicant has since submitted a revised plan set and a written response letter (attached) addressing these concerns. This report summarizes the applicant's revisions and updates staff's analysis accordingly. The public hearing opened on July 21, 2026, remains open and is continued to this meeting.

Background – July 21, 2026, Meeting

At the July 21, 2026, meeting, the Planning Commission identified two primary outstanding issues with the original submittal:

1. **Siting of the structure.** The proposed accessory structure was sited 85 feet from the centerline of Lake Sarah Road, which, while compliant with the applicable 85-foot minimum setback, was noted by a neighboring property owner as prominent from the roadway and from views across the property. The Commission asked the applicant to evaluate whether the structure could be relocated farther from the road and or from the north property line.
2. **Architectural compatibility.** It was discussed whether or not the proposed white standing-seam metal building was architecturally compatible with the existing stucco farmhouse, as required under the City's ADU compatibility standard (Section 510). The Commission asked the applicant to evaluate design, material, and/or landscaping changes to improve compatibility and reduce the visual contrast between the structures.

The Commission tabled the item and requested that the applicant return with a revised proposal.

Summary of Applicant's Revisions

The applicant's response letter (attached) and revised plan set propose the following changes from the original submittal:

- **Relocation of the structure.** The proposed accessory structure will be moved to approximately 115 feet from the centerline of Lake Sarah Road (an increase of roughly 30 feet from the original 85-foot setback) and approximately 65 feet from the north property line (an increase from the originally proposed 30-foot side setback). The applicant states this location continues to avoid interference with the existing field road, existing structures, and septic siting, while meaningfully increasing the setback from the road to nearly double the 60-foot setback of the existing principal residence.



- **Exterior color/finish.** The applicant will paint the existing principal dwelling (farmhouse) and the existing detached accessory buildings (barns) white to match the proposed new accessory structure, creating a consistent white exterior across the buildings on the property.
- **Masonry accents.** The proposed accessory structure will include stone veneer wainscoting around the base of the building, as shown on the revised elevations (Sheets A5–A8), providing a masonry accent consistent in concept with the stone/masonry base shown on the revised renderings.
- **Landscape screening.** The applicant will plant evergreen (pine) trees along the north and east sides of the proposed accessory building to provide additional year-round screening from Lake Sarah Road and from neighboring properties.
- **Elimination of covered porch / building size.** The revised plans eliminate the covered porch shown on the previously submitted design. As revised, the proposed accessory structure totals 4,960 square feet (124' x 40'), which keeps the structure below the 5,000-square-foot maximum size applicable to detached accessory structures.

The applicant's full narrative response, including their rationale for the revised siting and their view of comparable properties in the City, is attached to this report.

Property / Site Information (Updated)

The subject property is located at 4465 Lake Sarah Road in the City of Independence, Minnesota. The applicant has submitted a building permit application for a new detached accessory structure (pole barn) on the property, which is currently under review by the City. The applicant is separately seeking a conditional use permit to allow an Accessory Dwelling Unit (ADU) to be located within that structure.

Property Address:	4465 Lake Sarah Rd., Independence, MN
PID:	03-118-24-23-0001
Legal Description:	Exhibit A
Zoning:	Agriculture
Comprehensive Plan:	Agriculture
Total Lot Area:	16.04 acres
Existing Principal Structure (Above-Grade SF):	3,485 SF [3,485 x 33% = 1,150 SF allowed for ADU – to be verified by building inspector]
Proposed Accessory Structure:	Detached pole barn, 4,960 SF (revised to eliminate the previously proposed covered porch, keeping the structure below the 5,000 SF maximum size for detached accessory structures); building permit application under City review
Proposed ADU (Above-Grade SF):	1,148
Setback Compliance (as revised):	As revised, the proposed accessory structure is sited approximately 115 feet from the centerline of Lake Sarah Road (min. required: 85 feet) and approximately 65 feet from the north property line (min. required: 15 feet), which exceeds all applicable minimum setbacks.
Building Permit Status:	Application submitted; under review by the City

Discussion

Laura Fredman (Applicant/Owner) is requesting approval of a conditional use permit (CUP) to allow an Accessory Dwelling Unit (ADU) to be located within a new detached accessory structure (pole barn) proposed for construction at 4465 Lake Sarah Road (PID No. 03-118-24-23-0001). The applicant has submitted a separate building permit application for the detached accessory structure itself, which is currently under review by the City. The CUP request before the Planning Commission relates specifically to the proposed ADU to be located within that structure.

The proposed detached accessory structure is 4,960 square feet and complies with all applicable setback requirements as well as all requirements pertaining to detached accessory buildings. Note that properties greater than 10 acres do not have a limitation on the total square footage of detached accessory buildings.

ADU Criteria Analysis (Updated)

An accessory dwelling unit must meet the following criteria under the City's Zoning Ordinance. Staff analysis of each criterion is provided in *italics* below, updated where applicable to reflect the applicant's revised submittal.

1. Physically attached to or within a single-family dwelling unit, or within a detached accessory building that has a principal structure on the parcel.

The applicant is proposing the ADU within a new detached accessory structure (pole barn) on the same parcel as the existing principal single-family dwelling. The parcel contains an existing principal structure.

2. Subordinate in size to the single-family dwelling unit.

The above ground SF of the principal structure is 3,485 SF and the proposed ADU is 1,148 SF. The proposed ADU is subordinate in size to the principal structure. This criterion is unaffected by the applicant's revised submittal.

3. Fully separated from the single-family dwelling unit by means of a wall or floor, with or without a door.

As a proposed detached structure, the ADU will be fully separated from the principal single-family dwelling.

4. Architecturally compatible with the principal structure (using materials, finishes, style, and colors similar to the principal structure).

This criterion was the subject of comment from a neighboring property owner at the July 21, 2026 meeting. In response, the applicant has revised the proposal to (a) paint the existing principal structure and existing detached accessory buildings white to match the proposed accessory structure, (b) add stone wainscoting to the base of the proposed accessory structure, and (c) add evergreen tree screening along the north and east sides of the proposed structure. Staff finds that these changes create a more consistent color palette and material treatment across the buildings on the property and provide additional landscape screening. The Planning Commission will need to determine whether the proposed structure, as revised, satisfies the architectural compatibility standard, or whether further design modifications would be necessary. Staff recommends this continue to be addressed through findings and, as appropriate, a condition of approval tying construction to the materials and landscaping shown on the revised plans.

5. The lesser of 33% of the above-ground living area of the principal structure or 1,200 square feet, and no less than 400 square feet.

The principal structure is 3,485 SF [$3,485 \times 33\% = 1,150$ SF allowed for ADU – to be verified by building inspector].

6. Not in excess of the maximum square footage for accessory structures as permitted in this code.

The subject property is approximately 16 acres. Properties of 10 acres or more are not subject to a maximum square footage limitation for detached accessory structures under the City's Zoning Ordinance. Independent of that exemption, the proposed detached accessory structure (4,960 SF) also remains below the City's 5,000 SF maximum size standard for detached accessory structures; the applicant achieved this by eliminating the covered porch shown on the original submittal. The proposed structure complies with this standard.

7. Has permanent provisions for cooking, living, and sanitation.

The proposed ADU's permanent provisions for cooking, living, and sanitation facilities are shown on the proposed plans.

8. Has no more than 2 bedrooms.

The proposed ADU has one (1) bedroom.

9. Limited to relatives of the homesteaded owner-occupants or the homesteaded owners of the principal structure. The total number of individuals residing in both the principal dwelling unit and ADU may not exceed the number allowed by the building code.

The applicant has stated that the intended occupant(s) of the ADU will be family members consistent with this standard.

10. Uses the existing on-site septic system or an approved holding tank.

The applicant will be constructing a new on-site septic system which is in the process of being reviewed by the city.

11. Respectful of the future subdivision of the property and the primary and secondary septic sites.

The subject property is guided for long term agriculture and cannot be further subdivided.

12. In compliance with the adopted building code relating to all aspects of the dwelling unit.

The proposed ADU will be required to meet all applicable building codes. The applicant will be required to apply for and receive all applicable building permits prior to construction.

In addition to the requirements for allowing an accessory dwelling unit, the City has additional criteria which need to be considered for granting a conditional use permit. 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:

- 1. The conditional use will not adversely affect the health, safety, morals, and general welfare of occupants of surrounding lands.*
- 2. 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.*
- 3. Existing roads and proposed access roads will be adequate to accommodate anticipated traffic.*
- 4. Sufficient off-street parking and loading space will be provided to serve the proposed use.*
- 5. 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.*
- 6. The proposal includes adequate provision for protection of natural drainage systems, natural topography, tree growth, watercourses, wetlands, historic sites and similar ecological and environmental features.*
- 7. 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.*
- 8. The proposed conditional use is consistent with the comprehensive plan of the City of Independence.*
- 9. The proposed use will not stimulate growth incompatible with prevailing density standards.*

Consideration for the proposed conditional use permit should weigh the impact of having an accessory dwelling unit located on this property, as well as whether the applicant's revisions adequately address the specific concerns previously raised regarding the proposed structure's location and architectural compatibility, summarized below under Neighbor Comments. The City will need to consider if the accessory dwelling unit, as revised, meets the requirements and criteria for granting a conditional use permit.

Additional Considerations

As discussed at the July 21, 2026 meeting, a neighboring property owner commented that the proposed accessory structure is large and is sited close to the street, and suggested that it could be located further back on the property. In response, the applicant has revised the site plan to locate the structure approximately 115 feet from the centerline of Lake Sarah Road – an increase of roughly 30 feet from the original proposal and nearly double the 60-foot setback of the existing principal residence – while remaining approximately 65 feet from the north property line. The applicant's response letter also notes that mature trees on neighboring properties screen westward views toward the site, and that the proposed evergreen plantings along the north and east sides of the building will provide additional screening.

The Planning Commission should discuss whether the revised location and proposed landscape screening adequately address the visibility concerns raised at the July meeting, and whether the proposed white exterior, stone wainscoting, and coordinated painting of the existing principal structure and accessory buildings adequately address the architectural compatibility concerns.

As submitted, the plans for the proposed accessory structure continue to include an unfinished mezzanine/attic storage area above the garage portion of the building. Staff notes that this space, as shown, is not part of the proposed ADU and cannot be constructed or finished as part of the approved ADU. Consistent with staff's original recommendation, this space should remain unfinished, non-habitable storage space, and this should continue to be carried forward as a condition of approval.

Staff has received the applicant's written response addressing the two concerns previously raised regarding the proposal, summarized below under Neighbor Comments.

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

Neighbor Comments

At the July 21, 2026, meeting, the City received comments from a neighboring property owner raising the following concerns:

- The proposed accessory structure is large and is located as close to the street as permitted; the neighboring property owner suggested that it could be sited further back on the property.
- The architectural style and materials of the proposed accessory structure are not compatible with the principal structure, as required by the City's ordinance.

The applicant's attached response letter addresses both of these concerns directly. Any additional written comments received prior to or at this meeting will be forwarded to the Planning Commission for consideration.

Recommendation

The applicant has revised the proposal by moving the accessory structure farther from Lake Sarah Road and the north property line, coordinating a white exterior across the principal structure and accessory buildings, adding stone wainscoting to the proposed structure, and providing evergreen screening along the north and east sides of the building. The Planning Commission must determine whether these revisions adequately address the concerns raised at the previous meeting. If the Planning Commission recommends approval of the requested conditional use permit, the following findings and conditions should be considered:

1. The proposed conditional use permit request meets all applicable conditions and restrictions stated in Section 510 (Accessory Dwelling Units) and Section 520.11, Zoning, in the City of Independence Zoning Ordinance.
2. The City finds that the criteria for granting a conditional use permit have been satisfied by the applicant. Specifically, the City finds the following:
 - a. The proposed ADU is in compliance with the City's ADU criteria (items 1-12 above).
 - b. The proposed accessory structure complies with all applicable setback requirements and, as revised, is sited approximately 115 feet from the centerline of Lake Sarah Road and approximately 65 feet from the north property line, exceeding minimum required setbacks and reducing the visual prominence of the structure from the roadway.
 - c. The proposed accessory building meets all applicable setbacks and size requirements established by the city, including the 5,000 SF maximum size standard for detached accessory structures, which the applicant satisfies by having eliminated the previously proposed covered porch, resulting in a 4,960 SF structure.
 - d. The Planning Commission finds that the proposed ADU, as revised – including the coordinated white exterior color, stone wainscoting accents, and evergreen landscape screening – is architecturally compatible with the principal structure or is located and screened in a manner that mitigates the potential visual connection between the structures.
3. Prior to occupancy of the ADU, the applicant shall complete painting of the principal dwelling and existing detached accessory buildings white, and shall install stone wainscoting on the new accessory structure, substantially consistent with the revised plans submitted for the August 25, 2026 meeting.
4. Prior to occupancy of the ADU (or within one growing season if occupancy occurs outside the planting season), the applicant shall install evergreen trees along the north and east sides of the proposed accessory building substantially consistent with the revised plans submitted for the August 25, 2026 meeting, to provide long-term visual screening.
5. The unfinished mezzanine/attic storage area shown on the submitted plans shall remain unfinished, non-habitable storage space, shall not be constructed or converted to habitable space, and shall not be considered part of the approved ADU.
6. No additional driveway connections will be permitted from the public street. The applicant will need to utilize the existing driveway.
7. The applicant shall provide the city with a detailed grading and drainage plan at the time of building permit submittal to be reviewed and approved by the city.

8. The applicant shall apply for and receive all applicable building permits from the City, including final approval of the pending building permit application for the detached accessory structure and approval of the septic system, prior to occupancy of the ADU.
9. The Applicant shall pay for all costs associated with the City's review of the requested conditional use permit.

Attachments:

Application

Revised Building Plans

Applicant's Response Letter (dated August 19, 2026)

July 21, 2026, Staff Report



Shad, Laura, Fredman

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- A1 First Floor Plan
- A2 Second Floor Plan
- A3 Structure Layout
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- A5 Exterior Elevations
- A6 Exterior Elevations
- A7 Exterior Renders
- A8 Exterior Renders
- A9 Interior Renders

- A10 Electrical Plan - (First - Mezzanine Plan)
- A11 Roof Plan & Building Structure
- A12 Plumbing Plan & Foundation Plan (Non-engineered)
- A13 Cabinet Details &
- A14 Structure Details
- A15 Schedules / Doors & Windows / Electrical

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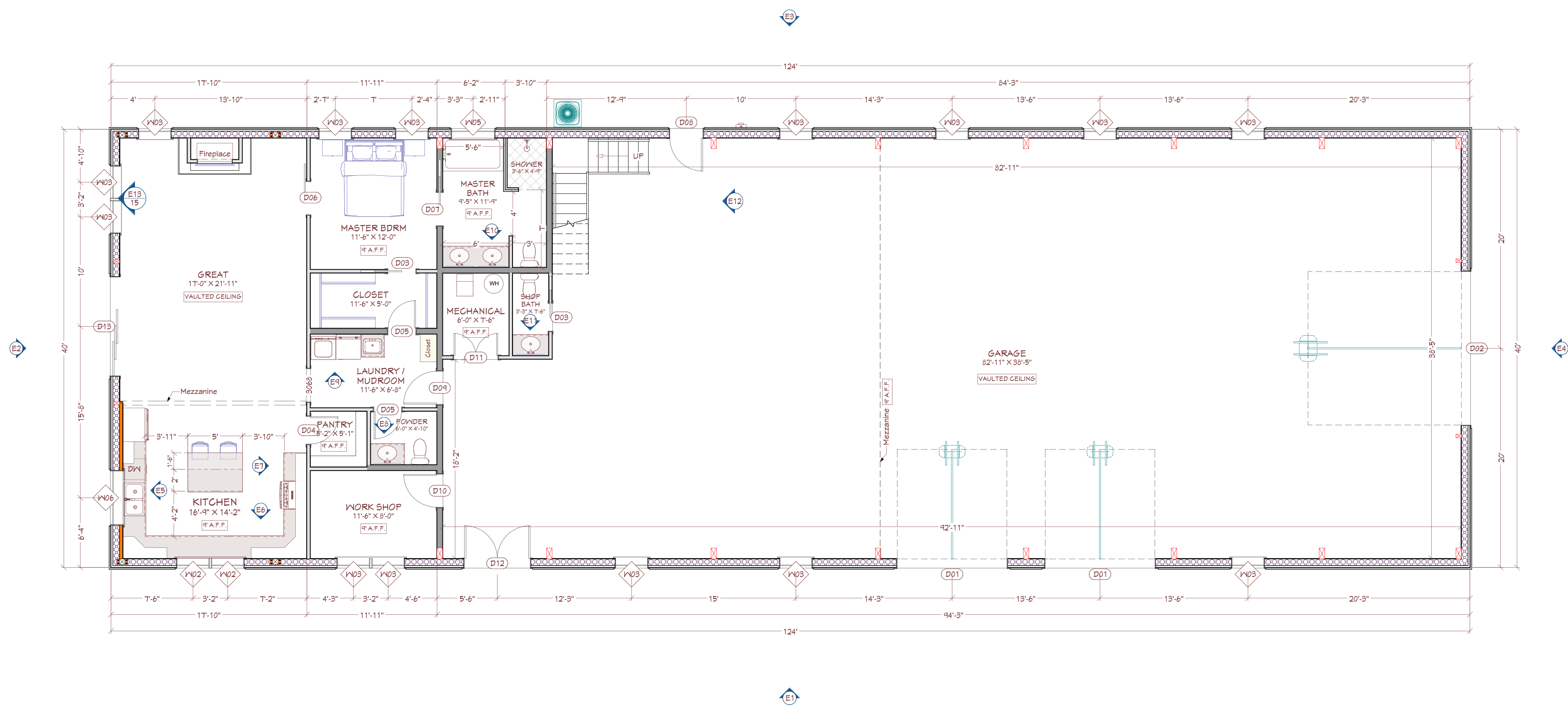
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8/19/2026

SHEET

A0

STRUCTURE TYPE : METAL BUILDING WITH PLANS



First Floor Plan

Scale: 3/16" = 1'

Heated & Cooled Area:	
Kitchen & Great room =	646 sq ft
Master bdrn =	138 sq ft
Closet =	58 sq ft
Laundry =	77 sq ft
Pantry =	26 sq ft
Power =	29 sq ft
Master bath =	108 sq ft
Total = 1,082.40 sq ft	

Garage	3363 sq ft
work shop	92 sq ft
Shop bath	24 sq ft
Mechanical	45 sq ft
Mezzanine	1884 sq ft



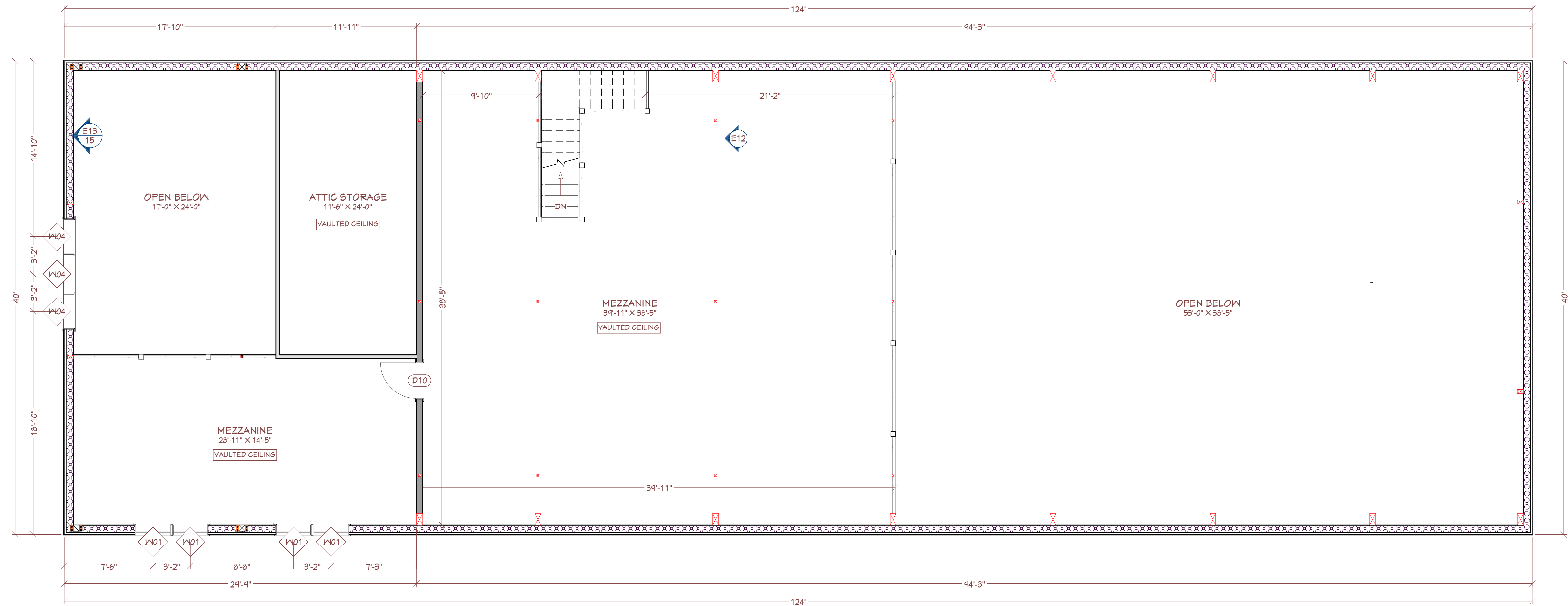
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A1



Mezzanine Plan

Scale: 3/16" = 1'



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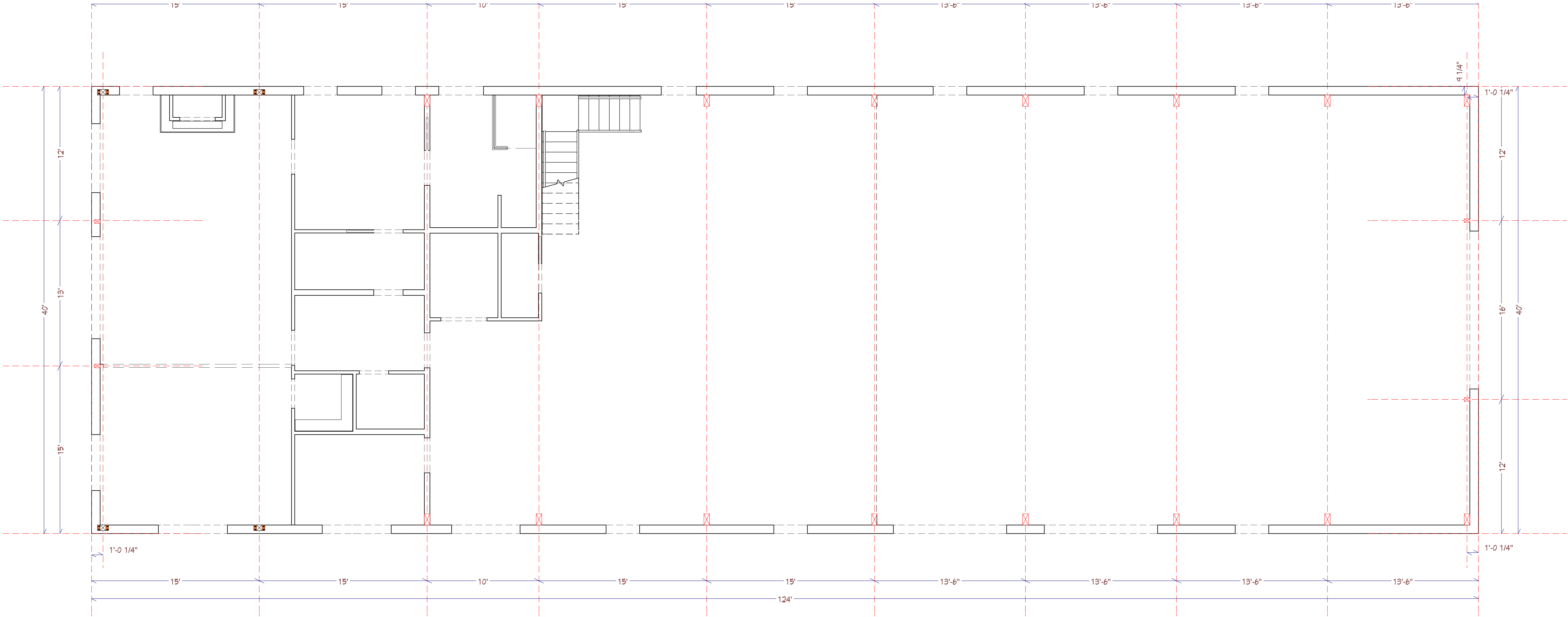
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A2

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STRUCTURAL PLAN TO BE SUPPLIED BY METAL BUILDING SUPPLIER. CONTRACTOR SHALL USE THE ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH THE STRUCTURAL DRAWINGS FOR DIMENSIONS AND STRUCTURAL STEEL NOT SHOWN ON THE DOCUMENTS. FLOOR PLAN IS SUBJECT TO CHANGE IN ACCORDANCE WITH STRUCTURAL STEEL LOCATIONS.



