



PLANNING COMMISSION MEETING AGENDA  
REGULAR MEETING  
TUESDAY JUNE 18, 2019

**7:30 PM Regular Meeting**

1. Swearing in of new Planning Commissioner
2. Call to Order
3. Roll Call
4. Approval of Minutes:
  - a. April 16, 2019 Planning Commission Meeting
  - b. June 4, 2019 City Council Meeting Minutes (For Information Only)
5. **PUBLIC HEARING:** Katie and Brian Roers (Applicant/Owner) request that the City consider the following action for the property located at 2914 Lindgren Lane (PID No. 13-118-24-24-0006) in Independence, MN:
  - a. A variance to allow reduced side yard setback from the north property line to allow the construction of a new home.
6. **PUBLIC HEARING:** Gary and Lynda Ostberg (Applicants) request that the City consider the following action for the property identified by (PID No. 33-118-24-14-0003) and located at 7297 CSAH 6 in Independence, MN:
  - a. A conditional use permit amendment to allow the future construction of horse bunkers on the property.
  - b. A conditional use permit to allow a ground mounted solar system that is less than 500 SF.
7. **PUBLIC HEARING:** Daniel Bovitz for Hennepin County (Applicant) request that the City consider the following action for the property identified by (PID No. 22-118-24-14-0003) and located at 2055 CSAH 90 in Independence, MN:



- a. A conditional use permit to allow a weather monitoring antenna to be located in Pioneer Creek Park.
8. Open/Misc.
9. Adjourn.

MINUTES OF A REGULAR MEETING OF THE  
INDEPENDENCE PLANNING COMMISSION  
TUESDAY, APRIL 16, 2019 – 7:30 P.M.

1. CALL TO ORDER

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

3. ROLL CALL

PRESENT: Commissioners Thompson, Gardner, Dumas and Palmquist  
STAFF: City Administrator Kaltsas, Administrative Assistant Horner  
ABSENT: Chair Phillips retired  
VISITORS: Don Hamilton

4. APPROVAL OF MINUTES:

- a. March 19, 2019 Planning Commission Meeting
- b. April 2, 2019 City Council Meeting Minutes (For Information Only)

**Motion by Palmquist to approve the March 19 Planning Commission Minutes, second by Thompson.  
Ayes: Thompson, Gardner, Dumas and Palmquist. Nays: None. Absent: None. Abstain. None.  
Motion Approved.**

5. Close Meeting: Close Meeting to Discuss Land Use Regulations Pertaining to Litigation.

**Motion by Thompson, second by Palmquist to hold a closed meeting at 7:31 p.m.**

Meeting Closed.

**Motion by Thompson, second by Gardner to open the meeting at 9:10 p.m.**

6. Open/Misc.

5. Adjourn.

**Motion by Thompson, second by Dumas to adjourn at 9:16 p.m.**

Respectfully Submitted,  
Trish Gronstal/ Recording Secretary

MINUTES OF A REGULAR MEETING OF THE  
INDEPENDENCE CITY COUNCIL  
TUESDAY, JUNE 4, 2019 –6:30 P.M.

1. CALL TO ORDER.

Pursuant to due call and notice thereof, a regular meeting of the Independence City Council was called to order by Mayor Johnson at 6:30 p.m.

3. ROLL CALL

PRESENT: Mayor Johnson, Councilors Spencer, Grotting, McCoy and Betts

ABSENT: None

STAFF: City Administrator Kaltsas, City Administrative Assistant Horner, City Attorney Vose

VISITORS: Anita Volkenant, Chris Knopik (Clifton Larson Allen)

4. \*\*\*\*Consent Agenda\*\*\*\*

All items listed under Consent Agenda are considered to be routine by Council and will be acted on by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- a. Approval of City Council Minutes from the May 21, 2019 Regular City Council Meeting.
- b. Approval of City Council Minutes from the April 24, 2019 City Council Workshop.
- c. Approval of Accounts Payable; Checks Numbered 18882-18912

**Motion by McCoy, second by Spencer to approve the Consent Agenda. Ayes: Johnson, Betts, Grotting, McCoy and Spencer. Nays: None. Absent: None. MOTION DECLARED CARRIED.**

5. SET AGENDA – ANYONE NOT ON THE AGENDA CAN BE PLACED UNDER OPEN/MISC.

6. REPORTS OF BOARDS AND COMMITTEES BY COUNCIL AND STAFF

**Spencer attended the following meetings:**

- None

**Grotting attended the following meetings:**

- None

**McCoy attended the following meetings:**

- American Legion Memorial Service at Lewis Cemetery

**Betts attended the following meetings:**

- None

**Johnson attended the following meetings:**

- Haven Homes Advisory Committee Meeting
- Food Shelf Open House

- Orono Scholarship Night
- Metropolitan Waste Committee Policy Meeting
- Senior Community Services Board Meeting
- Community Action Partnership Meeting
- American Legion Memorial Service at Lewis Cemetery
- Orono Senior Reception
- WeCAN Breakfast
- Haven Homes Meeting
- Highway 12/ County Road 92 Workshop with MnDOT
- Maple Plain Park Days

**Horner attended the following meetings:**

- West Hennepin Chamber of Commerce
- Hennepin County Recycling Meeting

**Kaltsas attended the following meetings:**

- Highway 12/ County Road 92 Workshop with MnDOT

**7. Presentation of the 2018 Financial Audit – Chris Knopik, Clifton Larson Allen.**

- 2018 Draft Financial Audit
- 2018 Audit Presentation

Knopik presented the audit results. He noted expenses tipped up a bit due to the PERA pension increases that come up each year. The general fund revenues reflect property tax increases and decreases in license and permits this year. Expenditures were up related to escrow clean-ups but Knopik noted this was balanced by a decrease in legal fees. Delinquent taxes increased a bit due to the increased tax levy. Reserve funds are at 39%. Sewer funds are coming around with the increased rates.

**Motion by Betts, second by McCoy to accept the 2018 Financial Audit subject to the Maple Plain Fire Department report. Ayes: Johnson, Betts, Grotting, McCoy and Spencer. Nays: None. Absent: None. MOTION DECLARED CARRIED.**

**(Grotting had to leave for a commitment at this point in the meeting).**

- Review and Consider Approval of Cooperative Agreement Between the City of Independence and the Metropolitan Council Relating to the Loretto Sewer Connection.
  - Draft Cooperative Agreement.

Kaltsas said the City has been working with the Metropolitan Council and Loretto relating to their proposed sewer connection to the City's system running along CSAH 11. As has been discussed in the past, the Metropolitan Council is willing to take over the maintenance of the Independence force main that runs from CSAH 11 to the Medina lift station. Metropolitan Council has prepared a draft agreement which provides a detailed breakdown of responsibilities, reimbursement, land acquisition, etc. relating to allowing the Loretto connection. The highlights of this agreement are as follows:

- 1) The City of Independence will allow Loretto to connect their force main to the City's existing 6" force main running along CSAH 19.
- 2) The Metropolitan Council will agree to reimburse the City of Independence for all maintenance, repair and replacement of the existing force main if the cost of the repair or replacement exceeds \$300. The Metropolitan Council will pay a lump sum annual maintenance fee to the City of \$2,740, plus annual inflation (tied to the Consumer Price Index) following the date of Loretto's connection to the system. This fee includes a "reimbursement" to the City of approximately \$25,000 for the purpose of upgrading the two existing pumps to 15 HP pumps in PS 5 (City's existing pump station.)
- 3) The Metropolitan Council will install a new flow meter in the existing manhole located on CSAH 11 and owned by the City. The City will sell the manhole to the Metropolitan Council and provide access to the manhole via a license agreement.
- 4) In exchange for the sale of the manhole structure and easement, the Metropolitan Council will pay a one-time amount of \$25,000 which would be used for I&I projects in the City.

Independence, Medina, Greenfield and Loretto will need to amend the Tri-City Agreement to become the Quad-City Agreement. The agreement will need to stipulate the maximum rate of sewer flow that Loretto can discharge into the City's force main. The City looked at the impact of the Loretto connection into the City's force main as it relates to the potential physical capacity of the line. The proposed rate of flow from Loretto is the equivalent of approximately 100 Residential Equivalent Connections (REC's). This amount represents approximately 1/10<sup>th</sup> of the total 6" force main capacity. The City has approximately 200 connections going into the pipe currently.

The City Council is being asked to consider approving the agreement and authorizing the Mayor and City Administer to execute the Agreement subject to the approval of an updated Quad City Agreement. Should the Quad City Agreement not be approved by the City, the Cooperative Agreement will not be executed. The City Attorney has reviewed the proposed draft agreement.

**Motion by Spencer, second by McCoy to approve the Cooperative Agreement Between the City of Independence and the Metropolitan Council Relating to the Loretto Sewer Connection subject to an updated Quad City Agreement. Ayes: Johnson, Betts, McCoy and Spencer. Nays: None. Absent: Grotting. MOTION DECLARED CARRIED.**

9. Update to Employee Policy Manual – Long Term Medical Savings Account for Employees with 20 Years of Service or More.

a. **RESOLUTION 19-0604-01.**

Kaltsas said the City's new benefits coordinator identified a possible benefit that the City employees were not currently using. MSRS administers a post-employment health care savings account that allows employees to contribute a portion or all of their sick and vacation payouts to this account upon retirement. In order to be eligible, all employees in an organization must elect to use the same "formula" for contributions and the language must be incorporated into the personnel policy handbook. Given Larry's pending retirement, the City has reviewed the program and believes that this program provides an excellent opportunity for our employees. The proposed language would provide this benefit to employees with at least 20 years of service (the next closest employee to 20 years of service is at 15 years in 2019). It is likely that we will discuss this program with all staff to determine if another threshold (lesser number of years) would be

something that they would like to further explore (likely at a different percentage of contribution). The City can always amend and or update this policy in the future if there is a desire by staff to change the parameters. The program can also be offered in several tiers (years of service thresholds with different percentage contributions). The post-employment health care savings account allows employees to contribute payout funds into the account as a pre-tax contribution and can be used following retirement for eligible health care related expenses. This account is very similar to a regular health care savings account. It should be noted that West Hennepin Public Safety currently utilizes this program for its employees.

**Motion by Betts, second by McCoy to approve RESOLUTION 19-0604-01 which is an update to Employee Policy Manual – Long Term Medical Savings Account for Employees with 20 Years of Service or More. Ayes: Johnson, Betts, McCoy and Spencer. Nays: None. Absent: Grotting. MOTION DECLARED CARRIED.**

10. Adjourn.

**Motion by Spencer, second by McCoy to adjourn the meeting at 7:42 p.m.**

Respectfully Submitted

Trish Gronstal/Recording Secretary

City of Independence  
*Request for a Variance from the Side Yard Setback  
for the Property Located at 2914 Lindgren Lane*

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<i>To:</i>	Planning Commission
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	June 18, 2019
<i>Applicant:</i>	Katie and Brian Roers
<i>Owner:</i>	Katie and Brian Roers
<i>Location:</i>	2914 Lindgren Lane

***Request:***

Katie and Brian Roers (Applicant/Owner) request that the City consider the following action for the property located at 2914 Lindgren Lane (PID No. 13-118-24-24-0006) in Independence, MN:

- a. A variance to allow reduced side yard setback from the north property line to allow the construction of a new home.

***Property/Site Information:***

The subject property is located at 2914 Lindgren Lane. The property is located along the west shoreline of Lake Independence. There is an existing home and several small sheds located on the property. The property is accessed from Lindgren Lane although the property has no direct frontage on the road. The property access is gained across the City's property. The property is approximately .36 acres. This property is considered a sub-standard lot of record. Substandard lots of record in the shoreland district are allowed to have reduced setbacks of 60% of the required setbacks.

Property Information: 2914 Lindgren Lane

Zoning: *Rural Residential (Shoreland Overlay)*

Comprehensive Plan: *Rural Residential*

Acreage: *0.36 acres (15,735 square feet)*

Impervious Surface Maximum: *25% (3,933.75 square feet)*

2914 Lindgren Lane (blue outline)



***Discussion:***

The City granted a variance for this property in 2014 allowing a 3-foot reduced side yard setback on both sides of the property. The variance granted allowed the proposed home at the time to be located 15 feet from each side property line rather than 18 feet as required. The applicant at the time decided not to move forward with building the new home and the property went back up for sale. The current applicants purchased the property last year and came forward with an application for a variance based on a revised site plan. Planning Commission reviewed the request in 2018 and recommended approval of the variance subject to working with the adjacent property owner. The applicant asked for the application to be tabled so that they could go back and review the location of the proposed new home.

The subject property is considered a substandard lot of record in accordance with the City's Shoreland Ordinance Section 505.15.