Structure Layout
First Floor

Scale: 3/16" = 1'



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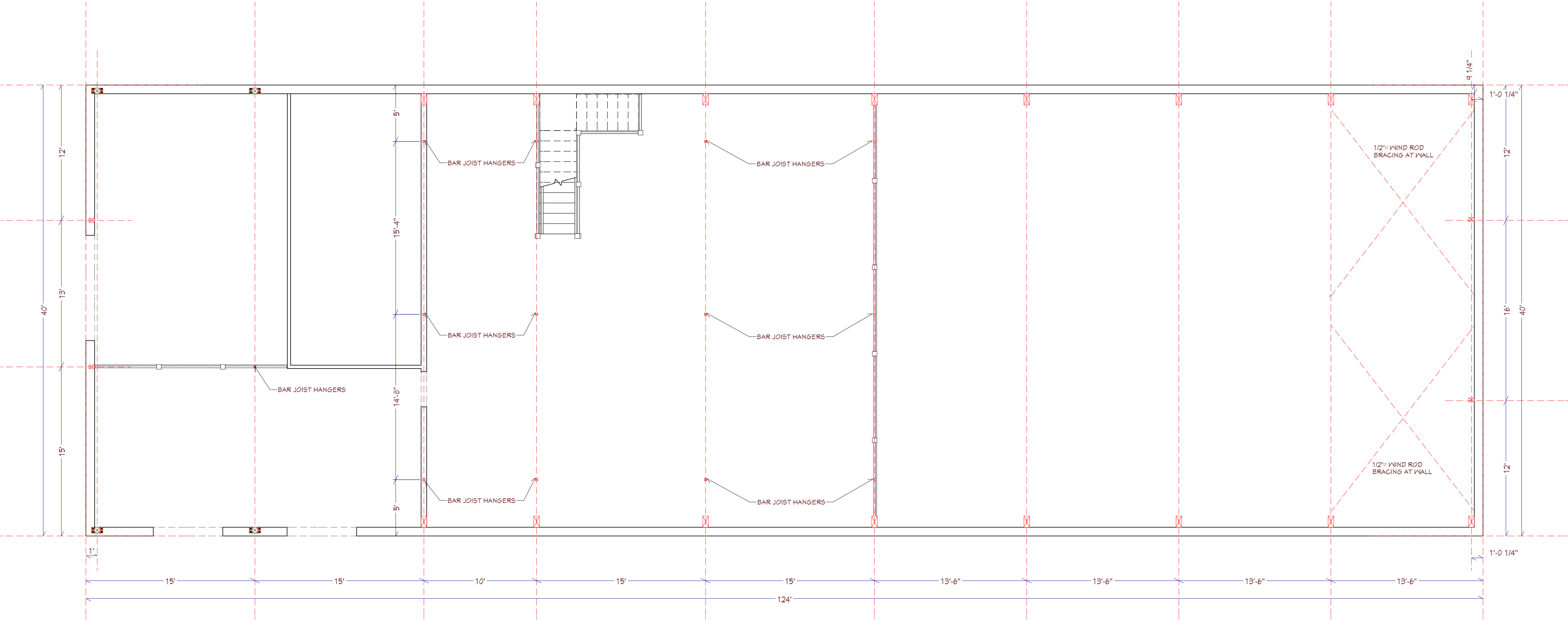
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A3

Structure Layout
Mezzanine Plan

Scale: 3/16" = 1'



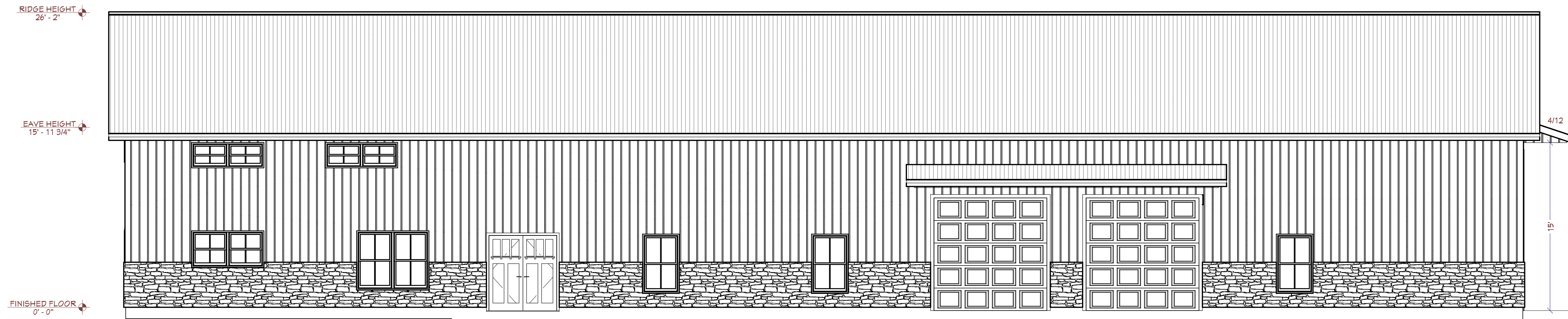
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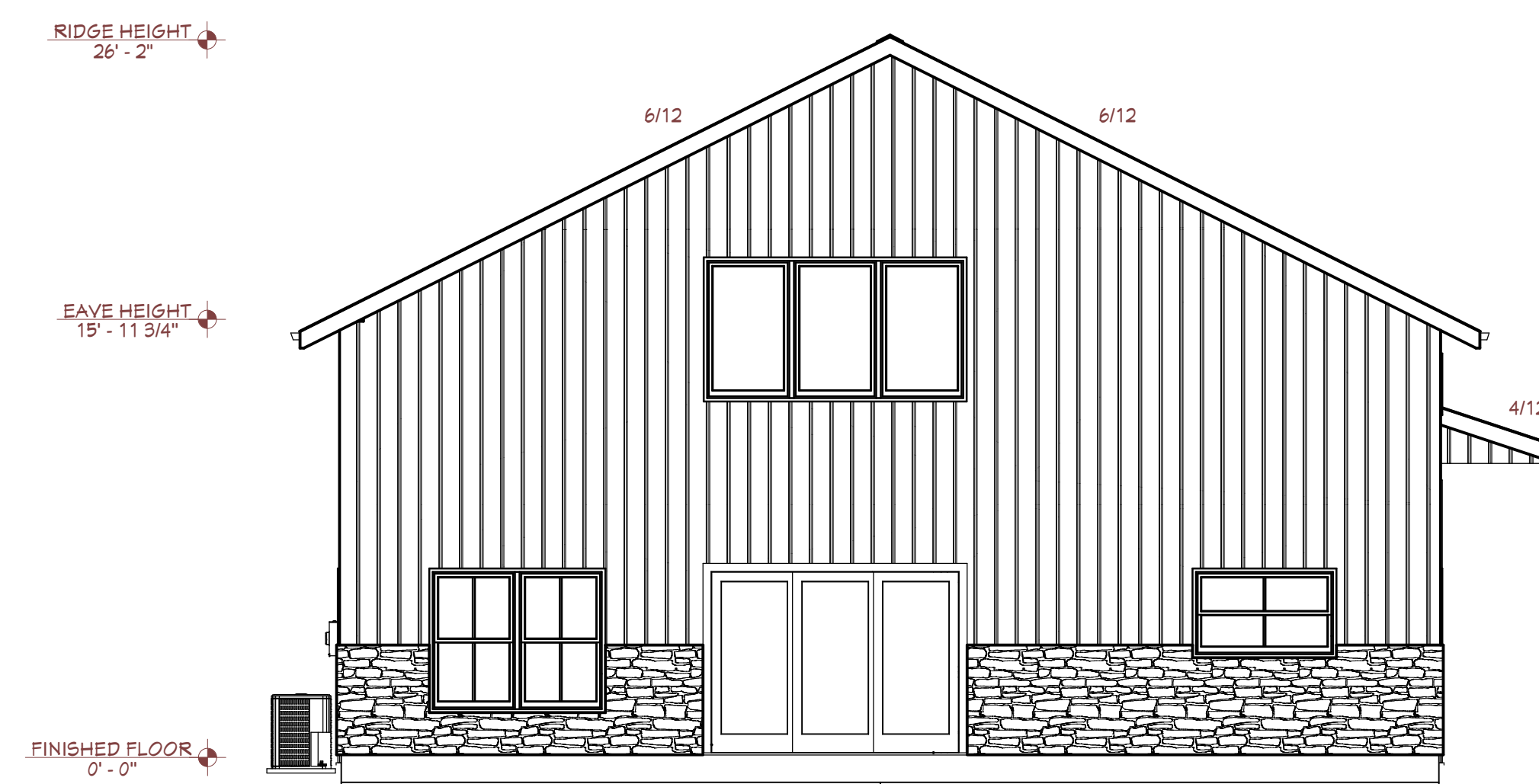


Front Elevation

Scale: 3/16" = 1'

GENERAL NOTES

1. CONTRACTORS SHALL VERIFY ALL DIMENSIONS WITH CONDITIONS AT THE JOB SITE BEFORE PROCEEDING WITH ANY WORK. CONTRACTORS SHALL NOTIFY PROJECT DESIGNER IF EXISTING CONDITIONS DIFFER FROM THOSE ON DRAWINGS
2. ALL DIMENSIONS SHALL BE AS INDICATED ON DRAWINGS OR AS CLARIFIED BY PROJECT DESIGNER. UNDER NO CIRCUMSTANCES SHALL DIMENSIONS BE DETERMINED BY SCALING THE DRAWINGS.
3. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT DESIGNER PRIOR TO COMMENCEMENT OF WORK.
4. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND THE HIGHEST STANDARDS OF THE TRADE.
5. ALL WORK SHALL BE DONE IN A SAFE, ORDERLY MANNER WITHOUT DAMAGE TO OTHER PARTS OF THE PREMISES OR ADJACENT PROPERTIES



Left Elevation

Scale: 3/16" = 1'



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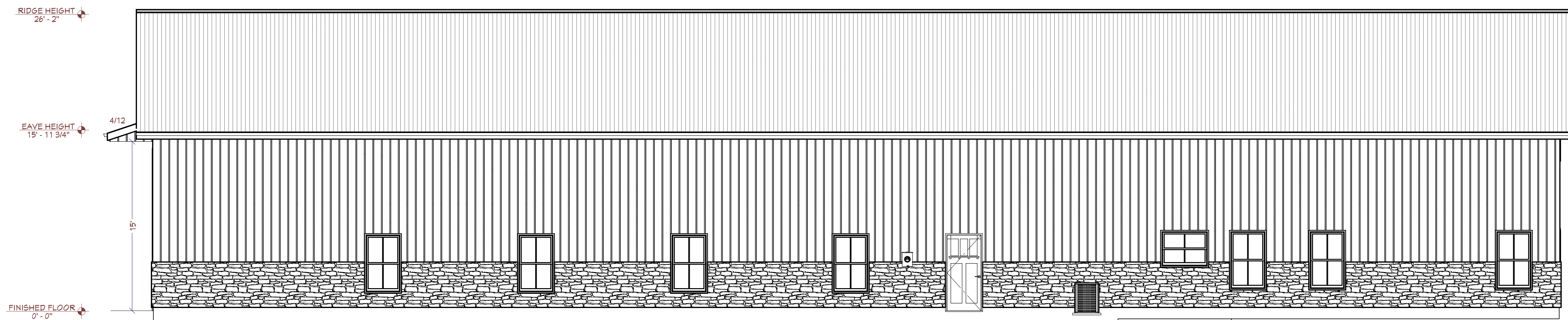
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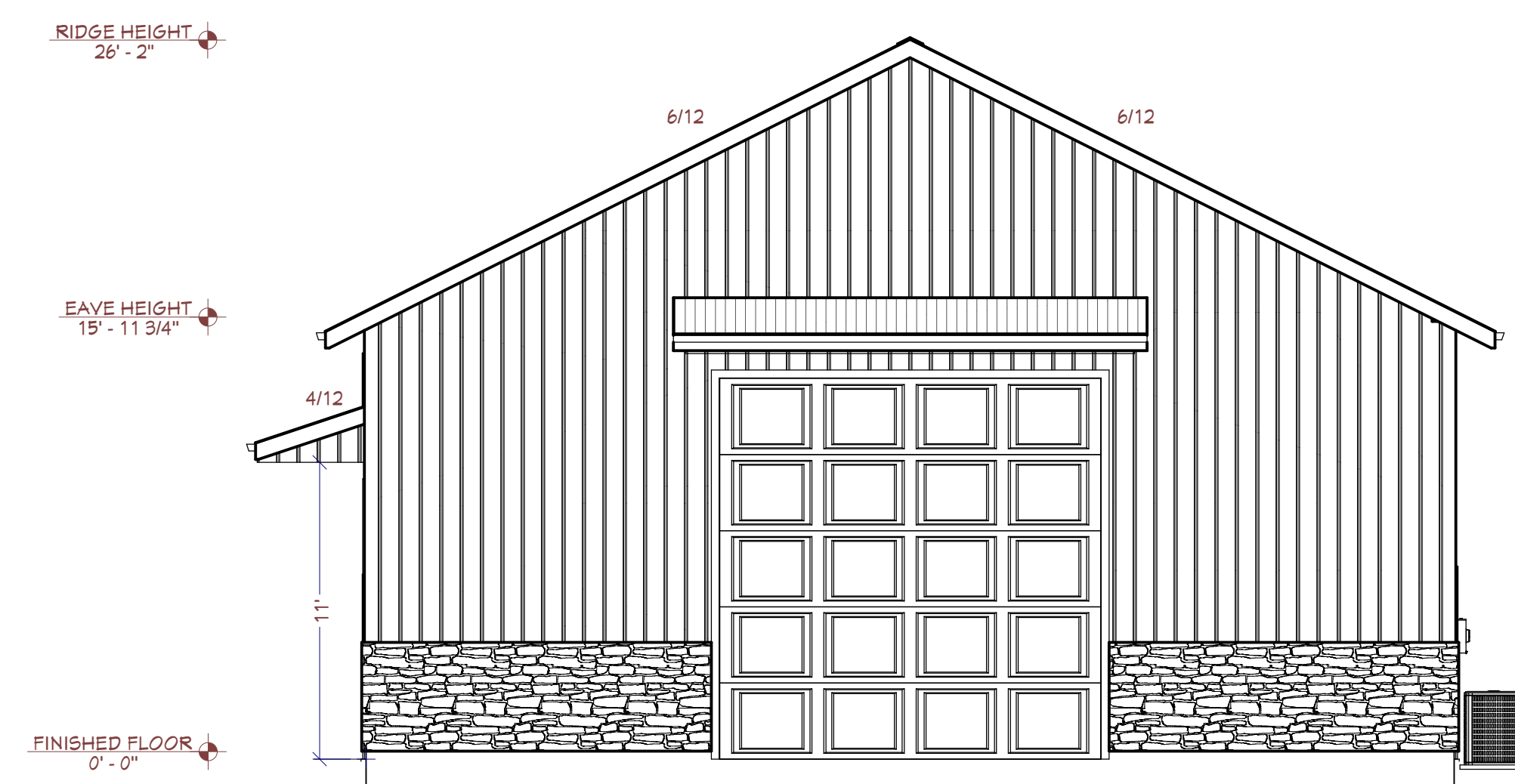
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A5



Back Elevation

Scale: 3/16" = 1'



Right Elevation

Scale: 3/16" = 1'



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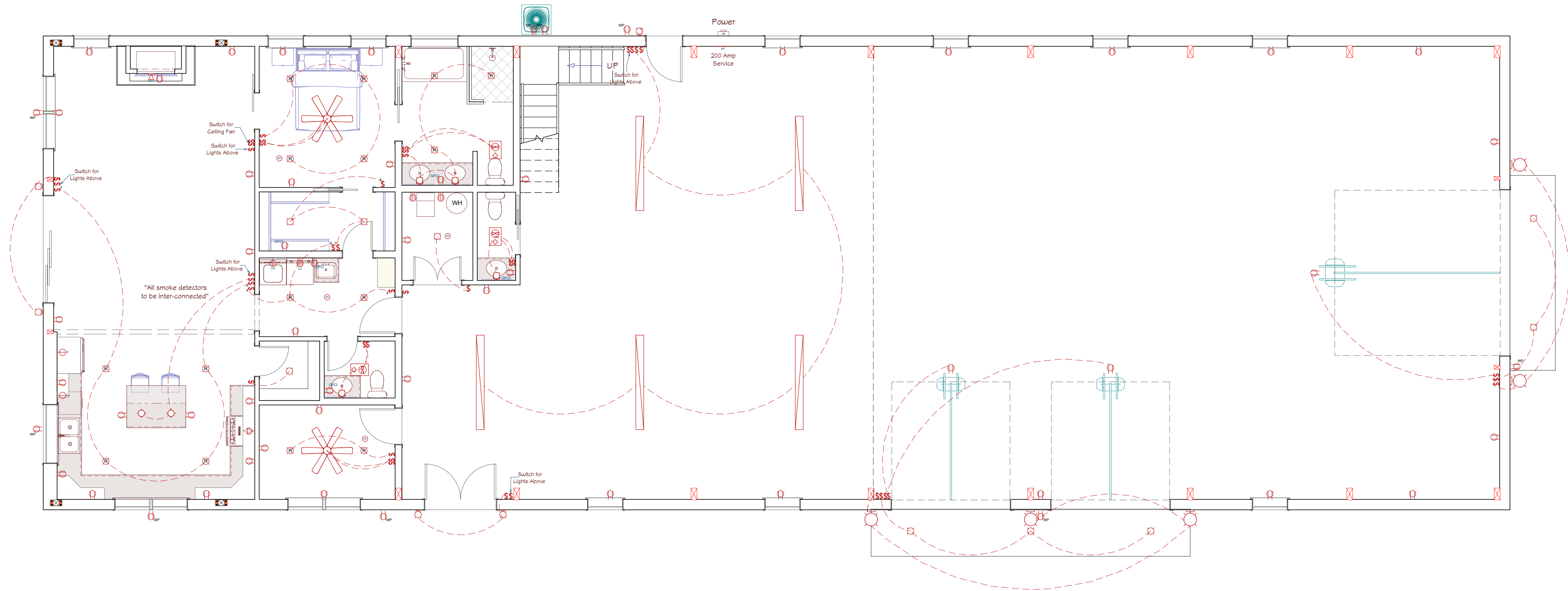
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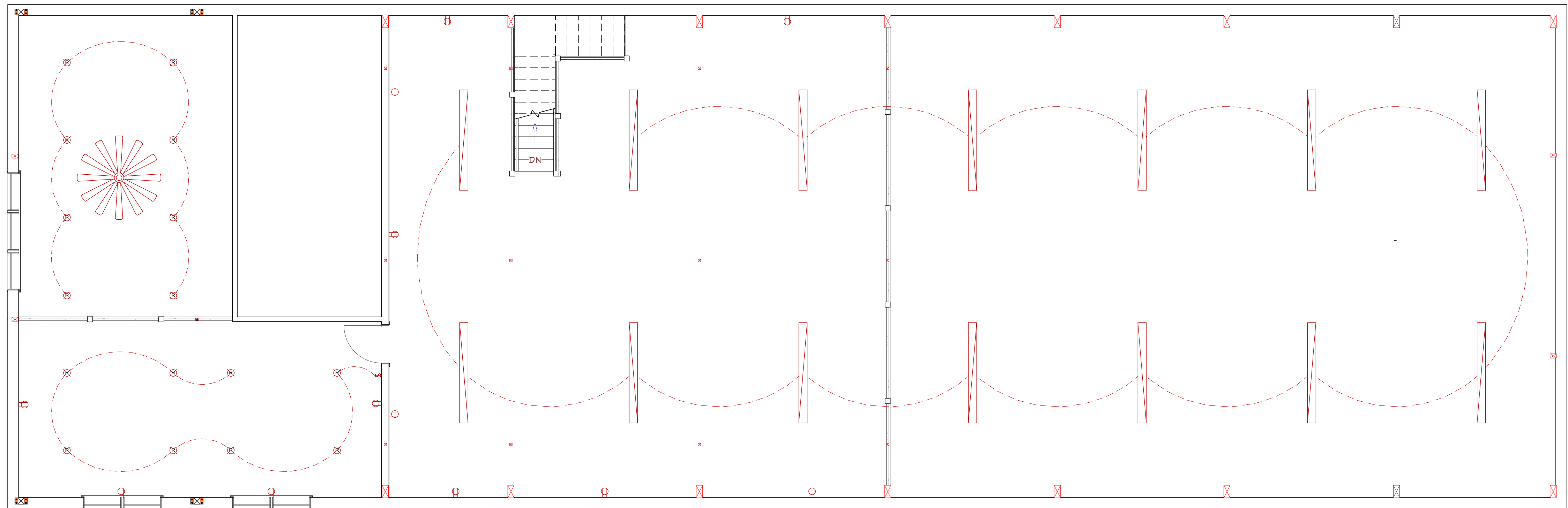
A9



Electrical Plan

First Floor

Scale: 3/16" = 1'



Electrical Plan

Mezzanine Plan

Scale: 3/16" = 1'

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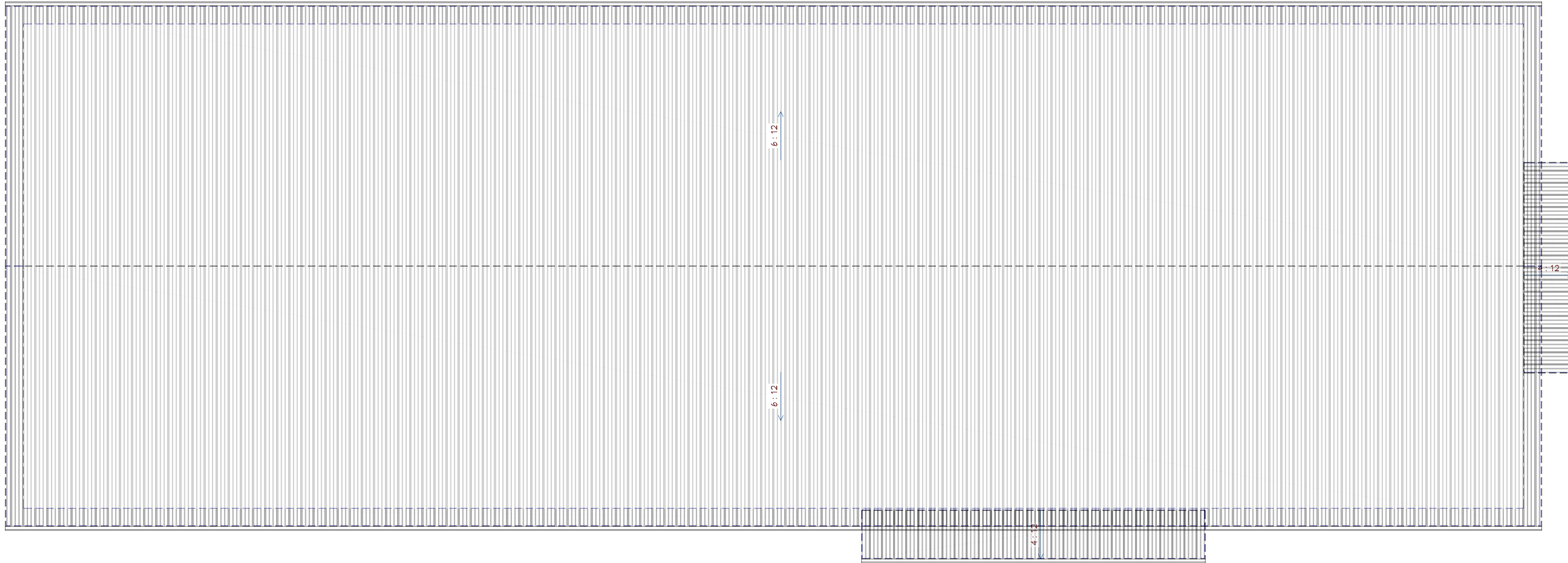
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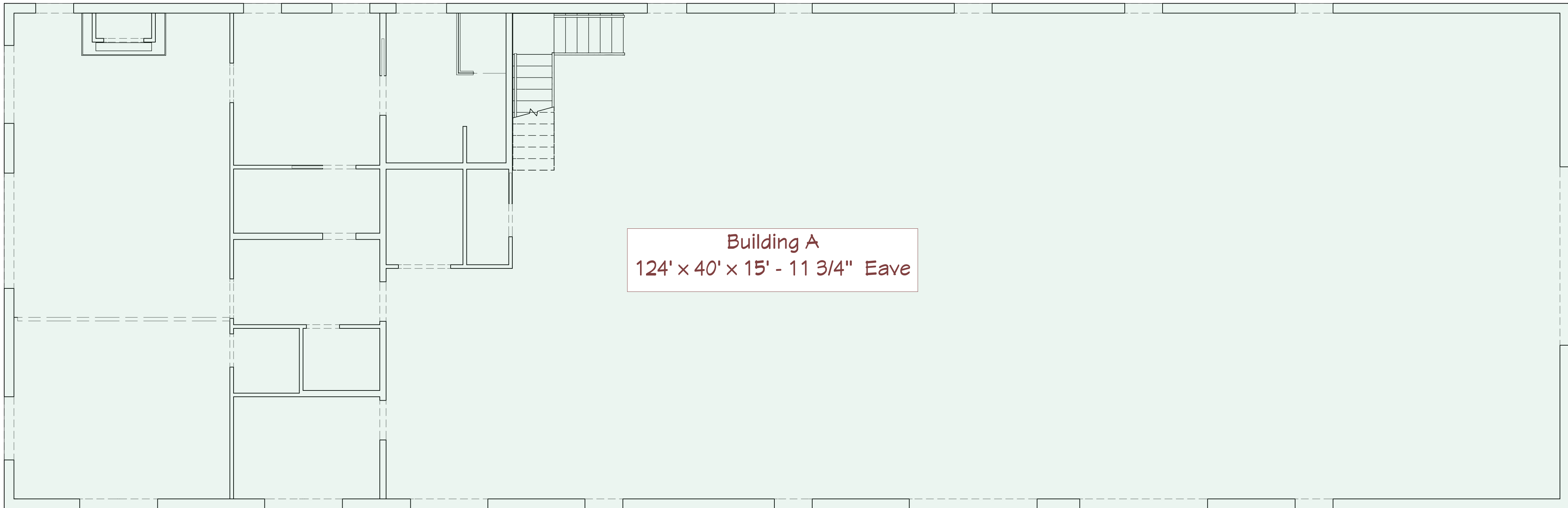
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A10