*505.15. Substandard lots. Lots of record in the office of the county register of deeds or registrar of titles prior to December 1, 1982, which do not meet the requirements of this section 505, may be allowed as building sites provided:*

*(a) such use is permitted in the zoning district;*

*(b) the lot of record is in separate ownership from abutting lands, and can meet or exceed 60% of the lot area and setback requirements of this section; and*

*(c) all requirements of section 705 of this code regarding individual sewage treatment systems are complied with.*

Setbacks for properties located in the shoreland ordinance are as follows:

**Subd. 2. Lot standards.**

	<b>Unsewered Areas</b>			<b>Sewered Areas</b>		
	NE Waters	RD Waters	Tributary Streams	NE Waters	RD Waters	Tributary Streams
Lot Area	2.5 acres	2.5 acres	2.5 acres	1.0 acre	1.0 acre	1.0 acre
Water frontage and lot width at building line	200 ft	200 ft	200 ft	125 ft	100 ft	100 ft
Structure setback from ordinary high water mark	150 ft	100 ft	100 ft	150 ft	100 ft	100 ft
Structure setback from roads and highways	85 ft from centerline or 50 ft. from right-of-way, whichever is greater					
Structure height limitation	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft
Maximum lot area covered by impervious surface	25%	25%	25%	25%	25%	25%
Sewage system setback from ordinary high water mark	150 ft	75 ft (RR) 150 ft (AG)	75 ft (RR) 150 ft (AG)	125 ft	75 ft	75 ft

The subject property is located off of Lindgren Lane directly adjacent to the City's former community septic drain field property. There is currently an existing home (cabin on the property). The existing home on the property is not in good condition. The property supports a maximum home width of approximately 27 feet utilizing the required setbacks. The applicant is seeking an eight (8) foot variance from the north side yard setback to support a 34-foot-wide home. The setback on the south side at its closest point is proposed to be approximately 20 feet. The applicant has prepared a general site plan which identifies the proposed home location. The proposed home would be a two-story structure. The plan shows that the proposed home would meet the requisite 60-foot lakeshore setback. The proposed home would meet or exceed all other required setbacks as follows:

**Front Yard Setback:**

Required: 85 feet from centerline or 50 feet from the ROW (@ 60% = 30 feet from right of way)  
Proposed: N/A

**Side Yard Setback (North Side):**

Required: 30 feet (@ 60% = 18 feet)  
Provided: 10 feet

**Side Yard Setback (South Side):**

Required: 30 feet (@ 60% = 18 feet)

Provided: 19.7 feet

Lakeshore Setback:

Required: 100 feet from Ordinary High Water Mark (@ 60% = 60 feet)

Proposed: ~60 feet

In addition to the setback requirements, properties located in the shoreland district can have a maximum impervious surface coverage of 25%. This property can have a maximum coverage of 3,933.75 square feet. The proposed house and impervious site improvements have a total impervious coverage area of 3,525 square feet or 22.40% (See survey for detailed breakdown). The proposed house and site improvements would not exceed the required maximum impervious coverage allowed under the Shoreland Ordinance.

There are several factors to consider relating to granting a variance. The City's ordinance has established criteria for consideration in granting a variance.

*520.21. Standards for granting variances. Subdivision 1. The City Council may grant a variance from the terms of this zoning code, including restrictions placed on nonconformities, in cases where: 1) the variance is in harmony with the general purposes and intent of this 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 (Amended, Ord. 2011-08)*

*Subd. 2. An applicant for a variance must demonstrate that there are practical difficulties in complying with the zoning code. For such purposes, "practical difficulties" means:*

- (a) The property owner proposes to use the property in a reasonable manner not permitted by the zoning code;*
- (b) the plight of the property owner is due to circumstances unique to the property not created by the landowner;*
- (c) the variance, if granted, will not alter the essential character of the locality.*

*Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems. (Amended, Ord. 2011-08)*

*Subd. 3. The City Council shall not grant a variance to permit a use that is not allowed under the zoning code based on the zoning classification of the affected property. (Amended, Ord. 2011-08)*

*520.23. Conditions and restrictions. The board of adjustments may recommend and the City Council may impose conditions on a variance. Conditions must be directly related to and must bear a rough proportionality to the impact created by the variance. (Amended, Ord. 2011-08)*

Consideration of the criteria for granting a variance:

- a. The applicant is proposing to use the property in a manner consistent with the Rural Residential District. The applicant has attempted to locate the building in order to provide a viable access to the lake side of the property. The proposed home meets or exceeds all other applicable setbacks for property zoned Rural Residential and covered by the Shoreland Overlay District.
- b. This property is one of the narrowest in this particular part of the City.
- c. The character of the surrounding area is residential. The proposed single-family home is in keeping with the City's comprehensive plan.

The Planning Commission will need to determine if the requested variance meets the requirements for granting a variance. Several additional considerations that could be considered are as follows:

1. This lot was developed prior to the establishment of the setbacks in the current ordinance being adopted. The existing home is considerably smaller than those located on the surrounding properties.
2. Side yard setbacks vary considerably on the surrounding properties.
3. The new home will be connected to City sewer. The City has granted a new access and utility easement across that portion of the City's property currently used by the property for access. The applicant has also secured an easement from the property owner to the north to allow access to the property.

***Neighbor Comments:***

The City has not received any comments relating to the request as of the time this report was prepared.

***Recommendation:***

Staff is seeking a recommendation from the Planning Commission for the requested Variance. Should the Planning Commission Recommend approval of the variance, the following findings and conditions should be considered:

1. The proposed variance request meets all applicable conditions and restrictions stated in Chapter V, Section 520.19, Procedures on variances, in the City of Independence Zoning Ordinance.
2. The total impervious surface coverage for this property will not exceed 25% of the total lot area.
3. The variance will permit an 8-foot reduction of the north side yard setback to allow the proposed site plan. Any modification change or alteration to the structure that does not meet applicable setbacks in the future would require additional review and approval in the form of a variance.

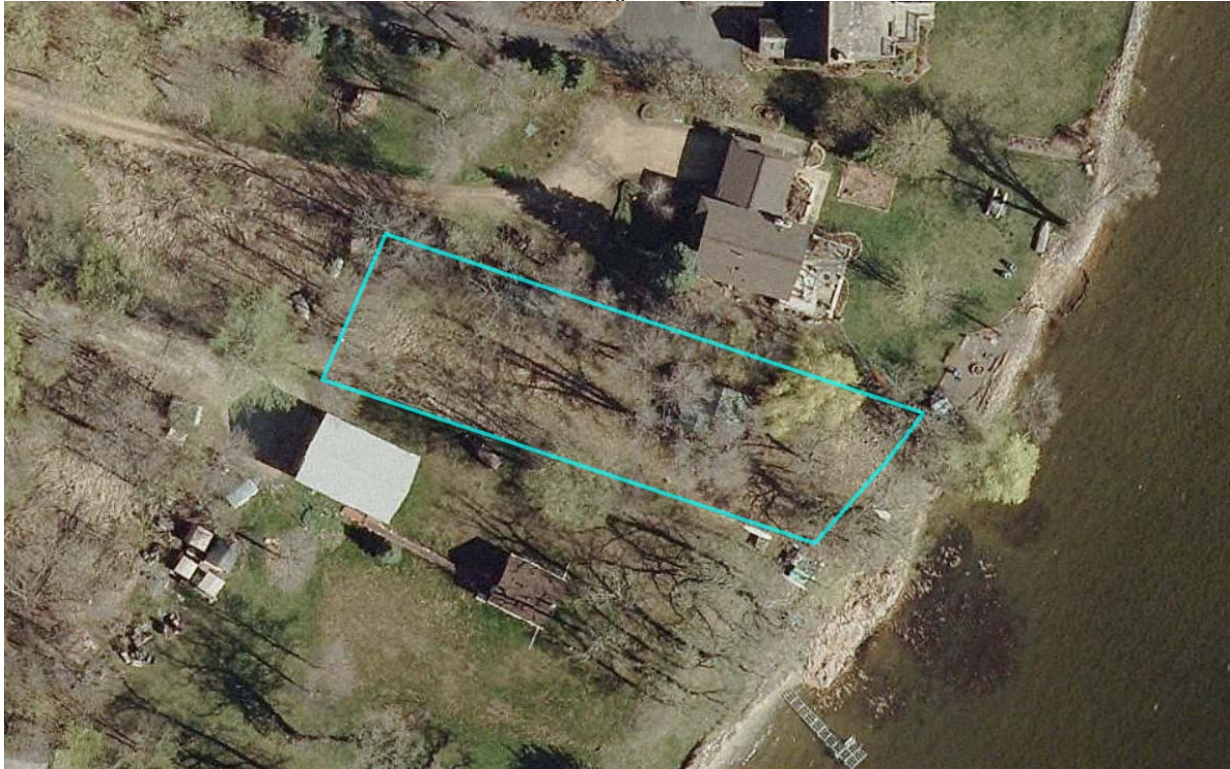
4. The applicant shall submit a drainage plan to the City at the time of building permit application. The drainage plan will be reviewed by the City to ensure that the proposed improvements do not adversely impact any of the surrounding properties relating to grading and drainage.
5. The applicant shall pay for all costs associated with the City's review of the requested variance.
6. Any future improvements made to this property will need to be in compliance with all applicable standards relating to the Rural Residential and Shoreland Overlay zoning districts.
7. The variance approval will be valid for one year from the date of City Council approval. Construction of the new home will be required to commence prior to expiration of the variance.
8. The City Council Resolution shall be recorded with the County.