Roof Plan

Scale: 3/16" =1'



Building Structure

Scale: 3/16" =1'



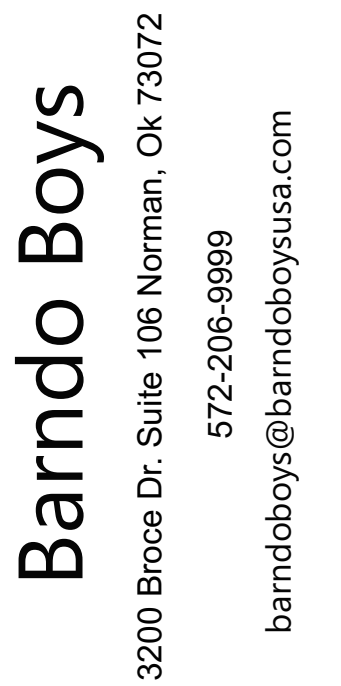
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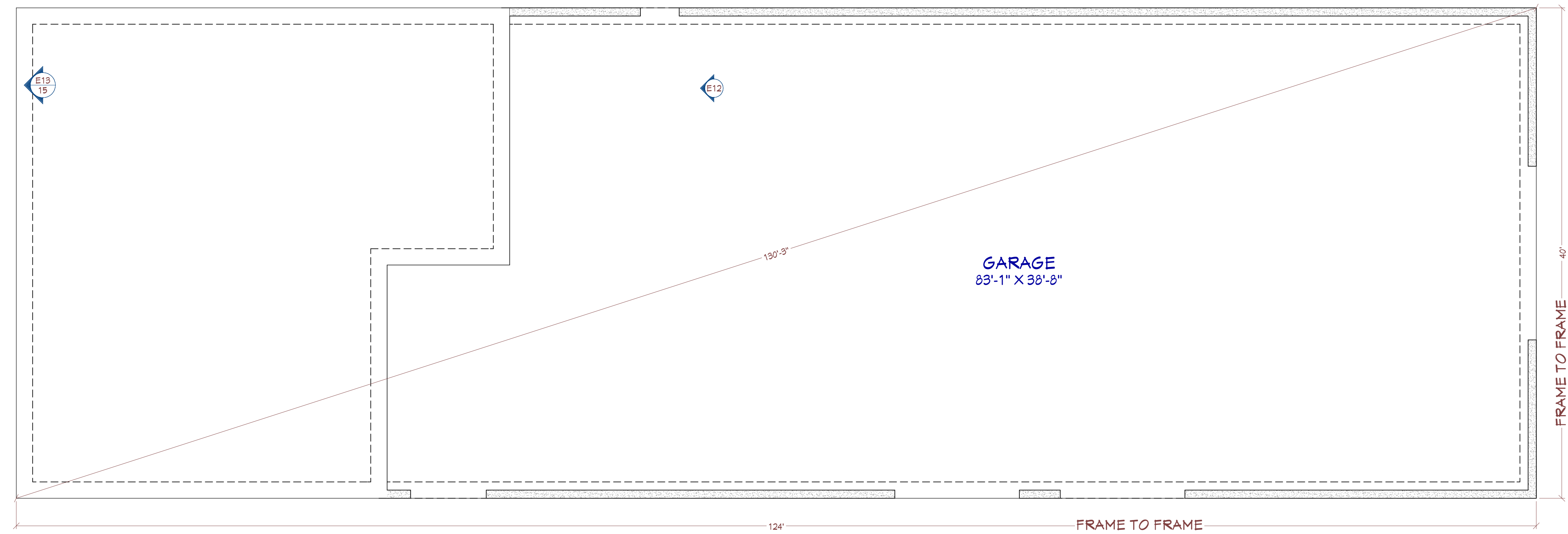


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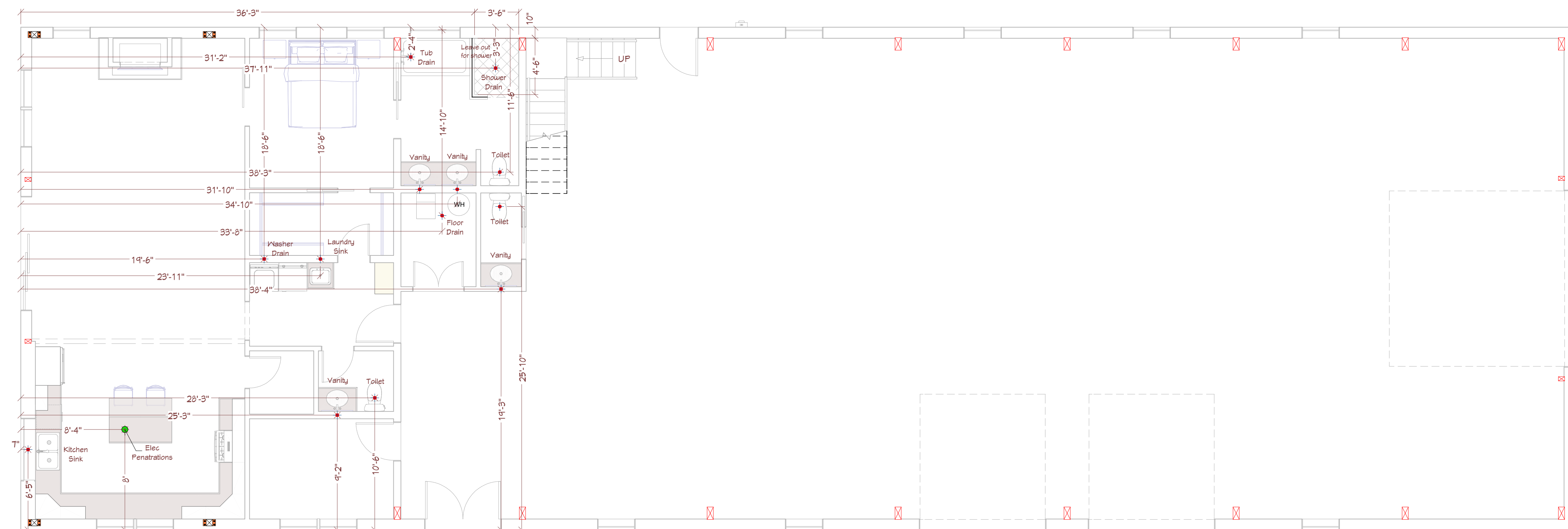
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A12



Non-engineered
Foundation Plan
Scale: 3/16" = 1'



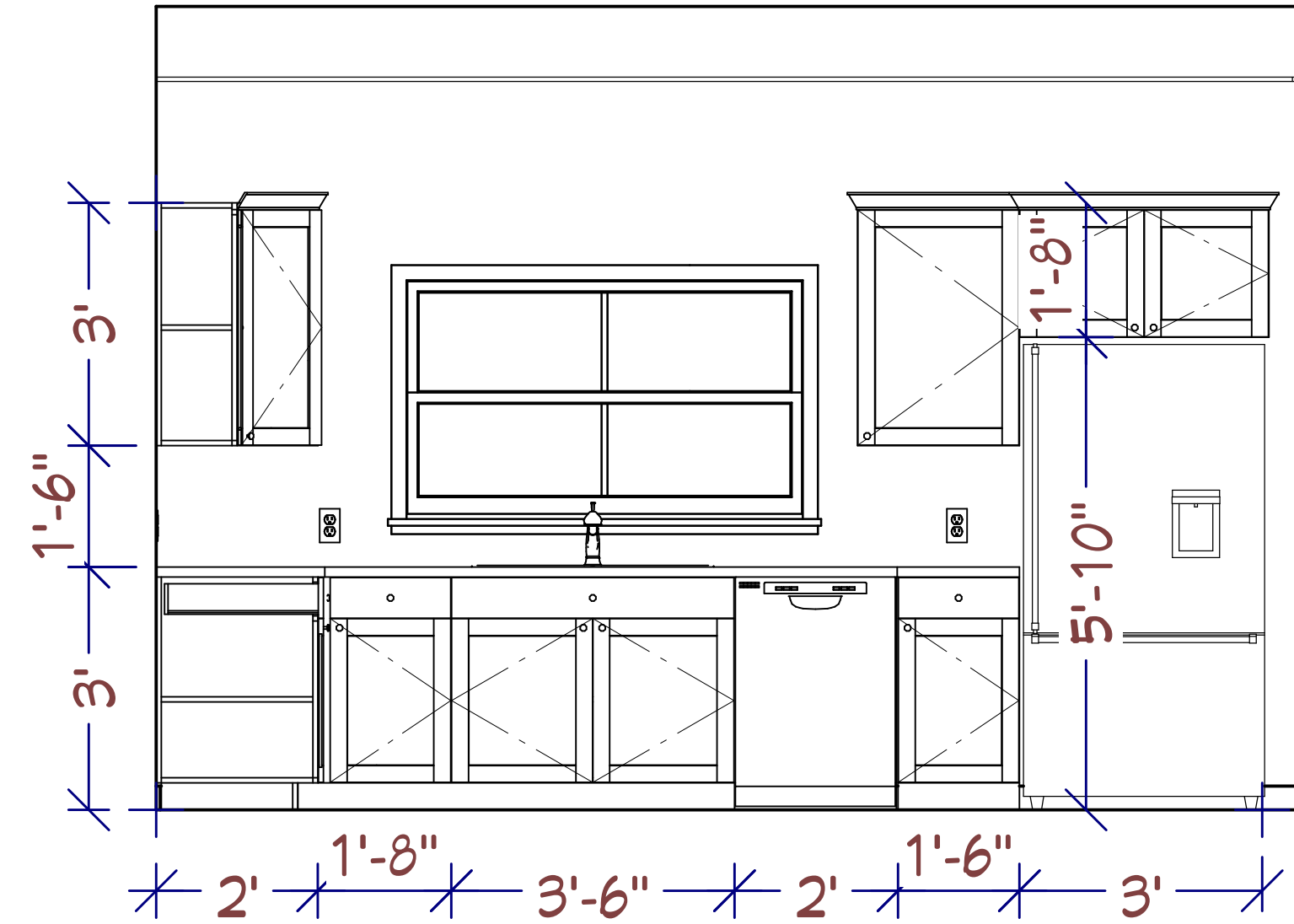
Plumbing Plan

First Floor

Scale: 3/16" = 1'

DISCLAIMER

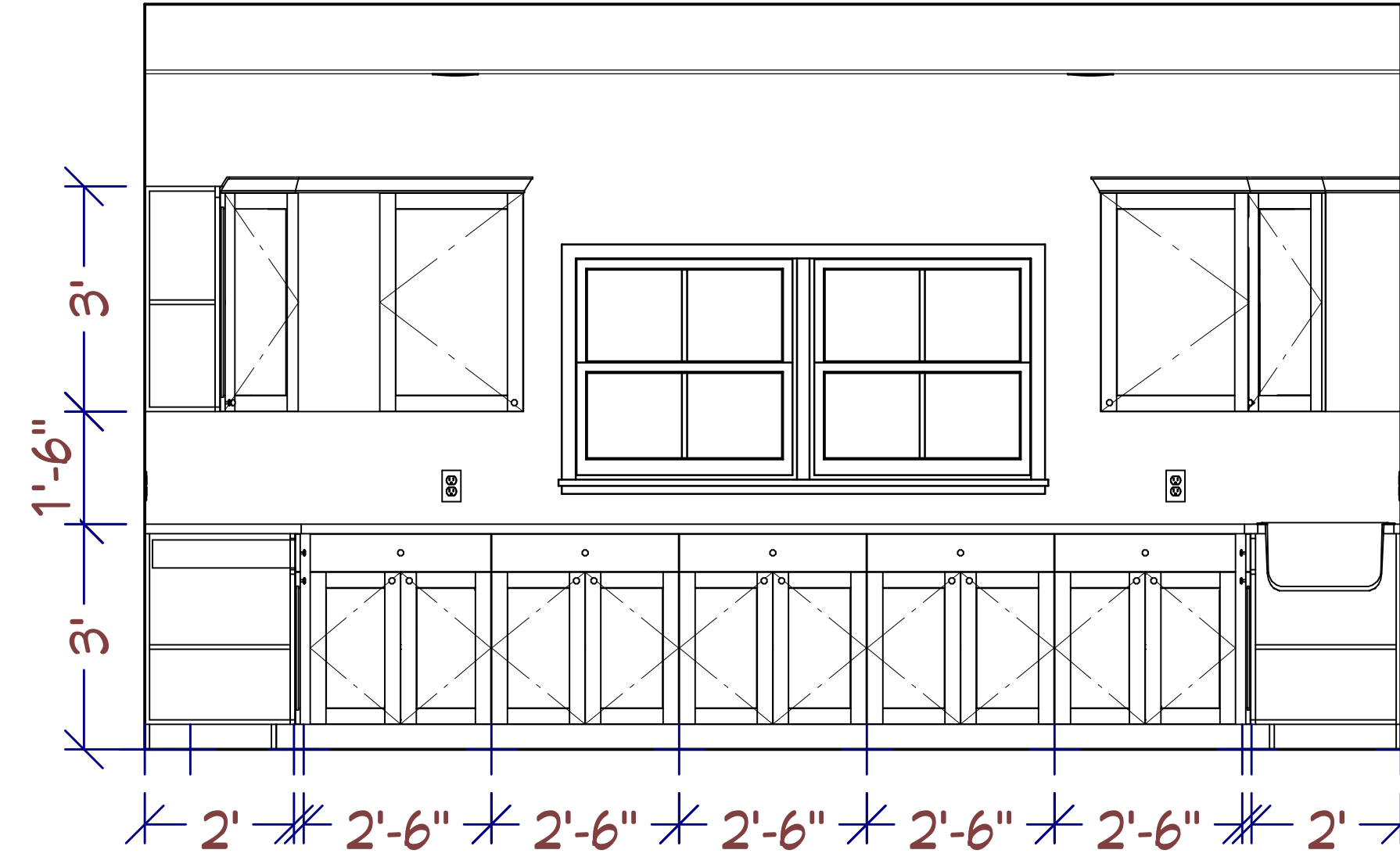
THE ATTACHED PAGE CALLS OUT THE 'ROUGH-IN' PLUMBING ONLY. ALL MEASUREMENTS NEED TO BE FIELD VERIFIED BY CONTRACTOR FOR ACCURACY. ALL PLUMBING SUPPLY LINES AND VENTILATION NEED TO BE ADDRESSED BY CONTRACTOR AND FOLLOW THE CURRENT CODE IN YOUR AREA. THIS IS NOT A PLUMBING PLAN AND IS FOR DESIGN PURPOSE



Elevation 5

Kitchen

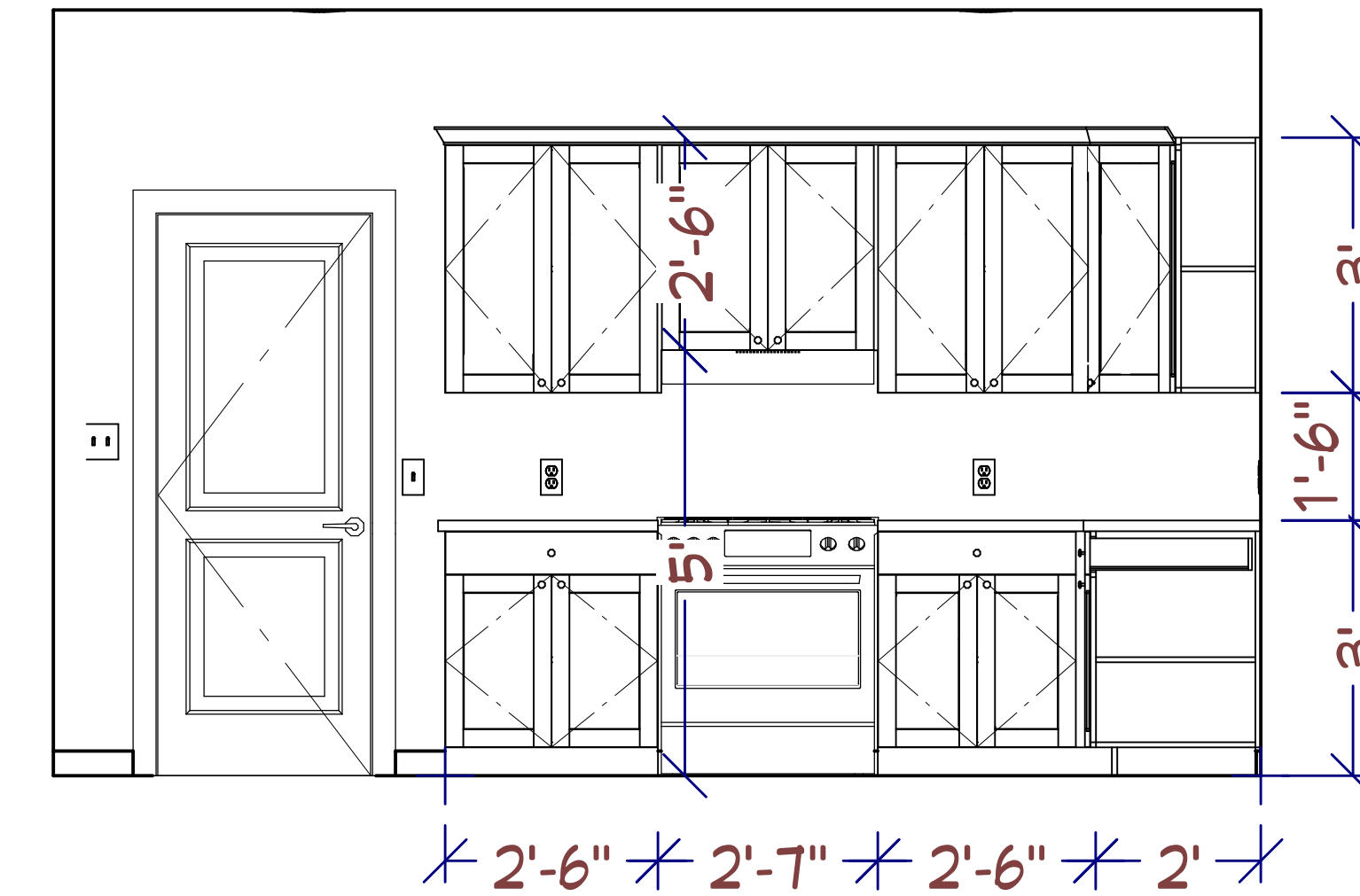
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Elevation 6

Kitchen

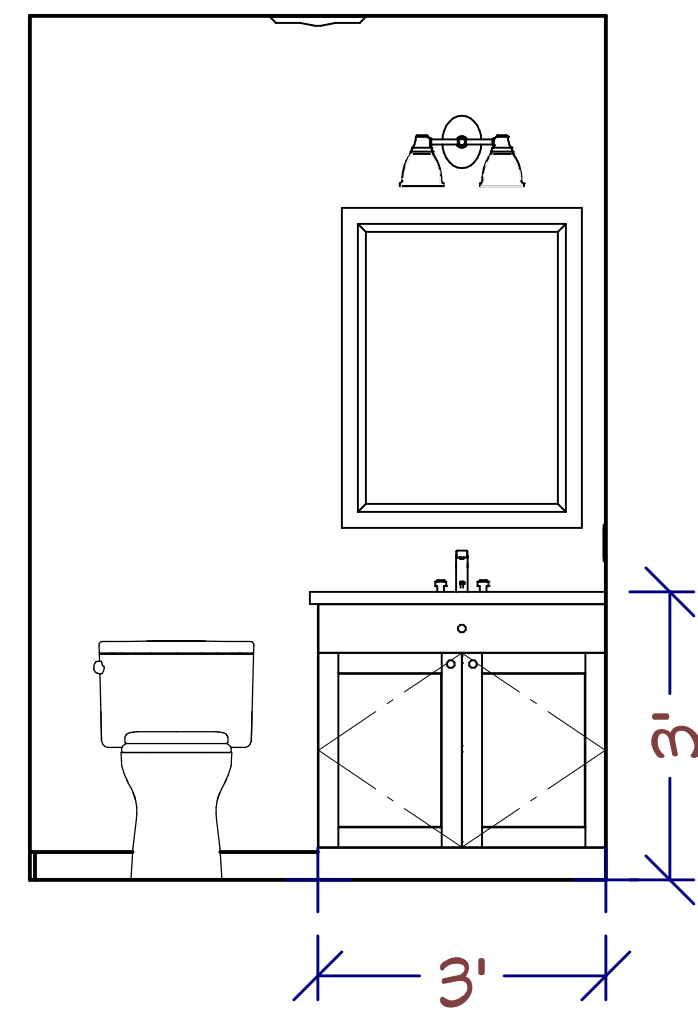
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Elevation 7

Kitchen

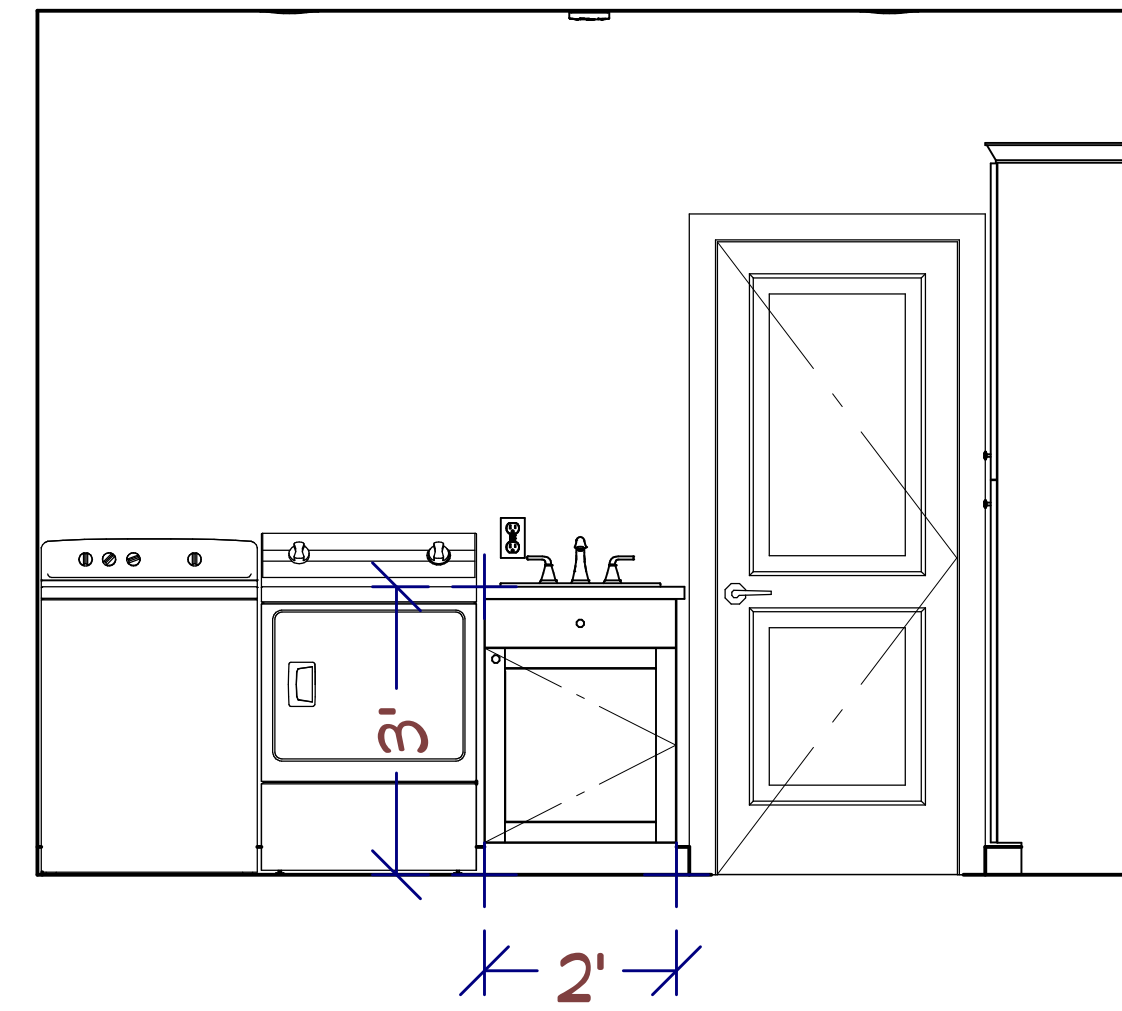
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Elevation 8

Powder

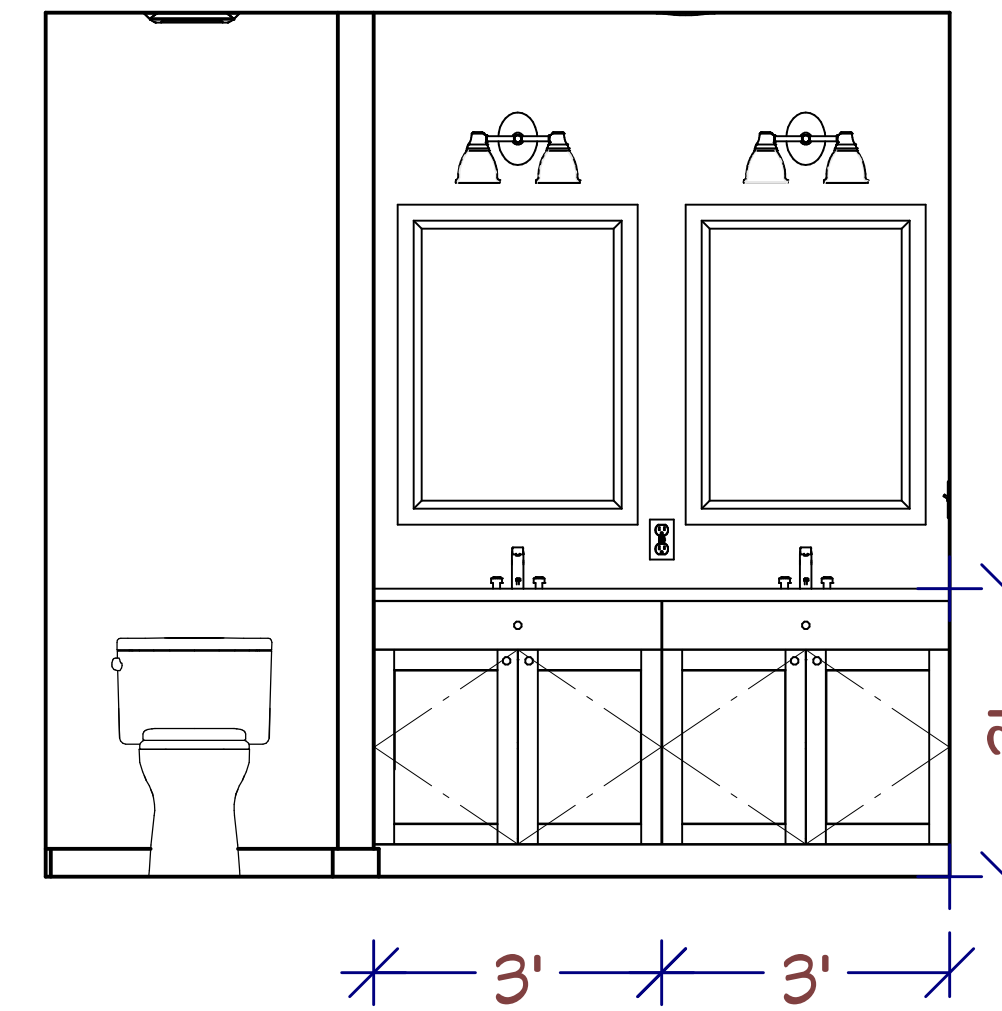
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Elevation 9

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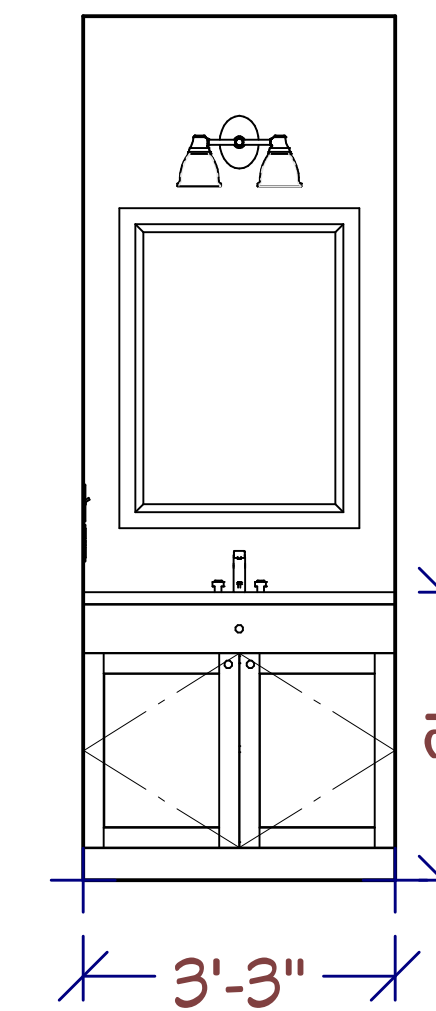
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Elevation 10

Master Bath

Scale: 1/2" = 1'



Elevation 11

Shop Bath

Scale: 1/2" = 1'



Barndo Boys

3200 Broce Dr. Suite 106 Norman, OK 73072

572-206-9999

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Shad, Laura, Fredman

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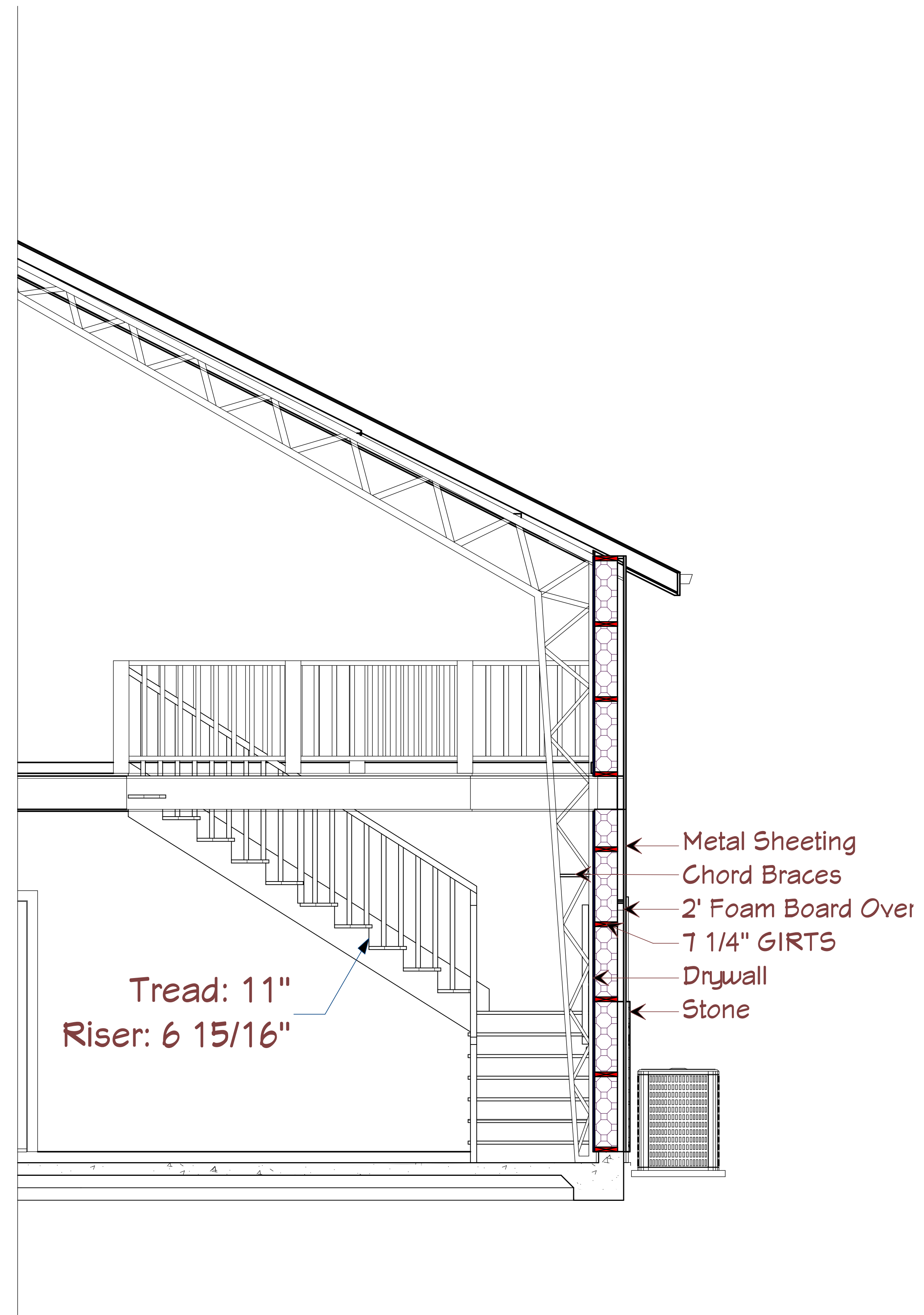
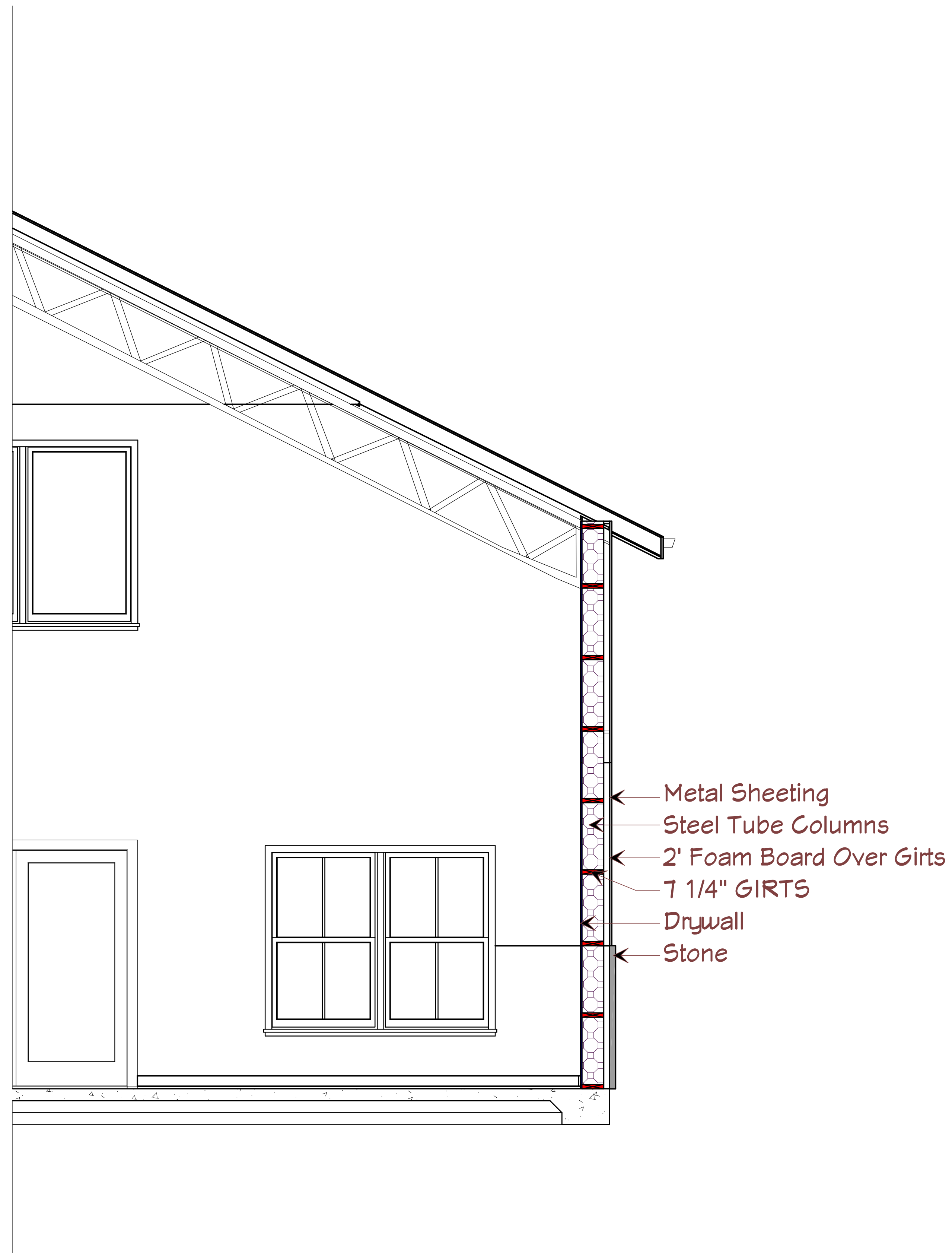
Rami T.

DATE

8/19/2026

SHEET

A13



Tread: 11"
Riser: 6 15/16"

Wall - Stair Details

Scale: 1/2" = 1'

**VERIFY WITH YOUR
CONTRACTOR**



Barndo Boys
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572-206-9999
barndoboy's@barndoboy'susa.com

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Rami T.

DATE

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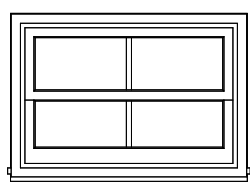
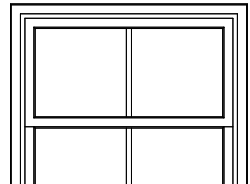
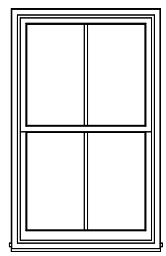
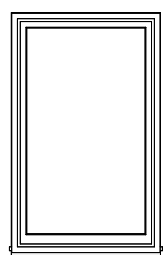
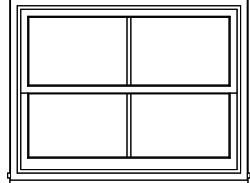
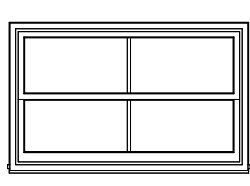
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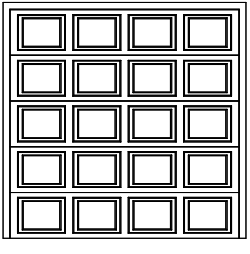
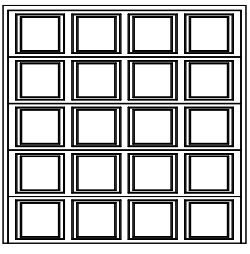
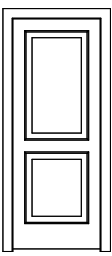
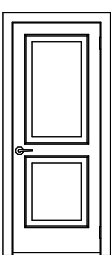
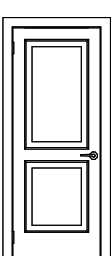
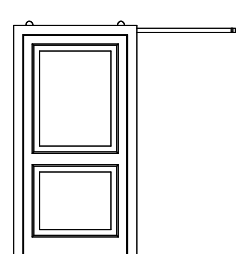
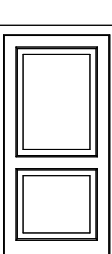
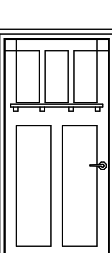
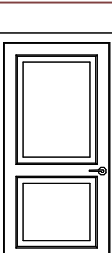
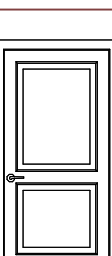
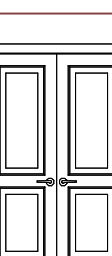
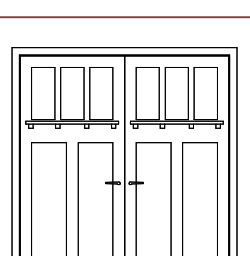
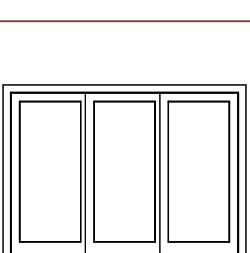
A14

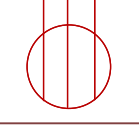
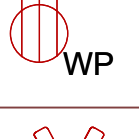
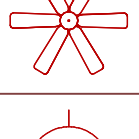
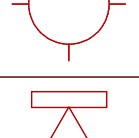
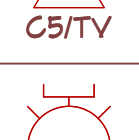
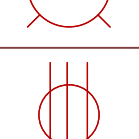
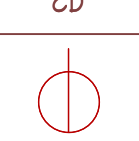
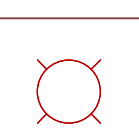
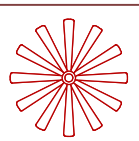
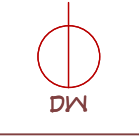
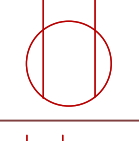
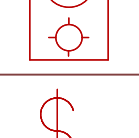
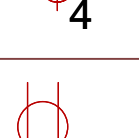
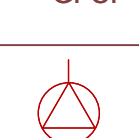
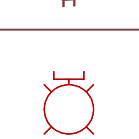
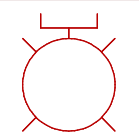
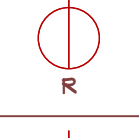
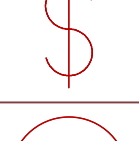
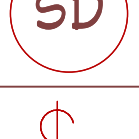
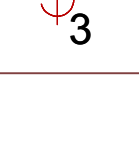
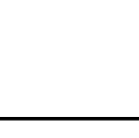
Verify R/O sizes with supplier

Schedules

Doors & Windows & Electrical

WINDOW SCHEDULE							
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	SIZE	DESCRIPTION	R/O	HEADER
	W01	3020DH	4	3020DH	DOUBLE HUNG	31"x25"	2"x6"x40" (2)
	W02	3030DH	2	3030DH	DOUBLE HUNG	31"x31"	2"x6"x40" (2)
	W03	3050DH	14	3050DH	DOUBLE HUNG	31"x61"	2"x6"x40" (2)
	W04	3050FX	3	3050FX	FIXED GLASS	31"x61"	2"x6"x40" (2)
	W05	4030DH	1	4030DH	DOUBLE HUNG	49"x31"	2"x6"x52" (2)
	W06	5030DH	1	5030DH	DOUBLE HUNG	61"x31"	2"x6"x64" (2)

DOOR SCHEDULE							
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	SIZE	DESCRIPTION	R/O	HEADER
	D01	100100	2	100100	GARAGE-GARAGE DOOR P02	122"x123"	2"x12"x128" (2)
	D02	140140	1	140140	GARAGE-GARAGE DOOR P02	170"x111"	2"x12"x176" (2)
	D03	2668	2	2668 L	POCKET-DOOR P04	61 1/4"x82 1/2"	2"x6"x64 1/4" (2)
	D04	2668	1	2668 L IN	HINGED-DOOR P04	32"x82 1/2"	2"x6"x35" (2)
	D05	2668	2	2668 R IN	HINGED-DOOR P04	32"x82 1/2"	2"x6"x35" (2)
	D06	3068	1	3068 L	BARN-DOOR P04	38"x82 1/2"	2"x6"x41" (2)
	D07	3068	1	3068 L	POCKET-DOOR P04	73 1/4"x82 1/2"	2"x6"x76 1/4" (2)
	D08	3068	1	3068 L EX	EXT. HINGED-DOOR E21	38"x83"	2"x6"x41" (2)
	D09	3068	1	3068 L IN	HINGED-DOOR P04	38"x82 1/2"	2"x6"x41" (2)
	D10	3068	2	3068 R IN	HINGED-DOOR P04	38"x82 1/2"	2"x6"x41" (2)
	D11	4068	1	4068 L/R IN	DOUBLE HINGED-DOOR P04	50"x82 1/2"	2"x6"x53" (2)
	D12	6068	1	6068 L/R IN	DOUBLE HINGED-DOOR E21	74"x83"	2"x6"x77" (2)
	D13	4068	1	4068 L EX	EXT. 0+3-PANEL SLIDER-GLASS PANEL	110"x83"	2"x12"x113" (2)

ELECTRICAL SCHEDULE		
2D SYMBOL	QTY	DESCRIPTION
	1	2 GANG SWITCH
	2	220V
	1	220V WEATHERPROOF
	2	6 BLADE CEILING FAN
	2	ASHMOORE PENDANT
	1	CATS W/ TV
	5	GAGED LANTERN SCONCE
	1	CLOTHES DRYER
	1	CLOTHES WASHER
	4	COMMON FLUSH MOUNT
	1	DAISY CEILING FAN
	1	DISHWASHER RECEPTACLE
	54	DUPLEX
	8	DUPLEX (WEATHERPROOF)
	1	ELECTRICAL PANEL - RECESSED
	3	EXHAUST (LIGHT)
	3	FOUR WAY
	5	GFCI
	1	HOOD W/ VENT
	4	K-11366 FORTE TRANSITIONAL DOUBLE WALL SCONCE
	14	LONG RECESSED TUBE LIGHT [16W/60D]
	5	NARCISS SCONCE
	31	RECESSED DOWN LIGHT 6
	1	REFRIGERATOR
	23	SINGLE POLE
	4	SMOKE DETECTOR 1
	4	THREE WAY



Barndo Boys

3200 Broce Dr. Suite 106 Norman, Ok 73072

572-206-9999

barndoboy@barndoboyusa.com

RESIDENCE FOR:

Shad, Laura, Fredman

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DRAWN BY:

Rami T.

DATE

8/19/2026

SHEET

August 19, 2026

Independence Planning Commission

Subject: CUP Request for 4465 Lake Sarah Road

We would like to respond to the concerns raised at the July Planning Commission meeting regarding our CUP request for 4465 Lake Sarah Road. We were surprised to hear that the proposed location of the structure and the use of metal construction materials were viewed as potential obstacles to approval. Prior to submitting our application, we worked through building options with Mark Kaltsas to ensure alignment with applicable requirements and submitted a plan for a compliant 4,960-square-foot accessory building containing a code-compliant 1,148-square-foot detached ADU. After taking time to review the feedback and speak with neighbors, we would like to address those concerns and explain the adjustments we are making in an effort to move the project forward constructively.

The Larson family raised concerns that the proposed building could affect their view of our farmland from their property on nearby S. Lake Sarah Drive, so we spent additional time reevaluating the location. Building requirements specify that the accessory building should be 85 feet from the center of the road and 15 feet from the side lot line. We originally proposed placing the building 30 feet from the side lot line in order to preserve the existing field road, which has been used by this and neighboring properties for field access for decades. Although our property is 16 acres, most of it remains in crop production, making the northeast section of the property the most practical building location. This area is level, does not interfere with existing buildings, meets setback and septic requirements, and best supports the continued agricultural use of the land.

Although the original proposal met all required setbacks, we remeasured the site and determined that we can move the building an additional 30 feet west from the road and 20 feet south without interfering with the field road or existing structures. This adjustment increases the front setback to 115 feet from the road, which is considerably greater than the 60-foot setback of the existing primary residence. We believe this change meaningfully reduces the prominence of the building on the lot and responds directly to the concerns raised.