***Attachments:***

1. Property Pictures
2. Site Survey (previously approved variance)
3. Site Survey (proposed new home)

Attachment #1

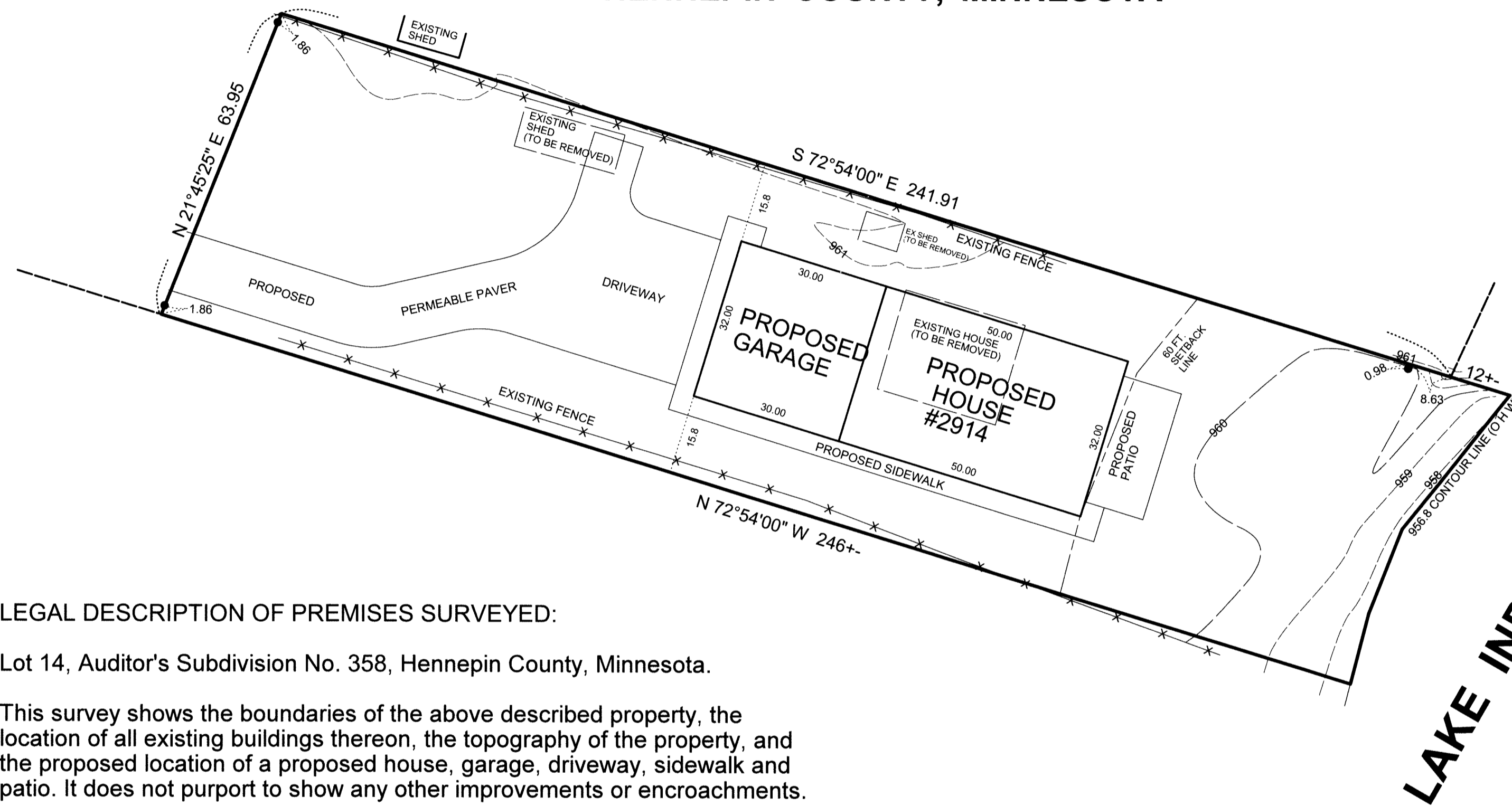
*2914 Lindgren Lane*



*2914 Lindgren Lane (Looking Northeast)*



CERTIFICATE OF SURVEY FOR  
RYAN NESLUND  
OF LOT 14, AUD SUB NO 358  
HENNEPIN COUNTY, MINNESOTA

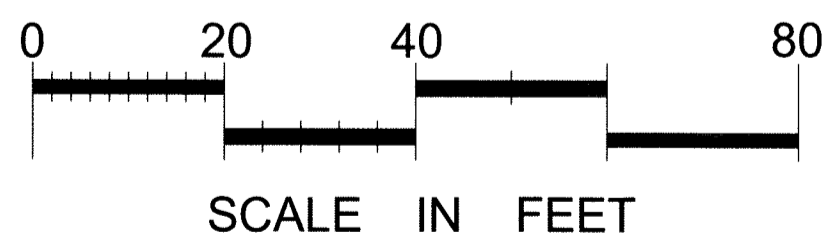


LEGAL DESCRIPTION OF PREMISES SURVEYED:

Lot 14, Auditor's Subdivision No. 358, Hennepin County, Minnesota.

This survey shows the boundaries of the above described property, the location of all existing buildings thereon, the topography of the property, and the proposed location of a proposed house, garage, driveway, sidewalk and patio. It does not purport to show any other improvements or encroachments.

- : Iron marker found
  - : Iron marker set
  - 958--- : Existing contour line
- Bearings shown are based upon an assumed datum



PROPOSED HARDCOVER CALCULATIONS

LOT AREA = 15735+- S.F.

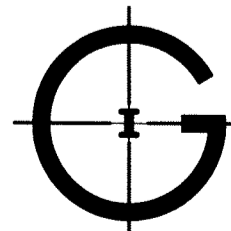
PROPOSED HOUSE AND GARAGE = 2560+-  
PROPOSED SIDEWALK = 524+-  
PROPOSED PATIO = 312+-

TOTAL = 3396+- S.F.

PROPOSED ELEVATIONS (VERIFY)  
LOWEST FLOOR = 961.5  
2 FT ABOVE 959.5 100 YEAR FLOODPLAIN

$3396/15735 \times 100 = 21.58\%$

DESIGNED	REVISION	DATE	DESCRIPTION
DRAWN			
CHECKED			



**GRONBERG & ASSOCIATES, INC.**

CONSULTING ENGINEERS, LAND SURVEYORS, SITE PLANNERS

445 NORTH WILLOW DRIVE, LONG LAKE, MN. 55356

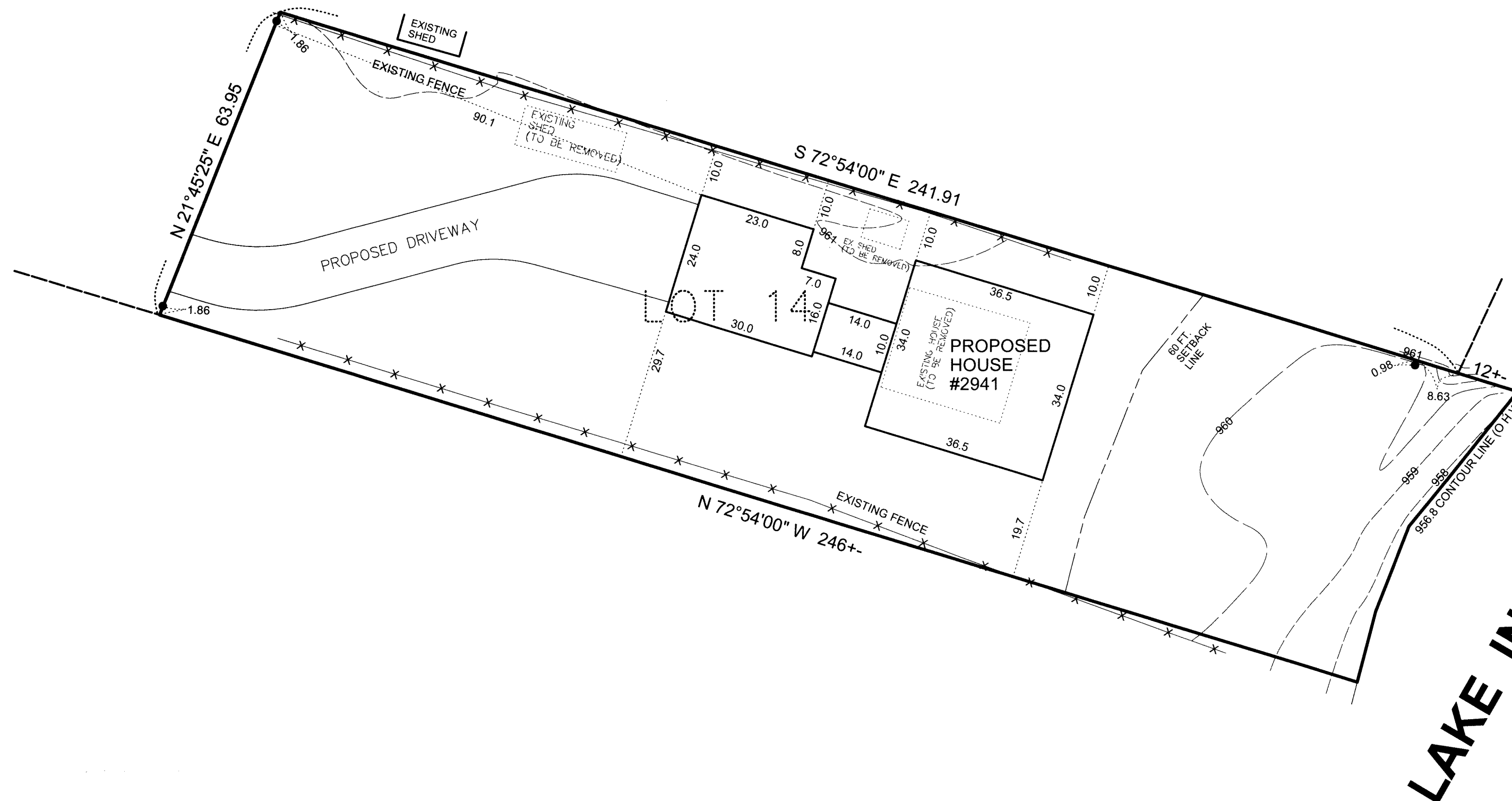
952-473-4141

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, 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.