We are also including a photograph showing the view from the front of the proposed building location toward the intersection with S. Lake Sarah Drive. As shown, the building would sit well south of the intersection. In addition, the neighboring properties have mature, established trees that screen westward views toward our property, so the

proposed building does not fall within a direct sight line from adjacent structures.



We also received feedback that the proposed building materials should be upgraded and made compatible with the existing stucco farmhouse. We appreciate the intent of that request and are taking steps to create a cohesive appearance across the property. Building the accessory structure in stucco would not be practical, particularly because we expect to rebuild the farmhouse in the future, and adding metal to the current farmhouse would also be impractical. Instead, we plan to paint the farmhouse white and are in the process of painting the existing barns to match. The new accessory building will also be white and will include stone wainscoting around the building, creating a consistent white exterior with masonry accents. We will also add pine trees along the north and east perimeter to help screen the building from the road.

We believe the proposed building is consistent with many existing structures in Independence. Based on neighborhood examples and recent CUP approvals, many properties include primary residences finished in stucco, siding, or masonry alongside metal accessory buildings. Large accessory buildings are common in this area, and recent approvals provide precedent for accessory buildings larger than ours and for buildings that use different materials than the primary residence. Because this is an agricultural property on a dirt road, our proposal - a residence with an accessory dwelling on a rural property - is consistent with the city's comprehensive plan and comparable agricultural land uses nearby. We understand that the property cannot be subdivided, so we are working within county guidelines to improve it, preserve its agricultural use, support our family's lifestyle, and maximize its long-term value.

We recognize that the open character of the property means nearby residents and people traveling along the road may have some view of the proposed structure. We have taken that concern seriously and are making meaningful adjustments to reduce its visual impact, including moving the building farther back than originally proposed, coordinating the color and design with the existing buildings, adding masonry accents, and installing landscaping to help screen the structure from the road and neighboring views. At the same time, the proposal meets applicable setback requirements and is intended for personal use in a

manner consistent with similar agricultural properties in the area. We respectfully appreciate the Commission's consideration of our CUP request and the opportunity to move forward with improvements that will preserve the agricultural use of the property while supporting our family's long-term plans for the site.

Sincerely,

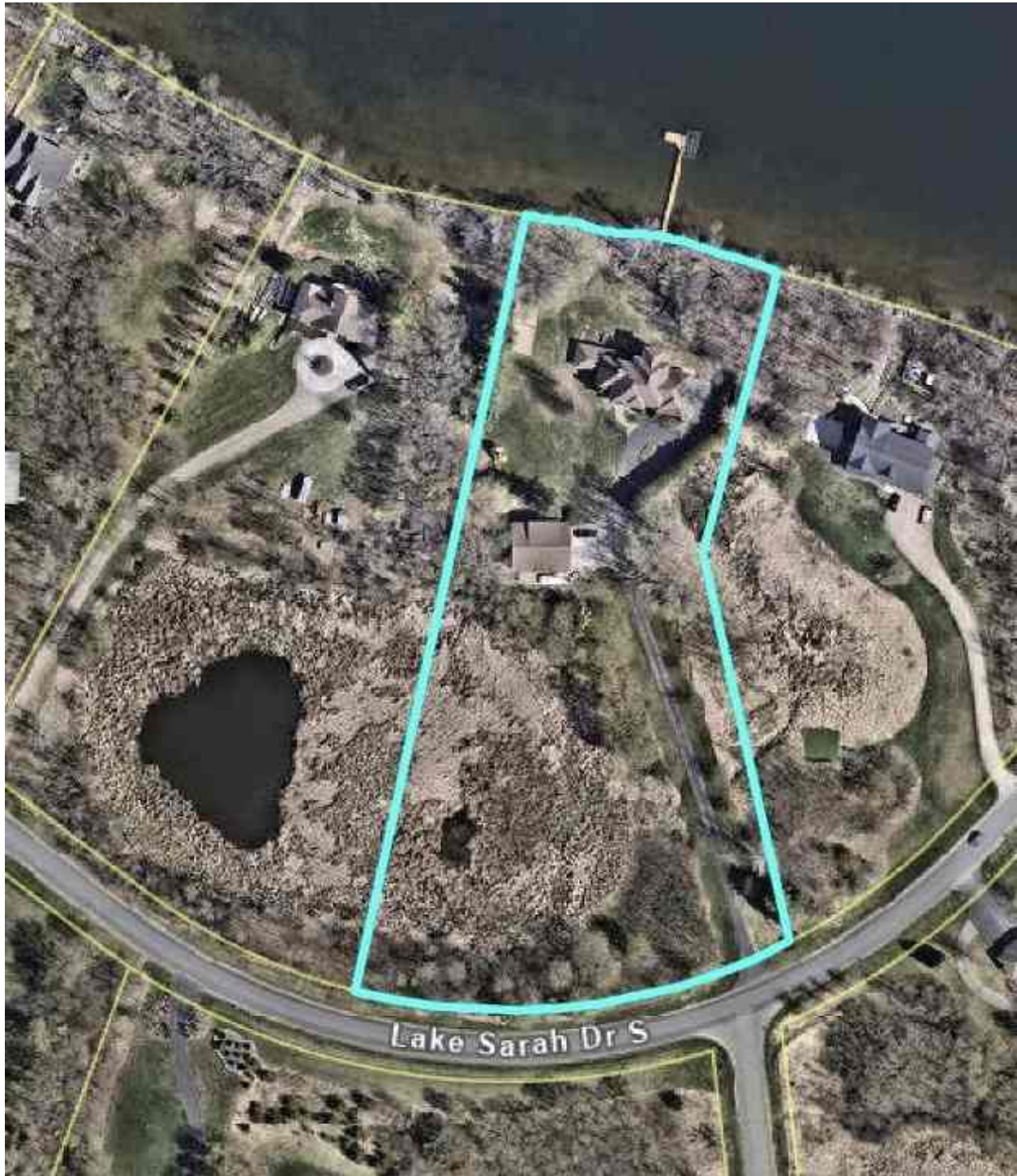
The Fredman Family
6355 Stephanie Way
Independence, MN 55359

CITY OF INDEPENDENCE, MINNESOTA
PLANNING COMMISSION

**Variance Request – Deck Stairway Setback from Ordinary High-Water Level
Property Located at 4708 Lake Sarah Drive South, Independence, MN**

To:	Planning Commission
From:	City Planner
Meeting Date:	August 25, 2026
Applicant:	Patrick Dorn
Owner:	Kent Roers
Location:	4708 Lake Sarah Drive South, Independence, MN
PID:	02-118-24-22-0026
Application Type:	Variance from Ordinary High-Water Level (OHWL) Setback for Deck Stairway

4708 Lake Sarah Dr. S



Request:

PUBLIC HEARING – Patrick Dorn (“Applicant”) and Kent Roers (“Owner”) requests that the City consider the following action for the property located at 4708 Lake Sarah Drive South, Independence, MN (PID No. 02-118-24-22-0026):

1. A variance to allow a reduction in the required 100-foot lakeshore setback from the Ordinary High-Water Level (OHWL) of Lake Sarah to allow the construction of a stairway onto the outside of an existing deck. The proposed stairway would be located approximately 96 feet from the OHWL, resulting in a requested variance of approximately 4 feet from the required 100-foot lakeshore setback.

Property / Site Information:

The subject property is located at 4708 Lake Sarah Drive South in the City of Independence, Minnesota (PID No. 02-118-24-22-0026). The property is a riparian lot located along the southern shore of Lake Sarah and is subject to the City's Shoreland Overlay District regulations due to its lake frontage. The existing deck attached to the rear of the house is situated in line with the rear building line of the house.

Property Address:	4708 Lake Sarah Drive South, Independence, MN
PID:	02-118-24-22-0026
Legal Description:	Lot 2, Block 1, Tamarack on Lake Sarah Second Addition
Zoning:	Rural Residential (RR) / Shoreland Overlay District
Comprehensive Plan:	Rural Residential
Lot Type:	Riparian (lakeshore) lot
Principal Structure:	Existing single-family dwelling with attached deck
Required OHWL (Shoreland) Setback:	100 feet from Ordinary High-Water Level of Lake Sarah
OHWL Elevation:	979.9 feet per MN DNR (observed water elevation of 980.2 feet on 5/2/2023)
Existing Deck Distance to OHWL:	Approximately 100.5 feet
Proposed Stairway Distance to OHWL:	Approximately 96.2 feet
Requested Variance:	Approximately 3.8 feet (rounded to 4 feet) from the required 100-foot lakeshore setback

Discussion

Patrick Dorn (Applicant), on behalf of Kent Roers (Owner), is requesting approval of a variance from the required 100-foot lakeshore setback from the Ordinary High-Water Level (OHWL) of Lake Sarah to allow the construction of a stairway onto the outside of an existing deck at 4708 Lake Sarah Drive South (PID No. 02-118-24-22-0026).

The subject property is a riparian lot located along Lake Sarah and is subject to the Shoreland Overlay District regulations of the City's Zoning Ordinance. Decks and similar improvements attached to the principal structure are subject to the setback standards applicable within the Shoreland Overlay District, including the 100-foot shoreland (OHWL) setback.

The existing deck is situated in line with the rear building line of the house and is located approximately 100.5 feet from the OHWL, consistent with the required setback. The applicant is proposing to construct a stairway onto the outside (lakeside) of the existing deck to provide access down to a lower patio, as part of an overall deck and patio reconstruction project. Because the stairway would project beyond the existing deck's building line, it would be located approximately 96.2 feet from the OHWL, resulting in a requested variance of approximately 4 feet from the required 100-foot lakeshore setback.

A stairway and landing currently exist connecting the upper deck to the patio below; however, the existing stairway is in disrepair and does not align with the applicant's proposed deck and lower patio reconstruction. The applicant and City reviewed alternative stairway configurations located entirely within the existing deck's footprint but did not identify an alternative that would provide a safe and usable connection to the lower patio without extending beyond the deck's existing building line.

The proposed stairway would not be visible to any surrounding properties.

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) 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.

The City would need to find that the requested variance, if granted, would generally comply with the standards for granting a variance. The findings would be similar to those provided below.

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

The purpose of the OHWL shoreland setback is to protect the natural character of Lake Sarah, preserve riparian vegetation and water quality, and limit encroachment of structures toward the lake. The proposed stairway is a limited, unenclosed improvement providing safe access between the existing deck and the lower patio and would not be visible from surrounding properties. The requested 4-foot variance represents a modest reduction from the required 100-foot setback and is consistent with the general intent of the shoreland setback ordinance to limit, rather than eliminate, improvements within the setback area.

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 stairway is a minor residential accessory improvement that maintains the existing residential 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 directly tied to the grade change between the existing upper deck and the lower patio and to the existing deck's alignment with the rear building line of the house, conditions not created by the applicant. The existing stairway and landing serving this grade change are in disrepair and do not align with the applicant's reconstructed deck and patio. The applicant and City reviewed alternative stairway configurations located entirely within the existing deck's footprint but did not identify an alternative that would provide a safe and usable connection to the lower patio. This circumstance is unique to the property and was not created by the landowner, and the proposed stairway represents a reasonable accessory use of the property.

4. The proposal represents the minimum variance necessary:

The requested variance is limited to approximately 4 feet, the minimum reduction from the 100-foot shoreland setback necessary to accommodate a safe and usable stairway connecting the existing deck to the lower patio, based on the alternative configurations reviewed by the applicant and City.

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

The subject property is located in a residential area along Lake Sarah, where decks, patios, and similar improvements are common accessory features. The proposed stairway would replace an existing, deteriorated stairway serving the same function and would not be visible from any surrounding properties. 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

It should be noted that the existing deck is aligned with the rear building line of the house and that the practical difficulty presented arises from the grade change between the upper deck and the lower patio and the disrepair of the existing stairway serving that connection.

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

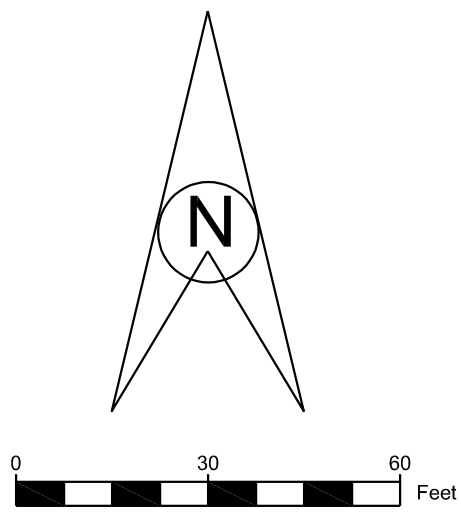
Should the Planning Commission recommend approval of the requested variance, the following findings and conditions should be included:

1. 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.
2. The City finds that the criteria for granting a variance have been satisfied by the applicant. Specifically, the City finds the following:
 - a. The practical difficulty arises from the grade change between the existing upper deck and the lower patio and the deteriorated condition of the existing stairway serving that connection, a condition unique to the property and not created by the applicant.
 - b. The proposed stairway does not exceed the minimum variance necessary and is consistent with the existing development pattern on the property and in the surrounding neighborhood.
 - c. The variance is in harmony with the general purposes and intent of the City's zoning code and Shoreland Overlay District regulations.
 - d. The variance is consistent with the City's Comprehensive Plan.
 - e. The proposed improvements will not alter the essential character of the locality.
3. The variance shall permit the proposed stairway to be constructed in accordance with the approved plans and survey attached to this application. Any modification, alteration, or expansion of the approved stairway beyond what is shown in the approved plans will require additional review and approval by the City.
4. The applicant shall apply for and receive all applicable building permits from the City prior to commencing construction of the proposed stairway.

5. The applicant shall provide the City with a detailed grading and erosion control plan at the time of building permit submittal, to be reviewed and approved by the City.
6. The proposed stairway shall not be further expanded toward Lake Sarah without additional review and approval by the City.
7. The Applicant shall pay for all costs associated with the City's review of the requested variance.

Attachments: Application
Certificate of Survey
Deck / Stairway Plans

Certificate of Survey

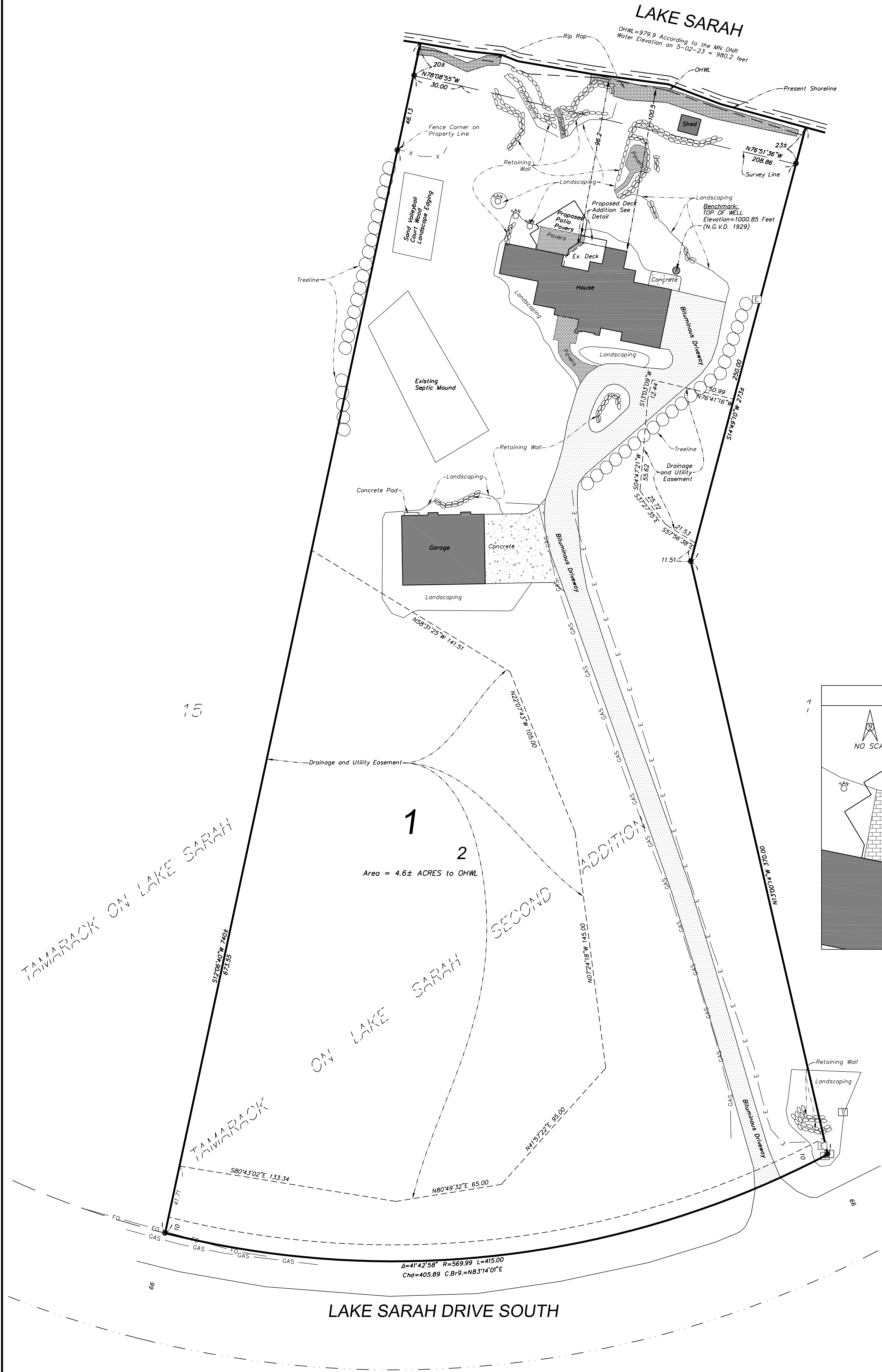
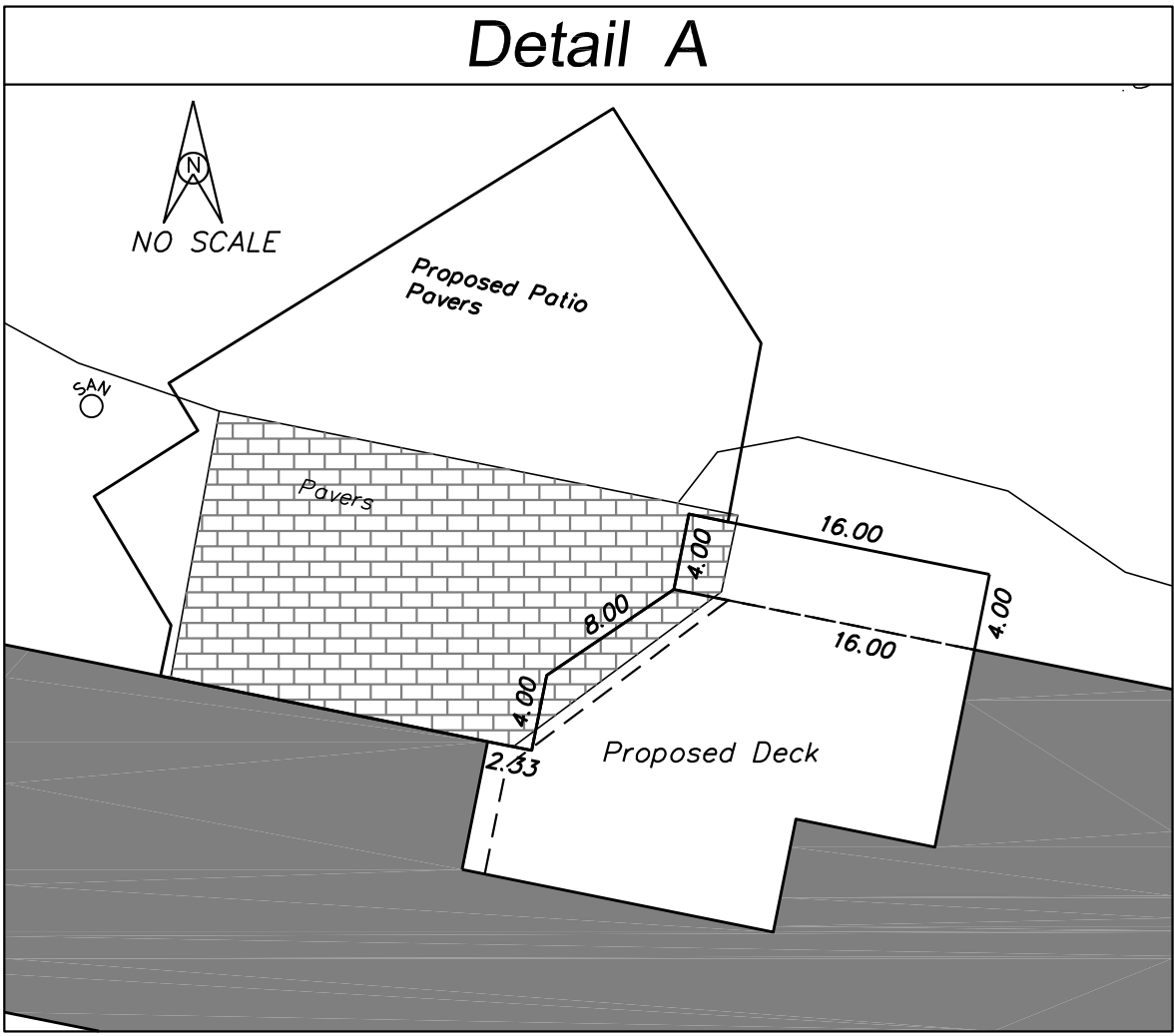


- LEGEND**
- T denotes Telephone Pedestal
 - TV denotes Television Pedestal
 - E denotes Electrical Pedestal
 - FO denotes Fiber Optic Pedestal
 - SC denotes Sanitary Cleanout
 - W denotes Well
 - GAS denotes Gas Line
 - E denotes Underground Electrical Line
 - FO denotes Underground Fiber Optic Cable Line
 - X denotes Fence Line
 - denotes Drainage and Utility Easement per the plat TAMARACK ON LAKE SARAH SECOND ADDITION

Property Description:
Lot 2, Block 1, TAMARACK ON LAKE SARAH SECOND ADDITION, Hennepin County, Minnesota, according to the recorded plat thereof.

EXISTING HARDCOVER CALCULATIONS:		
AREA TO OHWL =	201,247±	S.F.
	AREA	
Existing House	3,498	S.F.
Existing Garage	2,140	S.F.
Existing Shed	124	S.F.
Existing Concrete	1,913	S.F.
Pavers	1,024	S.F.
Deck	278	S.F.
Bituminous Drive	9,829	S.F.
TOTAL	18806	S.F.
% HARDCOVER	9.3	%

PROPOSED HARDCOVER CALCULATIONS:		
AREA TO OHWL =	201,247±	S.F.
	AREA	
Existing House	3,498	S.F.
Existing Garage	2,140	S.F.
Existing Shed	124	S.F.
Existing Concrete	1,913	S.F.
Pavers	684	S.F.
Bituminous Driveway	9,829	S.F.
PROPOSED Pavers	696	S.F.
PROPOSED Deck	376	S.F.
TOTAL	19260	S.F.
% HARDCOVER	9.6	%



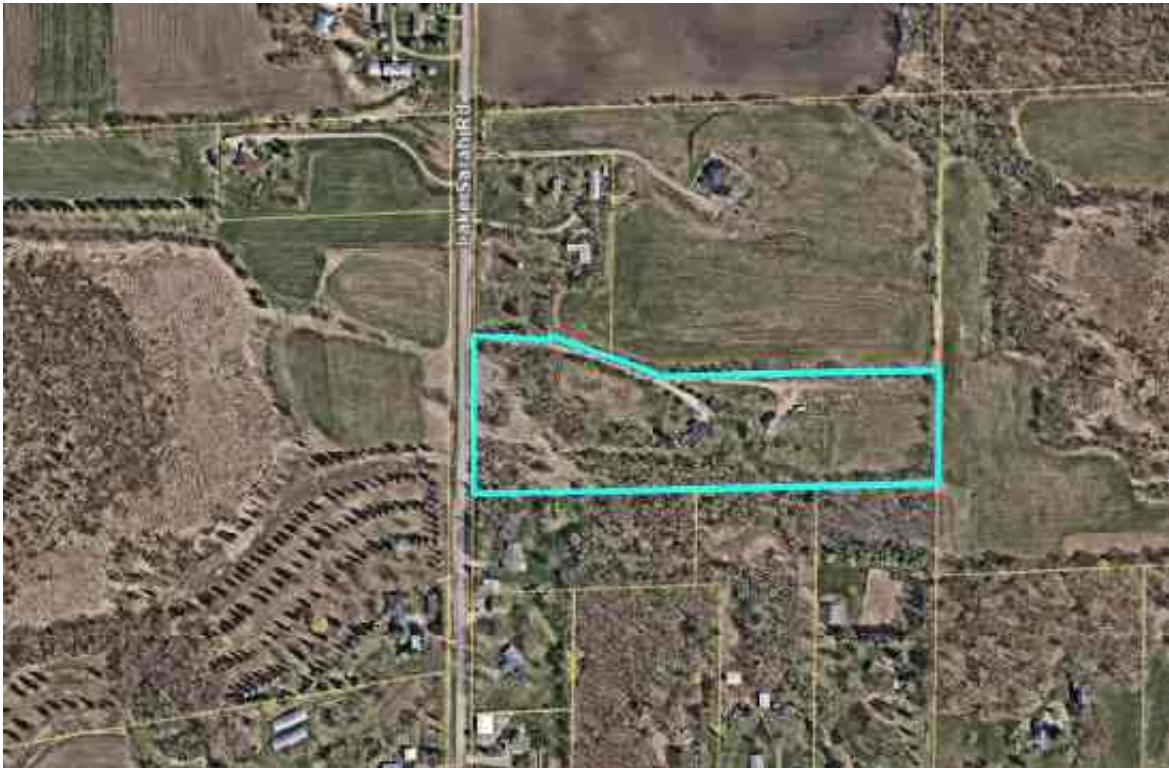
CITY OF INDEPENDENCE, MINNESOTA

PLANNING COMMISSION

**Conditional Use Permit Request – Accessory Dwelling Unit within the
Detached Accessory Structure on the Property
Located at 3470 Lake Sarah Road, Independence, MN**

To:	Planning Commission
From:	City Planner
Meeting Date:	August 25, 2026
Applicant/Owner:	Nate Miller
Location:	3470 Lake Sarah Rd., Independence, MN
PID:	10-118-24-31-0006
Application Type:	Conditional Use Permit – Accessory Dwelling Unit (ADU)

3470 Lake Sarah Rd.



Request:

PUBLIC HEARING -- Nate Miller (“Applicant/Owner”) requests that the City consider the following action for the property located at 3470 Lake Sarah Rd., Independence, MN (PID No. 10-118-24-31-0006):

- a. A conditional use permit (CUP) to allow a detached Accessory Dwelling Unit (ADU) to be located on the subject property.

Property / Site Information:

The subject property is located at 3470 Lake Sarah Rd. in the City of Independence, Minnesota, on a 10.01-acre parcel. The applicant, Nate Miller, is requesting approval to construct a new Accessory Dwelling Unit (ADU) on the second floor of an existing detached accessory garage on the property.

Property Address:	3470 Lake Sarah Rd., Independence, MN
PID:	10-118-24-31-0006
Legal Description:	Unplatted (Section 10, Township 118, Range 24); full metes and bounds description on file with the City
Zoning:	Agriculture
Comprehensive Plan:	Agriculture
Total Lot Area:	10.01 acres
Existing Principal Structure (Above-Grade SF):	2,835 SF single-family dwelling (4 bedrooms)
Existing Detached Garage (SF):	832 SF (32' x 26')
Proposed ADU (Above-Grade SF):	768 SF, located on a new second floor above the existing detached garage (excludes stairway and landing)
Max. Permitted ADU (SF):	935 SF (33% of 2,835 SF principal structure)
Septic / Building Permit Status:	Septic mound rebuild design submitted (Ende Septic Service, dated April 28, 2026); building permit application for ADU improvements under City review

Discussion

Nate Miller (Applicant/Owner) is requesting approval to construct a detached Accessory Dwelling Unit (ADU) on the property located at 3470 Lake Sarah Rd. (PID No. 10-118-24-31-0006) in the City of Independence, MN. The existing detached 3-car garage on the property was completed in early 2026 and measures 32 feet by 26 feet, or 832 square feet. The applicant is proposing to construct the ADU on a new second floor above the existing garage. The proposed ADU is 768 square feet, which does not include the area of the stairway or the landing at the top of the stairs. The ADU will include one bedroom, a kitchen, a living space, and a bathroom.

The existing single-family home on the property has 2,835 square feet of above-ground living area. The property is 10.01 acres in size and is zoned Agriculture.

The applicant has submitted a septic design, prepared by Ende Septic Service and dated April 28, 2026, detailing how the existing septic mound system will need to be modified to accommodate the additional bedroom associated with the proposed ADU. Because the existing mound does not meet the required 36-inch separation for the proposed rockbed, the mound will need to be rebuilt, and a rockbed addition constructed as part of the project. A condition of any approval would be that the applicant modify the existing septic mound system to accommodate the proposed additional bedroom, consistent with the submitted design or a subsequent City-approved design.

Accessory dwelling units are subject to the applicable requirements of the City of Independence Zoning Ordinance. The applicant must demonstrate that the proposed ADU meets all applicable criteria. The City has specific criteria relating to accessory dwelling units, as well as criteria for any required conditional use permit or other approval depending on the applicable zoning district.

ADU Criteria Analysis

An accessory dwelling unit must meet the following criteria under the City's Zoning Ordinance. Staff analysis of each criterion is provided in italics below.

1. Physically attached to or within a single-family dwelling unit, or within a detached accessory building that has a principal structure on the parcel.

The applicant is proposing the ADU on a new second floor above the existing detached accessory garage on the same parcel as the existing single-family principal dwelling. The parcel contains an existing principal structure.

2. Subordinate in size to the single-family dwelling unit.

The proposed ADU is 768 SF. The above-ground square footage of the principal dwelling is 2,835 SF. The proposed ADU is clearly subordinate in size to the principal structure.

3. Fully separated from the single-family dwelling unit by means of a wall or floor, with or without a door.

As a proposed detached structure located above the existing garage, the ADU will be fully separated from the principal single-family dwelling.

4. Architecturally compatible with the principal structure (using materials, finishes, style, and colors similar to the principal structure).

The applicant has submitted building elevations for the proposed second-story addition indicating siding, trim, and finish materials intended to match the existing garage and principal structure. The applicant will be required to demonstrate architectural compatibility with the existing principal structure through the building permit process.

5. The lesser of 33% of the above-ground living area of the principal structure or 1,200 square feet, and no less than 400 square feet.

The principal structure contains 2,835 SF of above-ground living area. Thirty-three percent (33%) of 2,835 SF equals approximately 935 SF. The proposed ADU is 768 SF, which is less than the permitted maximum of 935 SF and greater than the minimum of 400 SF.

6. Not in excess of the maximum square footage for accessory structures as permitted in this code.

The property is 10.01 acres in size. Properties of 10 acres or more are not subject to a maximum square footage limitation for detached accessory structures under the City's Zoning Ordinance. The existing detached garage, within which the ADU is proposed, totals 832 SF, well below the City's general maximum size standard for detached accessory structures.

7. Has permanent provisions for cooking, living, and sanitation.

The applicant is proposing to include permanent provisions for cooking, living, and sanitation in the ADU. The proposed ADU has one bedroom and one bathroom along with a kitchen and living area.

8. Has no more than 2 bedrooms.

The proposed ADU has one bedroom and one bathroom.

9. Limited to relatives of the homesteaded owner-occupants or the homesteaded owners of the principal structure. The total number of individuals residing in both the principal dwelling unit and ADU may not exceed the number allowed by the building code.

The City will require confirmation that occupancy of the ADU will comply with applicable Zoning Ordinance requirements regarding permitted occupants. This shall be made a condition of approval.

10. Uses the existing on-site septic system or an approved holding tank.

The applicant has submitted an engineered septic design prepared by Ende Septic Service (dated April 28, 2026) demonstrating that the existing on-site septic system (consisting of two 1,000-gallon septic tanks and a 1,000-gallon pump tank) will be utilized to serve both the principal dwelling and the ADU, with the mound system rebuilt and expanded to provide capacity for the additional bedroom. The City will require that the septic mound modifications be completed and approved by the City prior to occupancy of the ADU.

11. Respectful of the future subdivision of the property and the primary and secondary septic sites.

The proposed septic mound rebuild, and rockbed addition are located within the existing septic site area on the property, clear of trees, and do not appear to compromise the ability of the site to accommodate the principal dwelling and ADU. The subject property is guided for Agriculture and is not proposed to be further subdivided.

12. In compliance with the adopted building code relating to all aspects of the dwelling unit.

The proposed ADU will be required to meet all applicable building codes. The applicant will be required to apply for and receive all applicable building permits prior to construction.

Additional Considerations

The applicant has represented that the proposed ADU, located within the existing detached garage footprint, meets all applicable building setbacks. Because the ADU is proposed as a second-story addition above an existing, previously permitted garage, no change to the building's footprint or setback compliance is proposed. The size and location of the proposed ADU relative to the surrounding properties should help to reduce or mitigate any potential impacts. The character of the surrounding area and neighboring properties supports and is consistent with the proposed accessory dwelling unit.

As proposed, the ADU appears to be consistent with the applicable size and dimensional criteria established in the Zoning Ordinance.

In addition to the requirements for allowing an accessory dwelling unit, the City has additional criteria which need to be considered for granting a conditional use permit.

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:

- 1. The conditional use will not adversely affect the health, safety, morals and general welfare of occupants of surrounding lands.*
- 2. 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.*
- 3. Existing roads and proposed access roads will be adequate to accommodate anticipated traffic.*
- 4. Sufficient off-street parking and loading space will be provided to serve the proposed use.*
- 5. 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.*
- 6. 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.*
- 7. 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.*
- 8. The proposed conditional use is consistent with the comprehensive plan of the City of Independence.*
- 9. The proposed use will not stimulate growth incompatible with prevailing density standards.*

Consideration for the proposed conditional use permit should weigh the impact of having an accessory dwelling unit located on this property. The location of the proposed accessory dwelling unit above the existing garage, its

compliance with all applicable setbacks, and the applicant's proposed modifications to the on-site septic system appear to mitigate potential impacts resulting from the ADU. The City will need to consider if the accessory dwelling unit meets the requirements and criteria for granting a conditional use permit.

Should the CUP to allow an accessory dwelling unit be considered by the City, it is suggested that the following conditions be noted by the City:

- The Conditional Use Permit will be subject to the applicant successfully obtaining and completing a building permit for the proposed ADU addition above the existing detached garage.
- The proposed accessory structure cannot 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.
- The applicant shall modify the existing septic mound system consistent with the submitted design, or a subsequent City-approved design, prior to occupancy of the ADU.

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 conditional use permit to allow an accessory dwelling unit, the following findings and conditions should be included:

1. 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.
2. The conditional use permit is to allow an accessory dwelling unit to be located on a new second floor above the existing detached accessory garage on the property. The criteria for permitting an accessory dwelling unit shall be perpetually satisfied by the owner of the property. Any change in the use of the accessory dwelling not in compliance with the applicable criteria for the accessory dwelling unit will cause the conditional use permit to be revoked by the City.
3. The conditional use permit will be issued subject to the following items being completed:
 - a. The conditional use permit will be subject to the applicant successfully obtaining and completing a building permit for the proposed ADU addition above the existing detached garage.
 - b. The proposed accessory structure cannot 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.
 - c. The applicant shall submit full building plans to the City at the time of building permit which will verify that the ADU will be architecturally compatible with the principal structure, using similar materials, finishes, style, and colors.
 - d. The applicant shall modify/rebuild the existing septic mound system in accordance with the design prepared by Ende Septic Service (dated April 28, 2026), or a subsequent City-approved design, to accommodate the additional bedroom associated with the ADU. The septic modifications shall be completed and inspected/approved by the City prior to issuance of a certificate of occupancy for the ADU.
 - e. Occupancy of the ADU shall be limited to relatives of the homesteaded owner-occupants of the principal structure, consistent with the Zoning Ordinance. The applicant shall provide confirmation of compliance with this requirement upon request by the City.
4. The Applicant shall pay for all costs associated with the City's review of the requested conditional use permit.

Attachments:

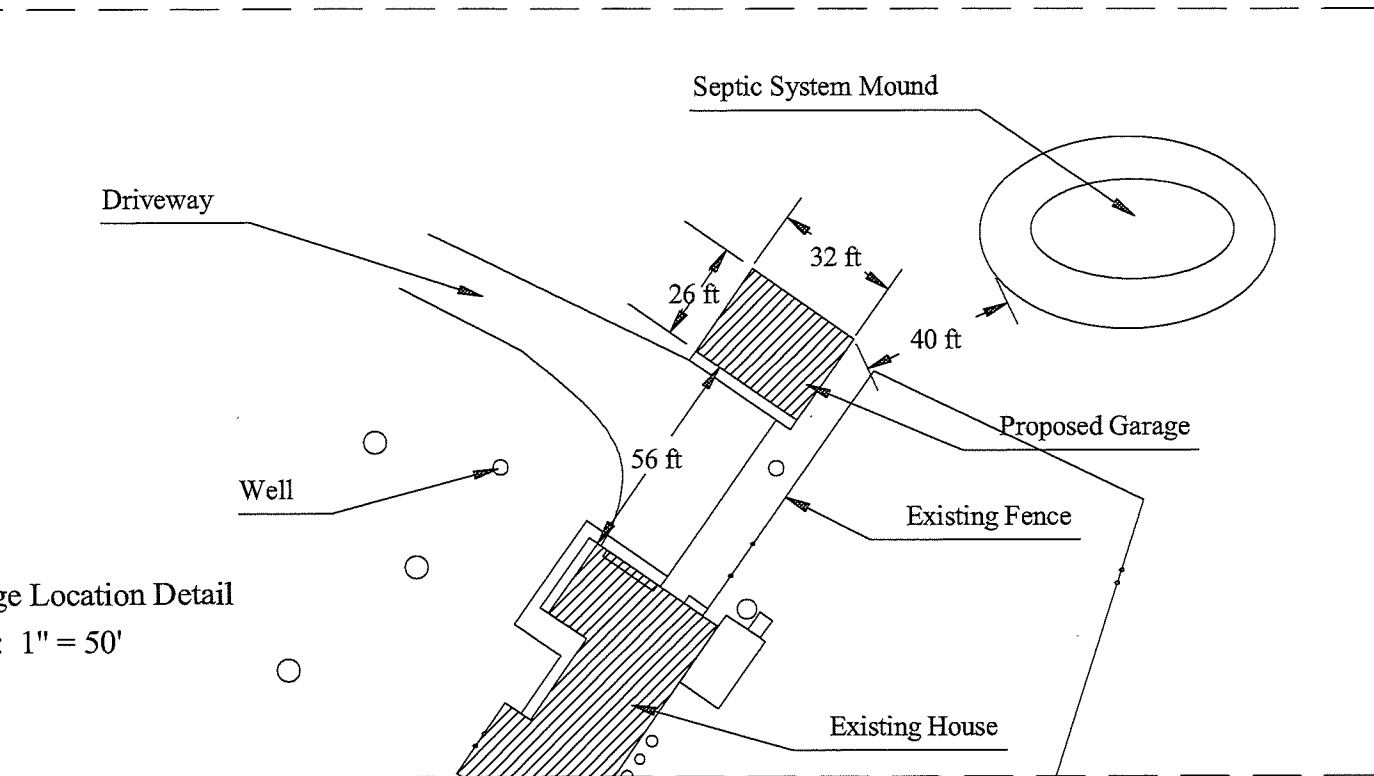
Application

Site Plan

Septic Design (Ende Septic Service, dated April 28, 2026)

Building Plans (Beckin & Whitney Consulting Engineers)

Site Plan -- Detached 3-car Garage
3470 Lake Sarah Rd.



REVISIONS

3470 Lake Sarah Rd
Maple Plain, MN

Nathaniel Miller
651-208-0805

DRAWN BY: RJC CHECKED BY: WB

Becklin & Whitney
Consulting Engineers, Inc.
523 Main St. N Suite 1
Cambridge, MN 55008
Ph: 763-689-5631
office:becklinwhitney@gmail.com

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.

William A. Becklin, P.E. License # 18494
Date: July 7, 2026

SHEET NAME

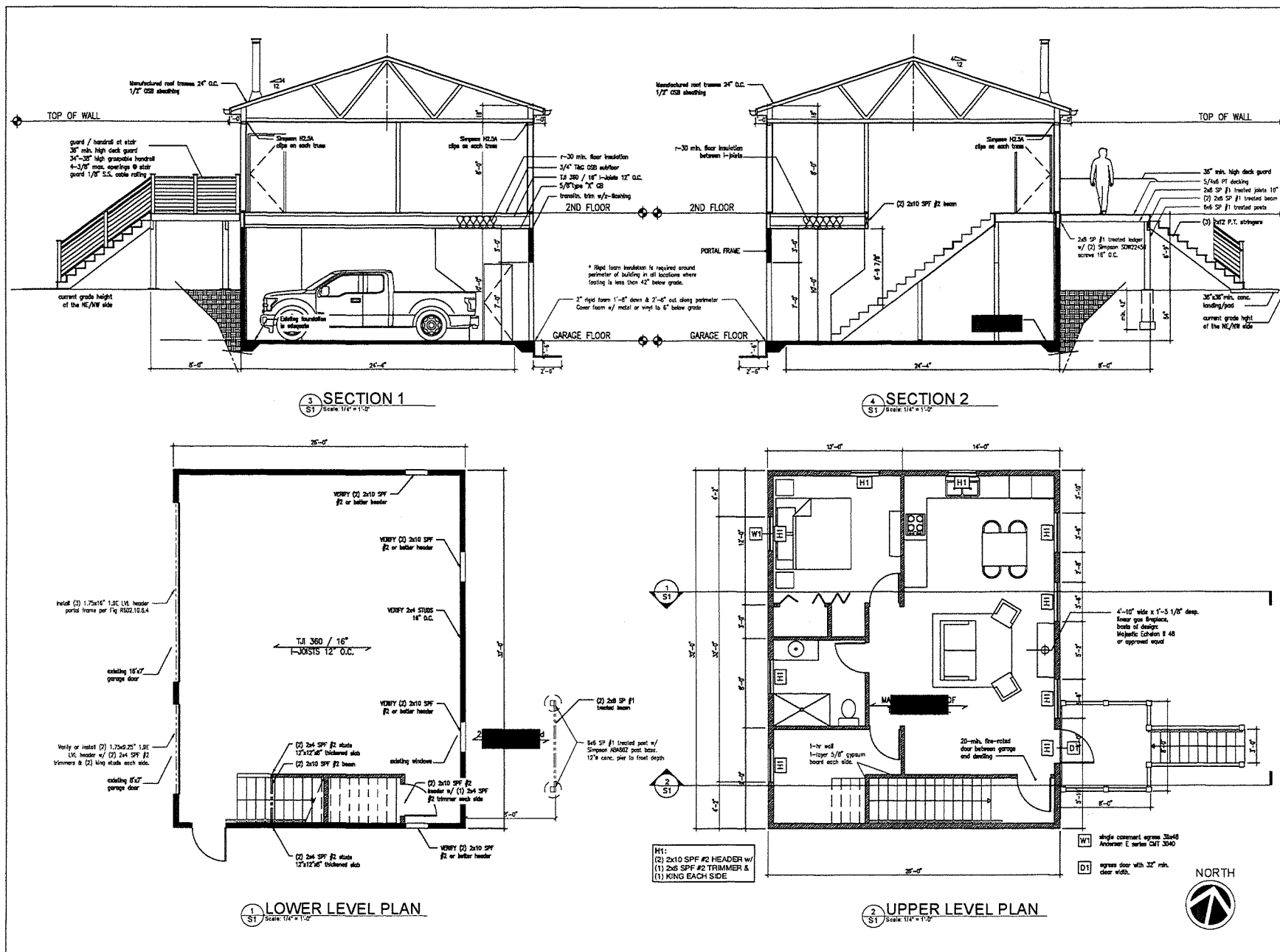
BUILDING PLANS &
SECTIONS

SHEET NUMBER

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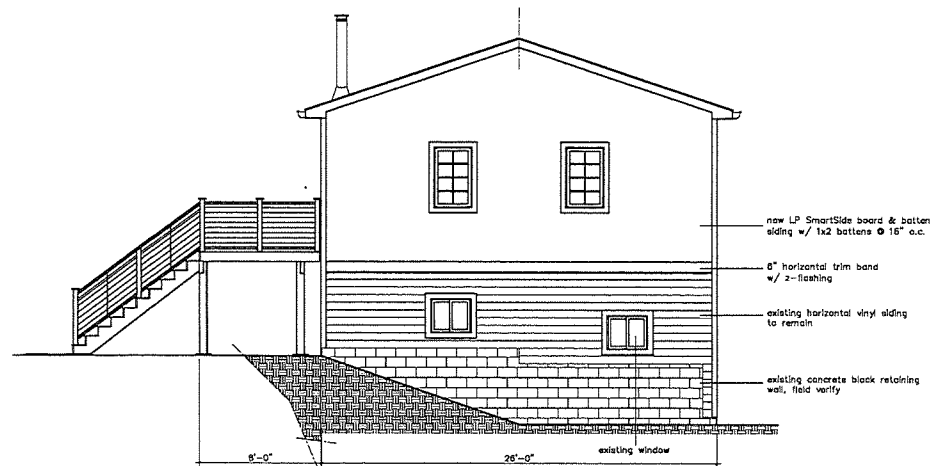
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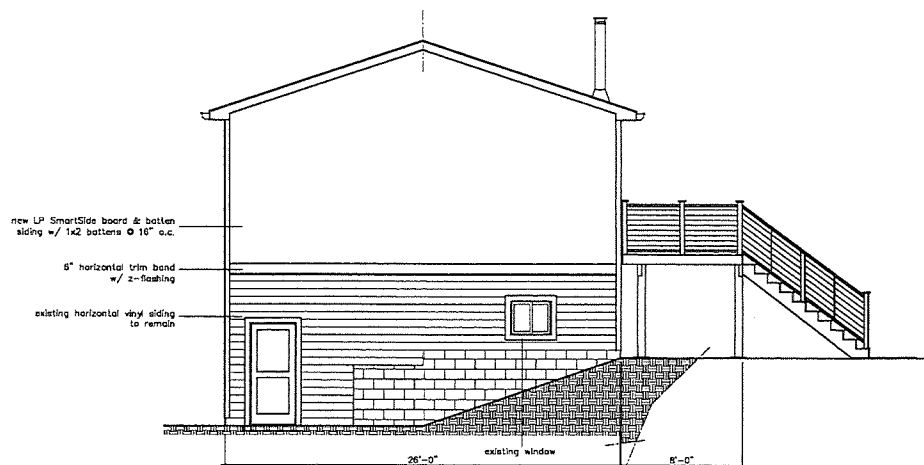




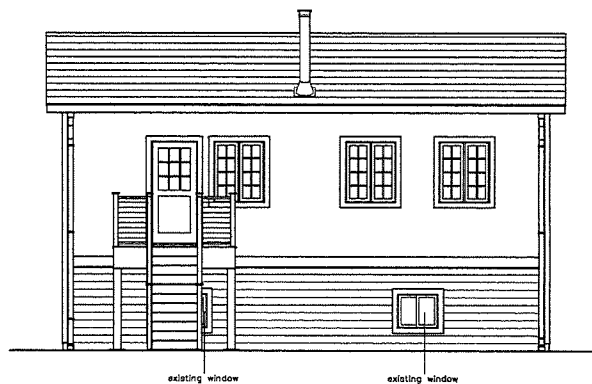
1 SOUTH W. ELEVATION
1/4"=1'-0"



2 NORTH W. ELEVATION
1/4"=1'-0"



3 SOUTH E. ELEVATION
1/4"=1'-0"



4 NORTH E. ELEVATION
1/4"=1'-0"

PROJECT

ACCESSORY DWELLING UNIT

REVISIONS

PROJECT ADDRESS

3470 Lake Sarah Rd
Maple Plain, MN

CUSTOMER INFORMATION

Nathaniel Miller
651-208-0805

Consulting Engineers

DRAWN BY: RFC CHECKED BY: WB

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William A. Becklin
William A. Becklin, P.E. License # 16494

SHEET NAME

BUILDING PLANS & SECTIONS

SHEET NUMBER

52

Page Size: 22 x 34

of 01

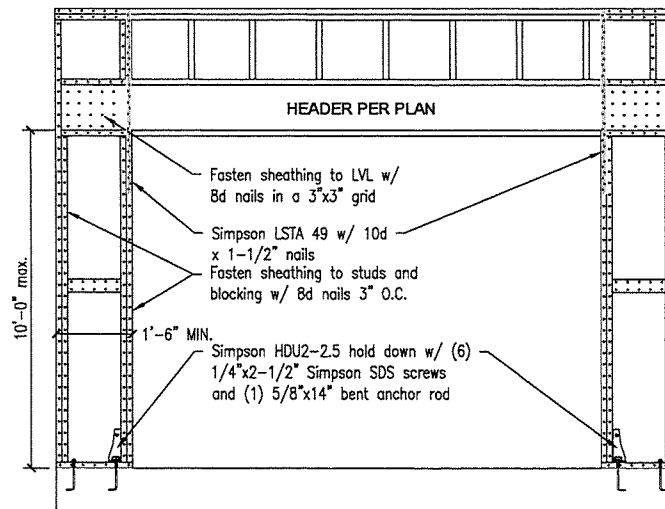
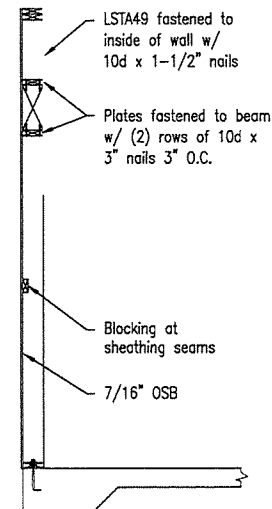


Figure R602.10.6.4:
Modified Portal Frame



Section

PROJECT
ACCESSORY DWELLING
UNIT

REVISIONS

PROJECT ADDRESS

3470 Lake Sarah Rd
Maple Plain, MN

CUSTOMER INFORMATION

Nathaniel Miller
651-208-0805



Consulting Engineers

DRAWN BY: RPC CHECKED BY: WB

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OF THE STATE OF MINNESOTA.