DATE 4-9-14 MN LICENSE NUMBER 12255

SCALE  
1"=20'  
DATE  
4-9-14  
JOB NO.  
14-106

CERTIFICATE OF SURVEY FOR  
BRIAN & KATIE ROERS  
OF LOT 14, AUD SUB NO 358  
HENNEPIN COUNTY, MINNESOTA



LEGAL DESCRIPTION OF PREMISES SURVEYED:

Lot 14, Auditor's Subdivision No. 358, Hennepin County, Minnesota.

This survey shows the boundaries of the above described property, the location of all existing buildings thereon, the topography of the property, and the proposed location of a proposed house and driveway. It does not purport to show any other improvements or encroachments.

- : Iron marker found
- : Iron marker set
- 958— : Existing contour line

Bearings shown are based upon an assumed datum

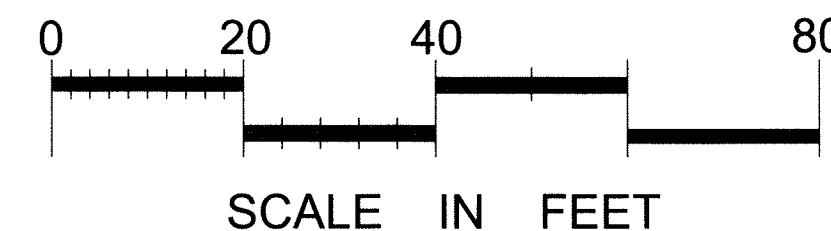
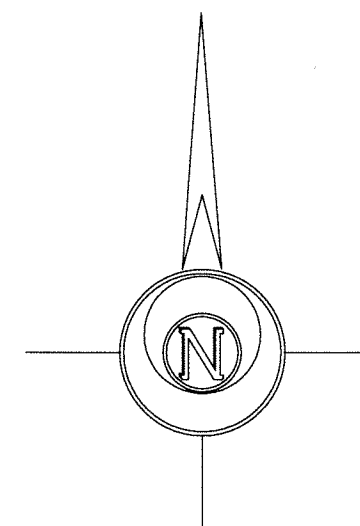
PROPOSED HARDCOVER CALCULATIONS

LOT AREA = 15,735 +- SQ. FT.

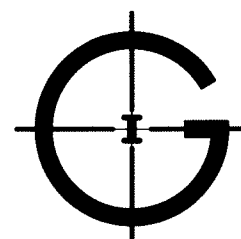
PROPOSED HOUSE = 2045 +-  
PROPOSED DRIVEWAY = 1480 +-

TOTAL = 3525 +- SQ. FT.

3525 / 15735 = 22.40%



DESIGNED	DATE	DESCRIPTION
	3-13-18	PROPOSED HOUSE AND DRIVEWAY SHOWN
DRAWN	6-1-18	MOVED HOUSE
	4-25-19	REVISED PROPOSED HOUSE
CHECKED		



**GRONBERG & ASSOCIATES, INC.**

CONSULTING ENGINEERS, LAND SURVEYORS, SITE PLANNERS

445 NORTH WILLOW DRIVE, LONG LAKE, MN. 55356

952-473-4141

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, 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 D. Gronberg*  
DATE 4-25-19 MN LICENSE NUMBER 12755

SCALE  
1"=20'

DATE  
4-9-14

JOB NO.  
19-105

## City of Independence

### ***Request for an Amendment to the Conditional Use Permit to Add to the Commercial Riding Stable and Construct a Ground Mounted Solar System on the Property located at 7297 CSAH 6***

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<i>To:</i>	Planning Commission
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	June 18, 2019
<i>Applicant:</i>	Gary and Linda Ostberg
<i>Property Owner:</i>	Gary and Linda Ostberg
<i>Location:</i>	7297 County Road 6

#### ***Request:***

Gary and Lynda Ostberg (Applicants) request that the City consider the following action for the property located at 7297 CSAH 6 (PID No. 33-118-24-14-0003) in Independence, MN:

- a. A conditional use permit amendment to allow the construction of an enclosed gazebo on the property.
- b. A conditional use permit to allow a ground mounted solar system that is less than 500 SF.

#### ***Property/Site Information:***

The property is located on the south side of CSAH 6 and just west of Game Farm Road N. The property has an existing home, a detached accessory structure (horse barn and indoor riding arena) and is comprised of open pasture, a woodland area and wetlands. The property has the following characteristics:

Property Information: 7297 County Road 6  
Zoning: *Agriculture*  
Comprehensive Plan: *Agriculture*  
Acreage: *39.92 acres*

Subject Property



***Discussion:***

The applicants received approval of a conditional use permit on the subject property to allow a commercial riding stable, associated bunkhouse and detached accessory structure larger than 5,000 SF in 2017. In 2018, the applicant asked for an amendment to the CUP to expand the commercial riding stable by adding an indoor walker building. This request was approved by the City. The applicant would now like to add a ground mounted solar system to the property as well as a small enclosed gazebo. The City generally adds a stipulation to all CUP approvals that prohibits any expansion of the existing buildings and or use associated with the commercial riding stable without an amendment to the CUP. In this case, the addition of the enclosed gazebo would be considered an expansion of the commercial riding stable and therefore subject to the City's review and approval.