William A. Becklin
William A. Becklin, P.E. License # 18494
Date: July 7, 2026

SHEET NAME

DETAILS

SHEET NUMBER

53

Page Size: 22 x 34 of 01

GENERAL STRUCTURAL NOTES

1. **BUILDING CODES USED FOR DESIGN**
a. 2020 Minnesota State Building Code. 2018 International Building Code.
2. **FOUNDATION**
a. All foundations shall bear on natural undisturbed soil or on compacted fill. All footings are designed using a soil bearing capacity of 2,000 PSF. Recommendations for sub-soil testing in the footing areas referred to in the soil reports mentioned shall be strictly followed.
b. If soil at the bottom of the footings as detailed is of questionable bearing value, the Architect or Engineer's office shall be notified at once.
c. Wall footing elevation changes shall be stepped at a ratio of 1 (vertical) to 2 (horizontal). The maximum vertical step shall be 1'-4" unless otherwise noted.
d. All exterior wall footings shall have minimum soil cover of 3'-8" measured from the bottom of footing unless otherwise noted.
e. See soil report for anticipated settlement values. The Structural Engineer shall verify that the settlement criteria will not be detrimental to the building and its operation.
3. **DESIGN LOADS**
a. Live Loads
Residential Areas 40 PSF
b. Snow Loads 35 PSF
c. Wind Loads 15 MPH
d. Dead Loads Material Self Weight
e. plus 50 PLF Partition Loads
f. plus drifting snow and unbalanced loads
g. second gust, Exposure C
4. **DESIGN STRESSES**
a. Concrete
28 day strength 3500 psi
Slab weight 4000 psi
3000 psi
3000 psi
b. Masonry
c. Reinforcement
Fy = 60 ksi
ASTM A615
d. Structural Steel
Fy = 36 ksi
ASTM A36
e. Structural Tubing
Fy = 46 ksi
ASTM A500, Grade B
f. Std. Steel Pipe
Fy = 36 ksi
ASTM A53, Grade B
g. Plates
Fy = 36 ksi
ASTM A36
h. Bolts
Fy = 120 ksi
ASTM A525
i. Anchor Bolts
Fy = 60 ksi
ASTM A307
j. Weld Electrode
Fy = 70 ksi
ASTM A185
k. Welded Wire Fabric
5. **CONCRETE COVERAGE FOR REINFORCEMENT**
a. Footings 2"
b. Exterior Concrete 2"
c. Slab on Grade Center of Slab
d. Poured Walls Center of Wall
6. **MASONRY COVERAGE FOR REINFORCEMENT**
a. Walls Centerline (unless otherwise noted)
b. Pilasters 3" to face
7. **REINFORCING STEEL**
a. The reinforcing steel contractor shall fabricate all reinforcement and furnish all accessories, chairs, spacer bars and supports necessary to secure the reinforcement unless shown otherwise on plans and details.
b. Concrete reinforcement shall be placed according to the CRSI "Recommended Practices for Placing Reinforcing Bars".
c. Compression and tension lap splices for cast-in-place concrete shall be 36 bar diameters minimum unless noted otherwise.
d. Tension lap splices for reinforced masonry shall be 40 bar diameters minimum, unless noted otherwise.
e. Horizontal reinforcing steel in footings and concrete walls shall be continuous around corners.
f. All laps in WWF shall be one mesh plus two inches @ splices.
g. Provide two #5 reinforcing bars on each side around openings in concrete walls and slabs. Bars shall extend 24" beyond the corners of the openings. Also provide two #5 diagonal bars @ each corner of the opening.
h. Reinforcing bars shall not be welded without the approval of the structural engineer. Field welding of reinforcing steel shall be performed by welders specifically certified for reinforcing steel. Prior to welding the "carbon equivalent" (CE) of steel shall be determined. Reinforcing steel whose "CE" cannot be identified or whose "CE" exceeds 0.75% shall not be welded. Except for reinforcing steel conforming to ASTM A-706, reinforcing steel shall be preheated as shown in table 1.20.A 3-7.7. In addition, steel with a "CE" between 0.66% and 0.75% shall be welded only when prior qualification tests verify acceptable weldability.
8. **PRE-ENGINEERED WOOD TRUSSES**
a. All lumber for wood trusses shall be in accordance with manufacturers written recommendations.
b. Wood trusses shall have bracing and bracing in accordance with manufacturers requirements.
c. Wood trusses shall be designed for a top chord live load as noted under Design Live Loads plus snow load, drifting, and unbalanced loads as per building code requirements. Minimum top chord and bottom chord dead loads shall be 10 psf.
d. Live load deflection on limitation for roof trusses shall be less than L/240.
e. Submit complete shop drawings for approval showing the erection plan, all bearing conditions and connections. Calculations certified by a Minnesota Licensed Engineer will be required for all wood trusses, connections and bearing attachments. Submit shop drawings to the Building Official.
f. Wood truss supplier shall detail end bearing of trusses so as not to exceed perpendicular to grain loading of wood plates that support the trusses.

9. DIMENSION LUMBER

- a. All wood members shall be Douglas Fir, Spruce Pine Fir, or Southern Pine. The grade shall be as specified and if not specifically specified, use #2 Grade.
- b. All sheathing shall be APA rated sheathing.
- c. Cutting, notching or drilling of beams or joist shall be permitted only as detailed or as approved by the Engineer.
- d. All nailing shall conform to the nailing schedule unless noted otherwise.
- e. All sills and plates resting on concrete or masonry, which is in contact with the earth or resting on foundations shall be pressure treated Southern Pine #2.
- f. All bolt heads and nuts bearing on wood shall have standard nut washers. All bolt holes in wood shall be drilled 1/32" larger in diameter than nominal bolt diameter.
- g. Bolts in wood shall not be less than 7 diameters from the end & 4 diameters from the edge of the member.
- h. All framing anchors, post caps, bases, hangers, straps, etc. shall be manufactured by Simpson Strong Tie or approved equal.
- i. Top plates of all wood stud walls to be 2 x 2x (same width as studs), lap 48 inches minimum with not less than (5) 16d nails @ each lap and not more than 16" between nails.
- j. Moisture content at time of placing shall not exceed 19%.
- k. All member sizes given on drawings are nominal sizes.
- l. Spacing of bracing for joist shall not exceed 8'-0".
- m. Wood lintels and headers shall have a full 3" length of bearing at each end minimum or width of trimmers.
- n. Double all joints under parallel partitions.
- o. All beams and joist not bearing on supporting members shall be framed with "Simpson HHU" series joist hangers or equal. Use type as required by applicant on shown on drawings.
- p. Wood joist shall bear the full width of supporting members (stud walls, beams, etc.) unless otherwise noted.
- q. Wood beams made of two or more 2x's shall be nailed together with (3) rows of 16d nails @ 12" o.c. For a 3 piece member, install the specified nailing on each side.
- r. Unless noted, interior and exterior stud walls are to have studs @ 16" o.c.
- s. Sill plates to be bolted to foundations walls with 1/2" anchor bolts @ 4'-0" o.c. maximum. Bolts to extend 15" minimum into grouted masonry. Each sill plate to have a minimum of two (2) bolts with one (1) bolt located within 12" of the end of each plate.

10. NAILING SCHEDULE

- a. Joist or rafters to sides of studs: 8" or less (2) 16d, for each additional inch in depth, add (1) 16d.
- b. Bridging to joists, toenail each end (2) 8d.
- c. Blocking between joists or rafters to joist or rafters - toenail each side/ each end with (2) 16d.
- d. Blocking between studs at each end (2) 10d toenails or (2) 16d.
- e. 1"x6" subfloor to each joist, face nail with (2) 8d. Wider than 1"x6" to each joist, face nail (2) 8d.
- f. 2" subfloor to joist or girder, blind and face nail (2) 16d.
- g. Sill plate to joist or blocking, face nail with 16d @ 16" o.c.
- h. Top plate to stud, end nail (2) 16d.
- i. Stud to sill plate, (4) 10d toenail, or (2) 16d end nail.
- j. Double top plates, face nail with 16d @ 16" o.c.
- k. Continuous header, two pieces, 16d @ 16" o.c. along each side.
- l. Ceiling joist to plate, toenail (2) 16d.
- m. Continuous header to studs, toenail with (4) 8d.
- n. Ceiling joists, laps over partitions, face nail (3) 16d.
- o. Ceiling joists to parallel rafters, face nail (3) 16d.
- p. Joist and rafters at all bracing, toenail each side (2) 10d.
- q. 1" brace to each stud and plate, face nail (2) 8d.
- r. 1"x6" sheathing or less to each bearing, face nail (2) 8d. Wider than 1"x6" sheathing to each bearing, face nail (3) 8d.
- s. Built-up corner studs, 16d @ 24" o.c.
- t. Double studs, 16d @ 12" o.c. direct.
- u. Rim joist of 6" or less, 16d (3 per joint) and nail.
- v. Rim joist of over 6", 16d (3 per joint) and nail.
- w. Diagonal bracing to stud & plate, 16d (3 per joint) and nail.

11. BACKFILLING

- a. No backfilling and compacting of earth shall be permitted against the foundation walls until supporting slabs have been poured and have reached 75% of their design strength or unless adequate bracing submitted for review has been approved.
- b. Both sides of foundation walls shall be backfilled simultaneously so as to prevent overturning or lateral movement of walls.
- c. All grade beams shall be adequately braced to prevent lateral movement during backfilling and compaction.

12. CONSTRUCTION AND CONTROL JOINTS

- a. Construction joints shall be made as detailed on the drawings.
- b. Maximum spacing for control joints.
- c. A 15'-0" maximum spacing of control joints may not insure complete control of shrinkage cracks. A closer spacing may be used by request of the contractor if more complete shrinkage crack control is desired. Contractor to verify with owner.

13. EXPANSION BOLTS

- a. All expansion bolts shall be E-WIK bolts or REDHEAD as noted on the plans. Minimum embedment unless otherwise noted shall be 4" for 1/2" diameter bolts, and 5" for 5/8" and 3/4" diameter bolts.

14. CONSTRUCTION PROCEDURE

- a. The structure shall be adequately braced and shored against wind and construction loads during erection. Structural members are designed for "in-place" loads only.
- b. Comply with all applicable city, state and federal laws, including CSRA and regulations adopted pursuant thereto.
- c. The contract structural drawings and specifications represent the finished structure. Unless otherwise noted, they do not indicate the means or method of construction. Provide all measures necessary to protect the structure, workers, or other persons during construction. Such measures shall include, but not limited to, bracing, shoring for construction equipment, shoring for earth loads, forms, scaffolding, planking, safety nets, support and bracing for cranes and gin poles, etc.
- d. Engage properly qualified persons to determine where and how temporary pre-assembly measures shall be used and inspect same in the field. Observation visits to the jobsite by the ENGINEER'S representative shall not induce inspection of the above items.
- e. Supervise and direct the work so as to maintain sole responsibility for all construction means, methods, techniques, sequences and procedures. As part of this responsibility, retain the services of a licensed structural engineer to design and supervise and scaffolding for workers, and all shoring of forms and elements of the construction.

15. COORDINATION WITH ARCHITECTURAL DRAWINGS

- a. The contractors shall verify all dimensions and deviations with the architectural drawings. Where discrepancies occur, it is the contractor's responsibility to notify the Architect prior to proceeding with construction.

16. SHOP DRAWINGS

- a. Shop drawings are to be prepared under the supervision of a licensed engineer. They are to include complete details and schedules for fabrication and assembly of structural members, procedures and diagrams.
- b. Fabricators shall draw their own erection plans. Copying the structural plans and using them as erection plans is not acceptable.
- c. Prior to submittal, the contractors shall review the shop drawings and make any corrections required. The contractors shall stamp and sign the drawings as evidence that they have reviewed them.
- d. Shop drawings shall be submitted for all structural components.
- e. Turn-around time for shop drawings shall be two weeks from date received by the Engineer's office.

17. SPECIAL INSPECTIONS

- a. Special inspections shall be provided in accordance with the IBC Code as outlined below.
- b. The Special Inspector(s) must have the approval of both the Building Official and the Engineer or Architect and is subject to meeting at least one of the following guidelines:
b.1. Licensed professional in the state that the work is being done and able to demonstrate previous suitable experience.
b.2. IBCO certified inspector and is able to demonstrate suitable previous experience.
b.3. Structural engineer or technician under the direct supervision of the structural engineer of record.

PROJECT

ACCESSORY DWELLING UNIT

REVISIONS

PROJECT ADDRESS

3470 Lake Sarah Rd
Maple Plain, MN

CUSTOMER INFORMATION

Nathaniel Miller
651-208-0805

Consulting Engineers

DRAWN BY: R/C CHECKED BY: WB

Becklin & Whitney
Consulting Engineers, Inc.
523 Main St. N Suite 1
Cambridge, MN 55008
Ph: 763-689-5631
office.becklinwhitney@gmail.com

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.

William A. Becklin
William A. Becklin, P.E. License # 18494
Date: July 7, 2026

SHEET NAME

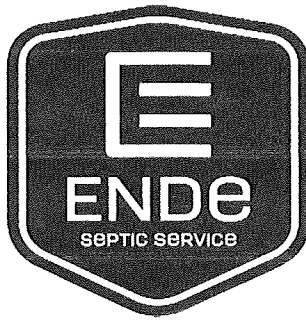
STRUCTURAL NOTES

SHEET NUMBER

54

Page Size: 22 x 34

of 01



24910 Territorial Road, Rogers, Minnesota 55374 • 763-428-4489

Mound System Addition/Rebuild Design

Property Address:

**3470 Lake Sarah Road
Independence, MN 55359
Hennepin County**

Prepared For

Nate Miller

Prepared By:

**Ende Septic Service
24910 Territorial Road
Rogers, MN 55374
April 28th, 2026**



Ende Septic Service

INDIVIDUAL SEWAGE SYSTEM DESIGN SUMMARY

Property Owner: Nate Miller Phone: _____
Address: 3470 Lake Sarah Road PID: 1011824310006
City: Independence Zip: 55359 County: Hennepin County

DESIGN USAGE

Single Family Home X Other _____ Soil type Clay Loam
Number of Potential Bedrooms 5 bedrooms Hydraulic Loading .45
Garbage Disposal No Depth to restrictive layer 16 inches
Sewage Lift Pump No

SITE CHARACTERISTICS

PUMP INFORMATION-

Pump GPM & TDH 42 gpm and 35 tdh Daily Water Use _____ Est _____ Calc 750
Cycles per day 4 cycles Septic Tank Capacity 2-1000 gallon tanks-existing
Gallons per cycle 225 gallons per dose Pump Tank Capacity 1000-gallon tank-existing
Perforation size & spacing 7/32" perfs every 3 feet
Number, spacing, & diameter of laterals 3-2" inch laterals every 3 feet

MOUND SYSTEM

Dimension of Rock Base 10'x 75'
Depth of Rock Below Pipe 6 inches
Depth of Rock Above Pipe 3 inches
% Slope of Soil Above Bed 3%

Mound Materials

Amount of Rock 35 tons
Amount of Mound Sand 362 tons Upslope Width 11 feet
Amount of Loamy Cap 122 tons Downslope Width 21 feet
Amount of Topsoil 140 tons Sideslope Width 16 feet
Lineal Feet supply line 133 ft
Main Line Length +20-50 ft

APPROVAL

By Tristan Ende Date 4/28/2026

See additional information sheet if checked ☒

Septic System Design

Additional Information

Property

Address: 3470 Lake Sarah Road Independence, MN 55359

Description of Wastewater Treatment System

This site is an existing 4-bedroom home on 10.01-acre parcel. The existing mound and tanks were deemed compliant when the home was purchased 2 years ago. The homeowner has decided to add an ADU above the detached garage which will add bedrooms onto the system. The mound was inspected again to ensure it meets the 36-inch separation rule for a 25 ft rockbed addition. Unfortunately, the mound meets the 15 percent reduction rule but not the 36 inch separation rule. Because of this the mound will need to be rebuilt, then a rockbed addition added as well. From the detached garage, a 4-inch mainline will be installed South, 100 feet and get tied into the mainline from the home. This will allow influent from the ADU to gravity flow into the existing home septic tanks.

The mound will need to be deconstructed first, with all topsoils and loamy caps removed from the upslope, downslope, top and set aside for re-use. The existing rockbed and laterals will need to be removed and disposed of at a proper location. Additional rough up must occur on the Western side of the mound for the 25 ft rockbed addition.

After the deconstruction and roughup, the mound must be built to meet a 20-inch sandlift or a 1.7' sandlift. A 10'x75' rockbed will be installed atop the 1.7 ft sandlift. The rockbed must have 3-73' laterals installed in the rockbed. The laterals will have 7/32-inch perforations drilled every 3 feet throughout each lateral. All laterals must be brought to grade in a central irrigation box or 3 individual irrigation boxes for future access.

A new pump must be installed in the lift tank that can handle 42 gpm and 35 ft of tdh. Installer must verify the septic alarm is working, if not it must be replaced.

CONSTRUCTION NOTES: Access to the mound is shown on the asbuilt. Well is located West of the home. Tanks located in backyard, (East of home) Existing mound area and proposed mound addition area are clear of trees. There is one tree located downhill from the mound addition that may need to be removed due to proximity.

The new on-site sewage treatment system is designed for a 750 gpd, Type 1 -residential in accordance with the MPCA Chapter 7080 and local ordinances.

The power supply and switches must be located outside the manhole and pumping chamber in a weatherproof enclosure. A warning device must also be installed with audio/visual alerts. The supply line must have drain back to the pumping chamber.

All tank manholes should be brought to grade upon completion of tank installation, inspection ports for the distribution boxes should also be at grade upon completion.

Keep all vehicles and construction equipment off septic area. Rutting and/or compacting the soil will change the percolation rates and may lead to system failure.

Homeowner to verify all property lines and all relevant setbacks. Homeowner/homebuilder and septic installation company must verify all wetland setbacks, property lines setback and well setbacks prior to installation. A verified survey is best.

Installer to verify all elevations, dimensions, and ensure proper fall to pipes. Pitch pump chamber outlet to ensure complete drain back to pump chamber.

Establish turf to prevent erosion and freezing.

Each tank is to be pumped through the maintenance cover when serviced. Do not pump through inspection pipes.

Homeowner is responsible for all costs involved in servicing, monitoring, and mitigating the system.

All construction to be performed in accordance with MN Rule 7080.

Nothing other than human waste, toilet tissue, laundry, showers, water softener etc. should be disposed of into the septic tank. Recommend iron filters be diverted out of the system. Recommended to divert the water softener as well. Garbage disposals are not recommend, due to adding more solids and fine solids passing through the system. Excessive amounts of soap, antibacterial soaps, cleaning agent, showers, cleaners used every shower and chlorine agents may kill the bacteria needed to treat septic effluent. Additives are not recommended. Recommend laundering be limited to 3 loads per day.

IRON FILTERS ARE NOT ALLOWED IN THE SEPTIC SYSTEM. IF AN IRON FILTER IS INSTALLED IT VOIDS ALL WARRANTIES AND GUARANTEES OF SYSTEM LONGEVITY BY DESIGNER AND INSTALLER.

Maintenance Requirements

See attached management plan.

Tristan Ende

Mound Design

Property Owner: Nate MillerDate: 4/28/2026Site Address: 3470 Lake Sarah RoadPID: 1011824310006

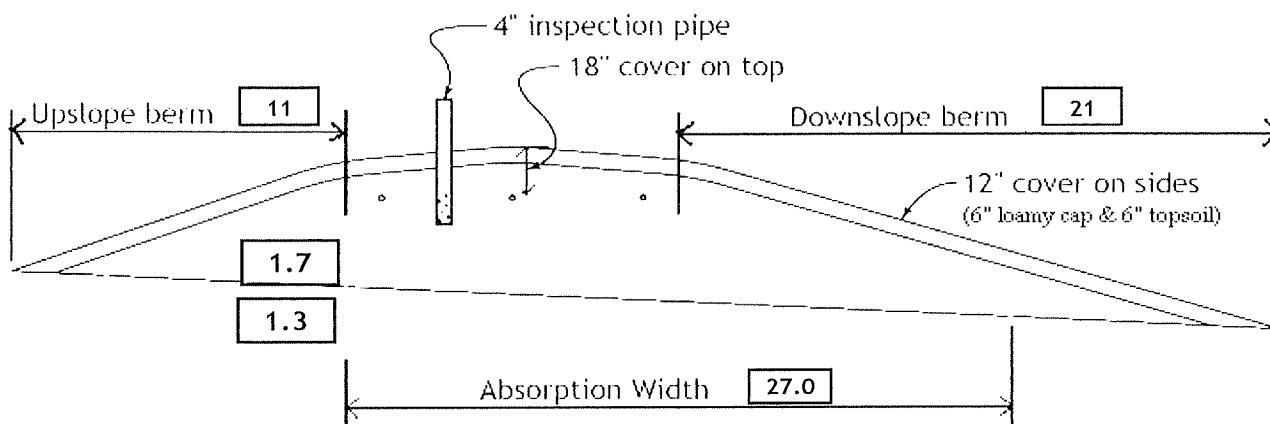
Comments: _____

Instructions: = enter data = adjust if desired = computer calculated - DO NOT CHANGE!

- 1) bedroom Type Residential System
- 2) GPD design flow
- 3) Garbage disposal or pumped to septic
- 4) Gal Septic tank (code minimum) Gal Septic tank (design size / LUG req'd)
Tank options: none
- 5) GPD/ft² mound sand loading rate contour loading rate of req's a min ft. long rockbed
- 6) ft rockbed width ft rockbed length
- 7) ft lateral spacing ft perforation spacing (maximum of 3 for both)
 manifold connection
- 8) laterals feet long perfs / lateral perfs total
(1/2 a perf means the first perf starts at the middle feed manifold)
- 9) inch perfs at feet residual head gives gpm flow rate per perforation
for this perf size & spacing, & pipe size on line 12, max perfs/lateral = , line #8 must be less -->
- 10) doses per day (4 minimum)
- 11) gallons per dose (treatment volume)
- 12) inch diameter laterals must be used to meet "4x pipe volume" requirement
- 13) feet of inch supply line leads to gallons of drainback volume
(Tip: "top feed" manifold to control the drainback)
- 14) gallons TOTAL pump out volume (treatment + drainback)
- 15) feet vertical lift from pump to mound laterals, leads to a:
- 16) GPM @ feet of head, Pump requirement (note: >50gpm may require an extra 3-6' of head)
- 17) gal Dose tank (code minimum) gal Dose tank (design size / LUG req'd) at gpi
leads to a:

6	min ON
8.5	hrs OFF - normal
12	inches to "Timer ON" float
36	inches to "Hi Level" float
5.9	hrs OFF - peak / OR
- 18) inch swing on Demand float, (this delivers Average flow, =70% of Peak design flow)
- 19) inches from bottom of tank to "Pump OFF" float
- 20) inches from bottom of tank to "Pump ON" float
- 21) inches from bottom of tank to "Hi Level" float
- 22) gallons reserve capacity (after High Level Alarm is activated-demand dosed)

- 23) gpd/ft² Absorption area Soil Loading Rate, which gives a mound ratio of (minimum)
(this must match the soil boring log) desired mound ratio
- 24) percent site slope (0-20% range) (% downslope site slope, if different than upslope)
- 25) inches, or ft. to Redox or other limiting condition (need at least 12" to be a Type I)
Treatment zone contains inches of 0% soil credit, and inches of 50% soil credit. Giving a:
- 26) inch, or ft. Sand Lift Mound **CRITICAL FOR FUTURE CERTIFICATIONS!!!**
- 27) ft. Total ABSORPTION width (with sand beyond rockbed as follows:)
- 28) ft. upslope and sideslope
 ft. Downslope
- Individual slope ratios give BERM widths (topsoil beyond rockbed) of:
- 29) upslope ratio ft. upslope berm
- 30) sideslope ft. sideslope berms
- 31) downslope ft. downslope berm
- 32) Overall Dimensions: ft. wide by ft. long Rock bed
 ft. wide by ft. long Mound footprint



Note:

For 0 to 1% slopes, *Absorption Width* is measured from the *Bed* equally in both directions.
For slopes >1%, *Absorption Width* is measured downhill from the upslope edge of the *Bed*.

- 33) Rock Bed:
 ft. by ft. by inches under pipe, plus 20% gives yd³ or *1.4= ton
- 34) Mound Sand: (note: volume is based on 3:1/4:1 slope from top of rockbed, Exchange sand for loamy cap if desired)
 up + downslope + ends + under rock = yd³ or *1.4= ton
plus 20%
- 35) Loamy Cap:
 ft. by ft. 6" deep, plus 20% gives yd³ or *1.4= ton
- 36) Topsoil:
 ft. by ft. 6" deep, plus 20% gives yd³ or *1.4= ton

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

Tristan Ende

Designer Signature

Ende Septic Service

Company

L2654

License#

4/28/2026

Date

Installer Summary

2000 gallon Septic tank (minimum)

Tank options: none

1000 gallon Dose tank (minimum)

at 23.00 gpi

42 GPM @ 35 ft. of head, Pump required

11.0 inch swing on Demand float which translates to roughly 6.5 inches of float tether length

Optional Time dosing of:

6 minutes ON

8.5 hours OFF - normal

12 inches to "timer ON" float

36 inches to "Hi level" float

23 inches from bottom of tank to "pump ON" float, or

26 inches from bottom of tank to "Hi Level Alarm" or

170 ft. of 2.0 inch supply line with end feed manifold connection

(Tip: "top feed" manifold to control drainback)

20 inch, or 1.7 ft. Sand Lift Mound

10.0 ft. wide by 75.0 ft. long Rock bed

3 laterals 2.00 inch diameter 73.0 ft. long 3.0 ft. lateral spacing

7/32 inch perfs 3.0 ft. perforation spacing

No Effluent filter & optional alarm

3 clean out & valve box assemblies

27.0 ft. Total sand ABSORPTION width (minimum)

0.0 ft. upslope and sideslope (sand beyond rockbed, minimum)

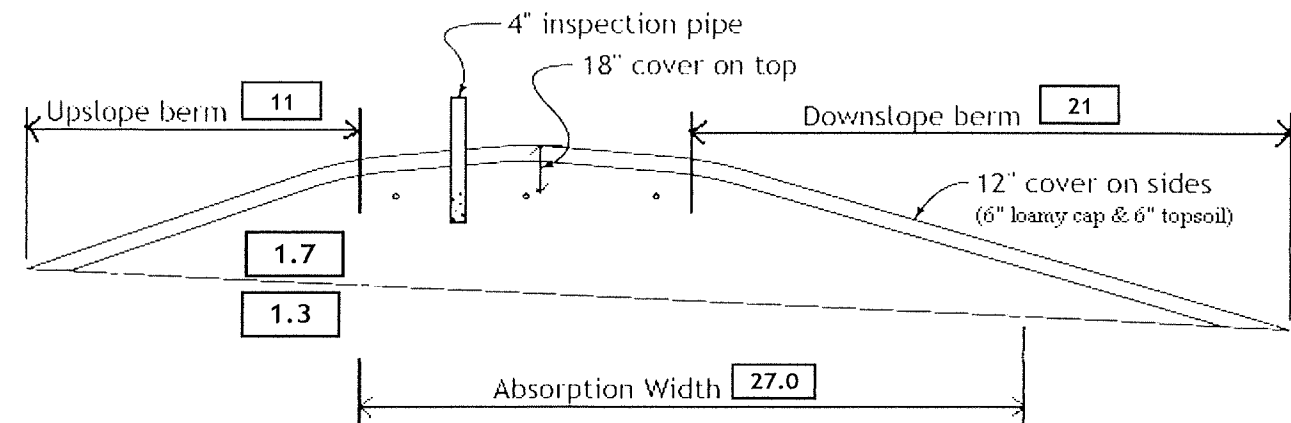
17.0 ft. Downslope

Specific slope ratios give BERM widths (topsoil beyond rockbed) of:

4:1 upslope ratio 11 ft. upslope berm

4:1 sideslope 16 ft. sideslope berms

4:1 downslope 21 ft. downslope berm



Note:

For 0 to 1% slopes, *Absorption Width* is measured from the *Bed* equally in both directions.

For slopes >1%, *Absorption Width* is measured downhill from the upslope edge of the *Bed*.

Rock Bed: 25.0 yd³ or *1.4= 35 ton

Mound Sand: 259 yd³ or *1.4= 362 ton

Loamy Cap: 87 yd³ or *1.4= 122 ton

Topsoil: 100 yd³ or *1.4= 140 ton

6 inches under pipe

calculation based on 3:1/4:1 slope from top of rockbed

6" deep

6" deep

Hennepin County Natural Resources Map

Date: 4/28/2026



Legend

BM-100.0
 Grade of 1st Existing ST-93.1
 Existing Inlet-91.3
 Walkout Grade of ADU-100.0
 Estimated Mainline at ADU-98.5
 NW Corner of Rockbed-107.3
 NE Corner of Rockbed-107.3
 SW Corner of Rockbed-106.7
 SE Corner of Rockbed-106.7
 Bottom of Old Rockbed-108.6
 Proposed Bottom of New Rockbed-109.0

Aerial Imagery flown 2024

Text

ST-SEPTIC TANK
 PT-PUMP TANK
 BM-BENCH MARK
 SB- SOIL BORING

Comments:

Text

Tristan Ends

1:300



This data (i) is furnished 'AS IS' with no representation as to
 completeness or accuracy; (ii) is furnished with no warranty of
 any kind; and (iii) is not suitable for legal, engineering or surveying
 purposes. Hennepin County shall not be liable for any damage,
 injury or loss resulting from this data.

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CITY OF INDEPENDENCE, MINNESOTA
PLANNING COMMISSION

Minor Subdivision – Lot Line Rearrangement
Properties Located at 2919 Independence Road, Independence, MN

To:	Planning Commission
From:	City Planner
Meeting Date:	August 25, 2026
Applicant:	Frank Smaron
Owner:	Paul Merz Trust Estate
Location:	2919 Independence Road, Independence, MN
PID:	14-118-24-13-0008 (Westerly Parcel) and 14-118-24-14-0002 (Easterly Parcel)
Application Type:	Minor Subdivision – Lot Line Rearrangement

2919 Independence Road – Proposed Lot Line Rearrangement



Request:

PUBLIC HEARING – Frank Smaron (“Applicant”) and Paul Merz Trust Estate (“Owner”) request that the City consider the following action for the properties located at 2919 Independence Road, Independence, MN (PID Nos. 14-118-24-13-0008 and 14-118-24-14-0002):

1. A minor subdivision to allow a lot line rearrangement. The lot line rearrangement would adjust the line separating the two properties. No new properties are being proposed.

Property / Site Information:

The subject properties are located at 2919 Independence Road in the City of Independence, Minnesota, and consist of two adjacent parcels of record under common ownership (PID Nos. 14-118-24-13-0008 and 14-118-24-14-0002). Both parcels are currently zoned Agriculture (A) and are guided Rural Residential in the City’s Comprehensive Plan. The applicant is requesting approval of a minor subdivision to rearrange the shared boundary line between the two parcels; no new parcels would be created as a result of the proposed action.

Property Address:	2919 Independence Road, Independence, MN
PIDs:	14-118-24-13-0008 (Westerly Parcel) 14-118-24-14-0002 (Easterly Parcel)
Legal Description:	See Certificate of Survey prepared by Gronberg & Associates, Inc. (Job No. 26-089)
Zoning:	Agriculture (A)
Comprehensive Plan:	Rural Residential
Request Type:	Minor Subdivision – Lot Line Rearrangement (no new parcels created)
Westerly Parcel Acreage (Before):	Approximately 42.03 acres
Westerly Parcel Acreage (After):	Approximately 36.62 acres
Easterly Parcel Acreage (Before):	Approximately 41.42 acres
Easterly Parcel Acreage (After):	Approximately 46.83 acres
Net Acreage Transferred:	Approximately 5.41 acres from the Westerly Parcel to the Easterly Parcel
Total Combined Acreage:	Approximately 83.45 acres (before and after – unchanged)

Discussion

Frank Smaron (Applicant), acting as Trustee on behalf of the Paul Merz Trust Estate (Owner), is requesting approval of a minor subdivision to rearrange the shared boundary line between two parcels of record located at 2919 Independence Road (PID Nos. 14-118-24-13-0008 and 14-118-24-14-0002). The proposed action would relocate the common lot line separating the westerly parcel from the easterly parcel. No new parcels would be created, and the properties would remain two parcels of record following the rearrangement.

Both parcels are currently zoned Agriculture (AG) and are guided Rural Residential (RR) in the City's Comprehensive Plan. Lot line rearrangements that do not result in the creation of additional parcels are a permitted form of minor subdivision within the Agriculture District. Because the request does not create any new lots or change the number of parcels of record, it is being processed by the City as a minor subdivision.

As proposed, the lot line rearrangement would change the westerly parcel (PID 14-118-24-13-0008) from approximately 42.03 acres in the before condition to approximately 36.62 acres in the after condition, a reduction of approximately 5.41 acres. The easterly parcel (PID 14-118-24-14-0002) would correspondingly increase from approximately 41.42 acres in the before condition to approximately 46.83 acres in the after condition, an increase of approximately 5.41 acres. The combined acreage of the two parcels, approximately 83.45 acres, would remain unchanged. An exhibit depicting the before-and-after configuration of both parcels, overlaid on an aerial photograph, is included below for reference.



Westerly Parcel shown in pink/magenta; Easterly Parcel shown in yellow/green (before-and-after boundary overlay)

The applicant has indicated that the proposed rearrangement is intended for estate planning purposes and reflects how the Merz family would like the two properties configured going forward. No building construction, development, or change in use of either property is proposed in connection with the lot line rearrangement.

Zoning Ordinance Compliance

The City's Subdivision and Zoning Ordinance provisions allow lot line rearrangements as a form of minor subdivision within the Agriculture (AG) Zoning District, provided the rearrangement does not create any new parcels. As proposed, no new parcels are being created; the rearrangement affects only the location of the shared boundary between the two existing parcels of record. The proposed lot line rearrangement does not alter the existing points of access for either parcel: the westerly parcel continues to have frontage and access along Merz Way, and the easterly parcel continues to have frontage and access along Independence Road. Staff did not identify any other issues relating to the proposed minor subdivision.

Additional Considerations

Staff notes that, as proposed, the westerly parcel would be reduced to approximately 36.62 acres, below the 40-acre threshold generally associated with an additional dwelling unit entitlement in the Agriculture District. Should the two parcels ever be sold or held under separate ownership, this reduction could reduce the number of dwelling unit entitlements otherwise associated with the westerly parcel. Staff further notes that the properties would likely need to be rezoned to Rural Residential (RR) prior to any future development of either parcel, at which point the density and entitlement standards applicable to the RR District, rather than the Agriculture District, would govern development potential. The lot line rearrangement itself does not require or trigger rezoning, and no rezoning is being requested as part of this application.

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

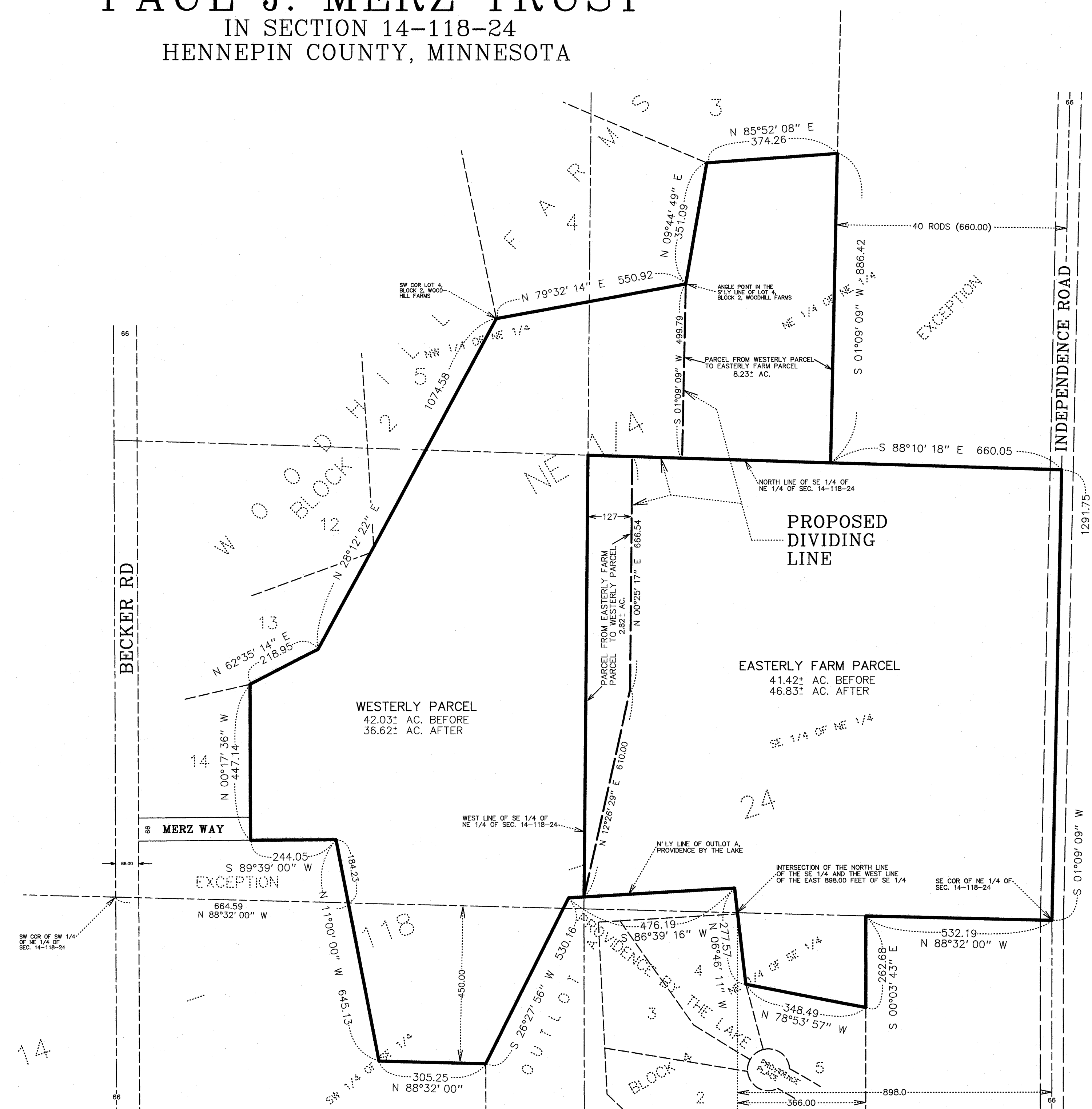
Should the Planning Commission recommend approval of the requested minor subdivision (lot line rearrangement), the following findings and conditions should be included:

1. The proposed minor subdivision meets all applicable conditions and requirements of the City's Subdivision Ordinance and Zoning Ordinance applicable to lot line rearrangements within the Agriculture (A) Zoning District.
2. The City finds that the proposed lot line rearrangement does not create any new parcels. The two parcels of record located at 2919 Independence Road will remain two parcels of record following the rearrangement. Specifically, the City finds the following:
 - a. The westerly parcel (PID 14-118-24-13-0008) will be reduced from approximately 42.03 acres to approximately 36.62 acres.
 - b. The easterly parcel (PID 14-118-24-14-0002) will be increased from approximately 41.42 acres to approximately 46.83 acres.

- c. The combined acreage of the two parcels, approximately 83.45 acres, will remain unchanged.
 - d. The reduction of the westerly parcel below 40 acres may reduce the number of dwelling unit entitlements associated with the Agriculture District otherwise available to that parcel if the properties are sold or held under separate ownership in the future.
- 3. The lot line rearrangement shall be completed in accordance with the Certificate of Survey prepared by Gronberg & Associates, Inc. (Job No. 26-089) submitted with the application.
- 4. The applicant shall record the revised legal descriptions and/or a new certificate of survey reflecting the approved lot line rearrangement with Hennepin County and shall provide the City with a copy of the recorded documents.
- 5. Any future rezoning or development of either parcel shall be subject to separate review and approval by the City.
- 6. The Applicant shall pay for all costs associated with the City's review of the requested minor subdivision.

Attachments: Application
Certificate of Survey (Gronberg & Associates, Inc.)
Aerial Exhibit

PROPOSED PROPERTY LINE REARRANGEMENT SURVEY FOR
PAUL J. MERZ TRUST
IN SECTION 14-118-24
HENNEPIN COUNTY, MINNESOTA



EXISTING LEGAL DESCRIPTIONS :

EASTERLY FARM PARCEL

The Southeast Quarter of the Northeast Quarter of Section 14, Township 118, Range 24 West of the 5th Principal Meridian EXCEPT that part embraced within Providence By The Lake.
That part of the West 366 feet of the East 898 feet of the Northeast Quarter of the Southeast Quarter of Section 14, Township 118, Range 24 West of the 5th Principal Meridian lying Northerly and Easterly of Block 4, Providence By The Lake.

WESTERLY PARCEL

The Northeast Quarter of Section 14, Township 118, Range 24 West of the 5th Principal Meridian EXCEPT the Southeast Quarter of said Northeast Quarter; ALSO EXCEPT the East 40 rods of the Northeast Quarter of said Northeast Quarter; ALSO EXCEPT those parts embraced in the plats of Providence By The Lake and Woodhill Farms; ALSO EXCEPT that part of the Southwest Quarter of said Northeast Quarter described as follows: Beginning at the intersection of the South line of said Southwest Quarter of the Northeast Quarter with the East line of the West 66.00 feet of said Southwest Quarter of the Northeast Quarter; thence on an assumed bearing of South 88 degrees 32 minutes East along said South line to a point distant 664.59 feet easterly of the Southwest corner of said Southwest Quarter of the Northeast Quarter; thence North 11 degrees West a distance of 184.23 feet; thence South 89 degrees 39 minutes West to the East line of the West 66.00 feet; thence Southerly along said East line of the West 66.0 feet to the point of beginning.

ALSO INCLUDING that part of the North 450 feet of the Northwest Quarter of the Southeast Quarter of said Section 14 lying Westerly of Outlot A, Providence By The Lake and lying Easterly of a line drawn on a bearing of South 11 degrees East (assuming the North line of said Northwest Quarter of the Southeast Quarter has a bearing of North 88 degrees 32 minutes West) from a point on said North line of said Northwest Quarter of the Southeast Quarter distant 664.59 feet easterly from the Northwest corner of said Southeast Quarter.

LEGAL DESCRIPTIONS OF PARCELS TO BE EXCHANGED FROM WESTERLY PARCEL TO EASTERLY FARM PARCEL :

That part of the Northeast Quarter of Northeast Quarter of Section 14, Township 118, Range 24 West of the 5th Principal Meridian lying West of the West line of the East 40 rods thereof, southerly of the plat of Woodhill Farms and Easterly of a line drawn South parallel with the East line of said Northeast Quarter of the Northeast Quarter from an angle point in the Southerly line of Lot 4, Block 2, Woodhill Farms, said angle point being 550.92 feet Easterly from the Southwest corner of said Lot 4.

FROM THE EASTERLY FARM PARCEL TO THE WESTERLY PARCEL :

That part of the Southeast Quarter of the Northeast Quarter of Section 14, Township 118, Range 24 West of the 5th Principal Meridian lying Westerly of the following described line: Beginning at the intersection of the West line of said Southeast Quarter of the Northeast Quarter with the Northerly line of Outlot A, Providence By The Lake; thence Northerly a distance of 610 feet to an intersection with the East line of the West 127 feet of said Southeast Quarter of the Northeast Quarter; thence North along said East line of the West 127 feet to the North line of said Southeast Quarter of the Northeast Quarter, and said line there ending.

PROPOSED LEGAL DESCRIPTIONS :

EASTERLY FARM PARCEL

The Southeast Quarter of the Northeast Quarter of Section 14, Township 118, Range 24 West of the 5th Principal Meridian,

EXCEPT that part embraced within Providence By The Lake.

ALSO INCLUDING that part of the Northeast Quarter of Northeast Quarter of Section 14, Township 118, Range 24 West of the 5th Principal Meridian lying West of the West line of the East 40 rods thereof, southerly of the plat of Woodhill Farms and Easterly of a line drawn South parallel with the East line of said Northeast Quarter of the Northeast Quarter from an angle point in the Southerly line of Lot 4, Block 2, Woodhill Farms, said angle point being 550.92 feet Easterly from the Southwest corner of said Lot 4.

That part of the West 366 feet of the East 898 feet of the Northeast Quarter of the Southeast Quarter of Section 14, Township 118, Range 24 West of the 5th Principal Meridian lying Northerly and Easterly of Block 4, Providence By The Lake.

ALSO EXCEPT That part of the Southeast Quarter of the Northeast Quarter of Section 14, Township 118, Range 24 West of the 5th Principal Meridian lying Westerly of the following described line: Beginning at the intersection of the West line of said Southeast Quarter of the Northeast Quarter with the Northerly line of Outlot A, Providence By The Lake; thence Northerly a distance of 610 feet to an intersection with the East line of the West 127 feet of said Southeast Quarter of the Northeast Quarter; thence North along said East line of the West 127 feet to the North line of said Southeast Quarter of the Northeast Quarter, and said line there ending.

WESTERLY PARCEL

The Southwest Quarter of the Northeast Quarter of Section 14, Township 118, Range 24 West of the 5th Principal Meridian EXCEPT those parts embraced in the plats of Providence By the Lake and Woodhill Farms; ALSO EXCEPT that part of the Southwest Quarter of said Northeast Quarter described as follows: Beginning at the intersection of the South line of said Southwest Quarter of the Northeast Quarter with the East line of the West 66.00 feet of said Southwest Quarter of the Northeast Quarter; thence on an assumed bearing of South 88 degrees 32 minutes East along said South line to a point distant 664.59 feet easterly of the Southwest corner of said Southwest Quarter of the Northeast Quarter; thence North 11 degrees West a distance of 184.23 feet; thence South 89 degrees 39 minutes West to the East line of the West 66.00 feet; thence Southerly along said East line of the West 66.0 feet to the point of beginning.

ALSO INCLUDING that part of the North 450 feet of the Northwest Quarter of the Southeast Quarter of said Section 14 lying Westerly of Outlot A, Providence By The Lake and lying Easterly of a line drawn on a bearing of South 11 degrees East (assuming the North line of said Northwest Quarter of the Southeast Quarter has a bearing of North 88 degrees 32 minutes West) from a point on said North line of said Northwest Quarter of the Southeast Quarter distant 664.59 feet easterly from the Northwest corner of said Southeast Quarter.

ALSO INCLUDING that part of the Southeast Quarter of the Northeast Quarter of said Section 14, lying Westerly of the following described line: Beginning at the intersection of the West line of said Southeast Quarter of the Northeast Quarter with the Northerly line of Outlot A, Providence By The Lake; thence Northerly a distance of 610 feet to an intersection with the East line of the West 127 feet of said Southeast Quarter of the Northeast Quarter; thence North along said East line of the West 127 feet to the North line of said Southeast Quarter of the Northeast Quarter, and said line there ending.

ALSO INCLUDING that part of the North half of the Northeast Quarter of said Section 14 lying west of a line drawn South parallel with the East line of the Northeast Quarter of said Northeast Quarter from an angle point in the Southerly line of Lot 4 and south of the plat of WOODHILL FARMS, said point being 550.92 feet easterly from the Southwest corner of said Lot 4 and south of the plat of WOODHILL FARMS.

GRONBERG & ASSOCIATES, INC. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS 445 NORTH WILLOW DRIVE LONG LAKE, MN 55356 952-473-4141	
DATE 7-31-26	SCALE 1"=200'
PROJECT PROVIDENCE BY THE LAKE	
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 Land Surveyor under the laws of the State of Minnesota. Mark S. Gronberg Minnesota License Number 12755	
REVISIONS	
DATE	