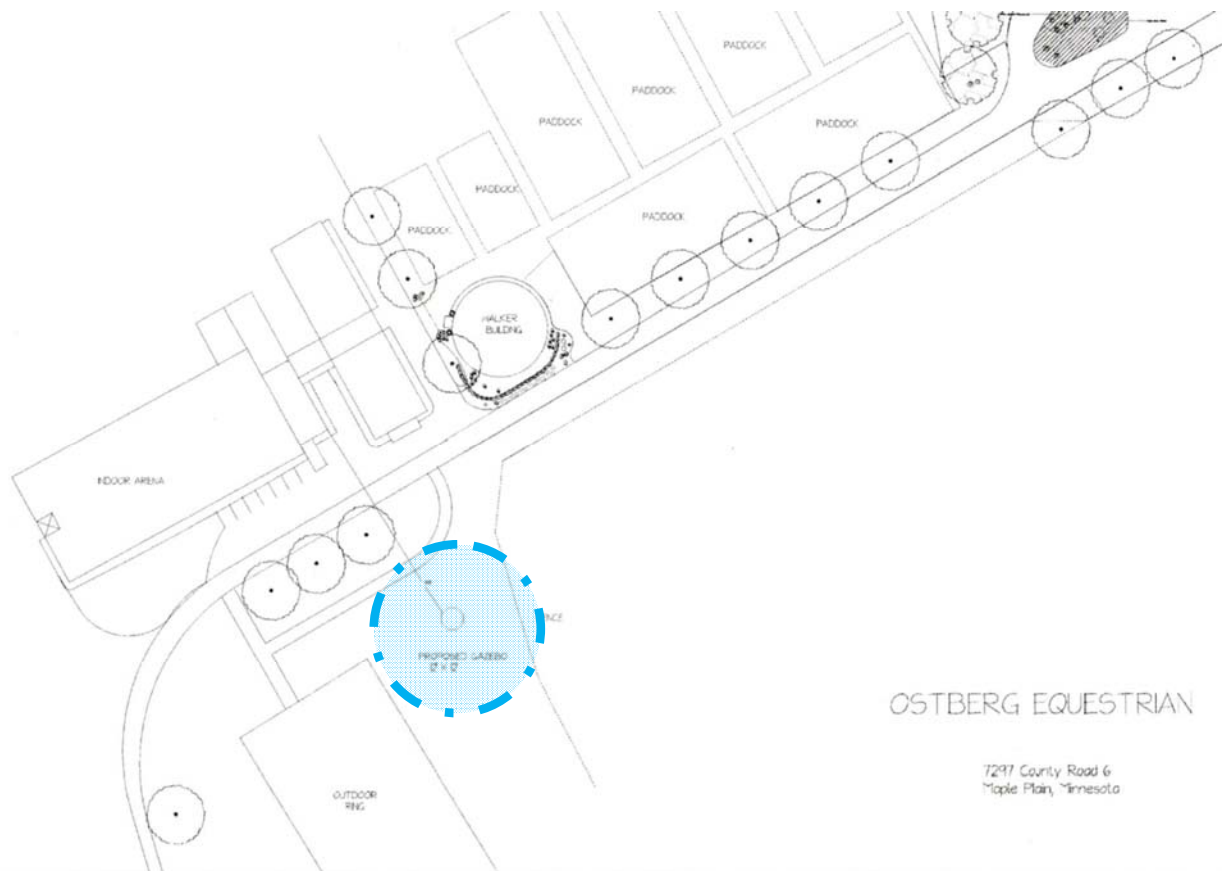
The ground mounted solar system requires its own conditional use permit. In all zoning districts of the City, ground mounted solar systems are only permitted as a CUP. Ground mounted solar systems have the following requirements:

***Subd. 5. Ground-mounted solar energy systems shall conform to the following standards:***



and adjacent residential structures. There are currently no residential structures located near the proposed location. The proximity of the proposed ground mounted system to the nearest residence and or public right of way is ~1,000 feet. The City will need to discuss whether or not additional screening should be added to the north property line. One additional consideration relating to screening is that the panels will be oriented to face south. This will help to mitigate glare and or other visual impacts to surrounding properties.

The applicant has also provided the City with an updated site plan and image of the proposed gazebo. The gazebo would be located near the horse barn and would be approximately 12' x 12'. The proposed gazebo would meet all applicable setbacks.



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 proposes 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.

The City has discussed the proposed ground mounted solar system and enclosed gazebo with the applicant. The proposed ground mounted solar system appears to meet all applicable standards provided for in the zoning ordinance. The size of the system and its proximity to the surrounding property appears to adequately mitigate potential visual impacts. The City will need to determine if the system should be further screened from the north property line. The proposed gazebo is compatible to the existing commercial riding stable and previously granted CUP. Given the location of the property off of CSAH 6, the orientation of the buildings and their relationship to the surrounding properties, it appears that the proposed application can be found to meet the requirements for granting a conditional use permit amendment.

***Neighbor Comments:***

The City has not received any written or oral comments regarding the proposed amendment to the conditional use permit.

***Recommendation:***

Staff is seeking a recommendation from the Planning Commission pertaining to the request for a conditional use permit and amendment with the following findings and conditions:

1. The proposed conditional use permit and amendment 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 previously granted will remain in full force and the following conditions will be added to the permit:
  - a) The conditional use permit will allow an approximate 150 SF enclosed gazebo to be located in accordance with the approved site plan attached hereto as EXHIBIT A. The conditional use permit will be reviewed annually by the City to ensure conformance with the conditions set forth in the resolution.

3. A new conditional use permit will allow a ground mounted solar system to be located on the subject property and in accordance with the approved site plan attached hereto as EXHIBIT B.
  - a. The ground mounted solar system shall be constructed in accordance with all applicable zoning code, building code and other applicable standards.
4. The applicant shall pay for all costs associated with the review and recording of the resolution granting approval of the conditional use permit and amendment.

***Attachments:***

1. Application
2. Gazebo Site Plan (Exhibit A)
3. Gazebo Picture
4. Ground Mounted Solar Site Plan (Exhibit B)
5. Ground Mounted Solar Plans
6. Ground Mounted Solar Picture



## PLANNING APPLICATION

Case No. \_\_\_\_\_

### Type of application

- ☐ Standard ☐ Staff Approval ☐ Plan Revision ☐ Amended ☒ Reapplication
- ☐ Rezoning ☒ Conditional Use Permit ☐ Variance ☐ Ordinance Amendment ☐ Subdivision
- ☐ Preliminary Development Plan ☐ Interim Use Permit ☐ Comprehensive Plan Amendment
- ☐ Final Development Plan ☐ Final Site & Building Plan ☐ Other \_\_\_\_\_

### Site Location— Additional addresses on back and legal description attached

Property address 7297 Cty. Rd. 6, Maple Plain, MN PID 331824140003

### Proposal -Full documentation must accompany application

Client wishes to install a ground mounted solar PV system, rated at 10.6 kWdc, 2 Banks with 14 Solar PV panels each. West side of New detached garage.

### Applicant

Name Jon Richter/Energy Concepts, Inc. Email jrichter@energyconcepts.us  
Address - Business 2349 Willis Miller Drive, Hudson, WI 54016  
Phone 612-382-7996 Additional phone/contact 715-381-9977  
Printed Name Jon Richter Signature Jon Richter

### Owner Information (if different from applicant)

Name Linda Ostberg - Gary Email \_\_\_\_\_  
Address 7297 County Rd. 6 Independence, MN  
Phone 651-247-2572 Additional phone/contact \_\_\_\_\_  
Printed Name GARY OSTBERG Signature Gary Ostberg

**Office Use Only** Date 5-13-19 Application Amount 1,250 Check # 38034 Accepted By Trish Grondal  
Escrow Paid 750 Check # 38034 Date Accepted by Planner \_\_\_\_\_

## City of Independence

The Independence City Code was established to protect both current and future residents from the negative impacts of improper development and to ensure a positive future for the city. The land use application review is the mechanism that allows the city to examine proposed uses to ensure compatibility with the surrounding environment, natural or otherwise. It is important to understand that a proposed use may be acceptable in some circumstances, but unacceptable in others— all applications are reviewed on a case-by-case basis.

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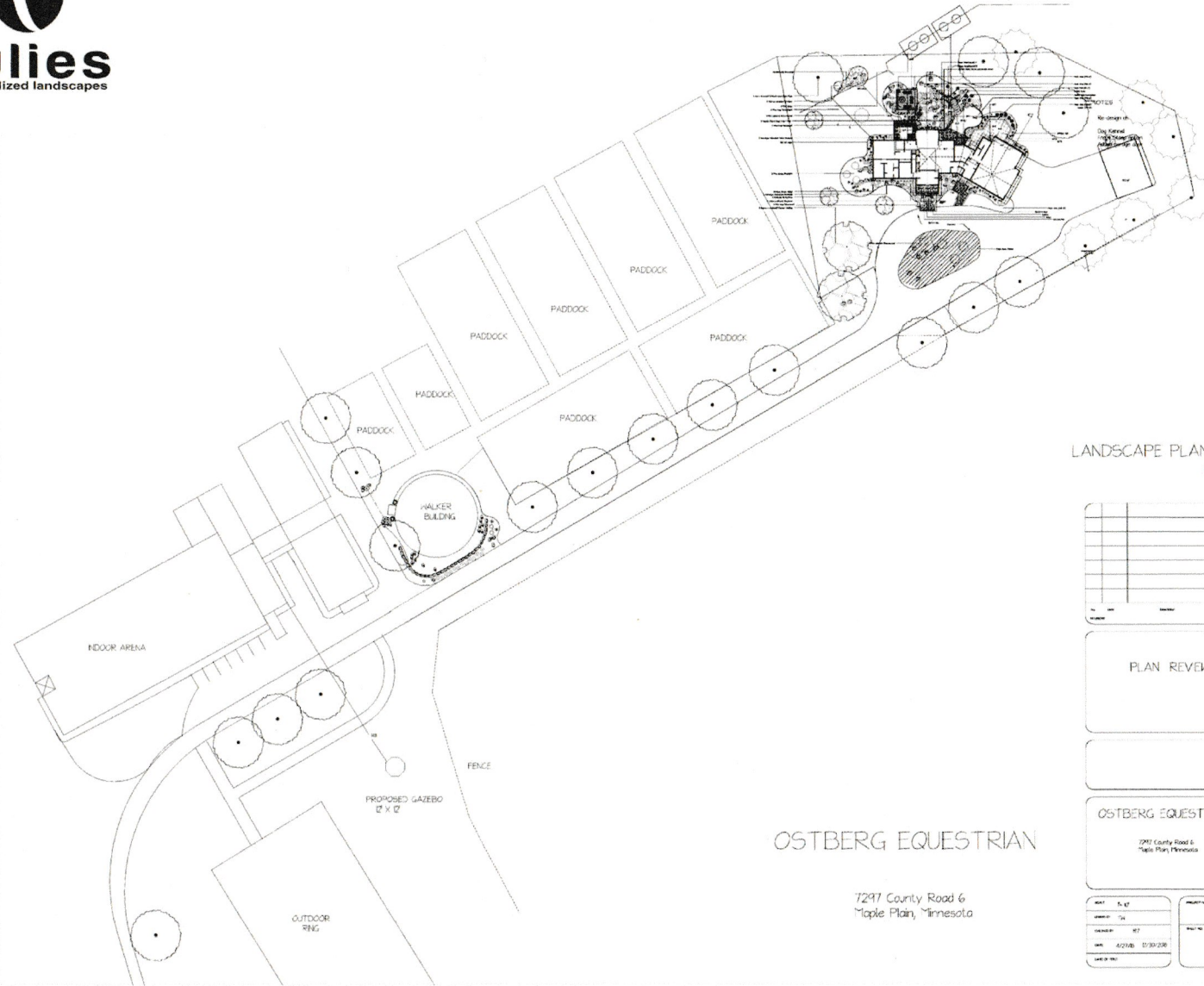
I UNDERSTAND THE FEE STATEMENT AND RESPONSIBILITIES ASSOCIATED WITH THIS LAND USE APPLICATION:

**Applicant Signature:** *Jim Richter* Energy Concepts, Inc.

**Date:** *May 8* 2019

**Owner Signature (if different):** *Larry Osterberg*

**Date:** *5/13/2019*



LANDSCAPE PLAN VIEW

# OSTBERG EQUESTRIAN

7297 County Road 6  
Maple Plain, Minnesota

DATE	6-17
DESIGNER	TJ
REVISION	01
DATE	8/27/2016
SCALE	1"=30'-0"

PROJECT NO.	
-------------	--

PLAN REVIEW
-------------

OSTBERG EQUESTRIAN
7297 County Road 6 Maple Plain, Minnesota

DATE	6-17
DESIGNER	TJ
REVISION	01
DATE	8/27/2016
SCALE	1"=30'-0"

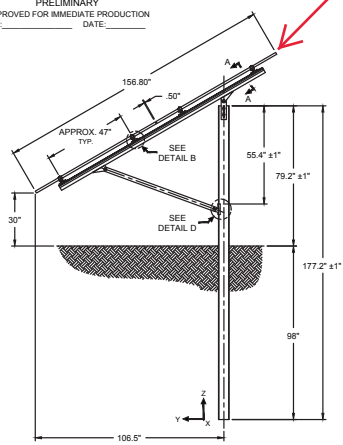




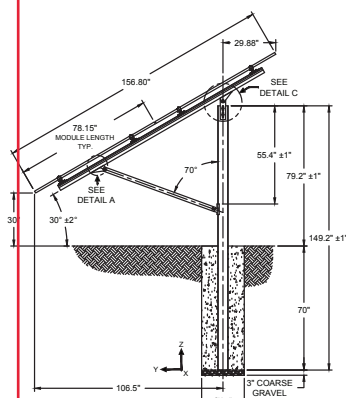


10' tall to top of panel.

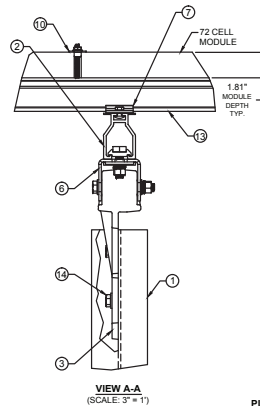
PRELIMINARY  
APPROVED FOR IMMEDIATE PRODUCTION BY: \_\_\_\_\_ DATE: \_\_\_\_\_



**TYPICAL PV ARRAY  
N-S ELEVATION (PILE DRIVEN)**  
(SCALE: 3/8" = 1')

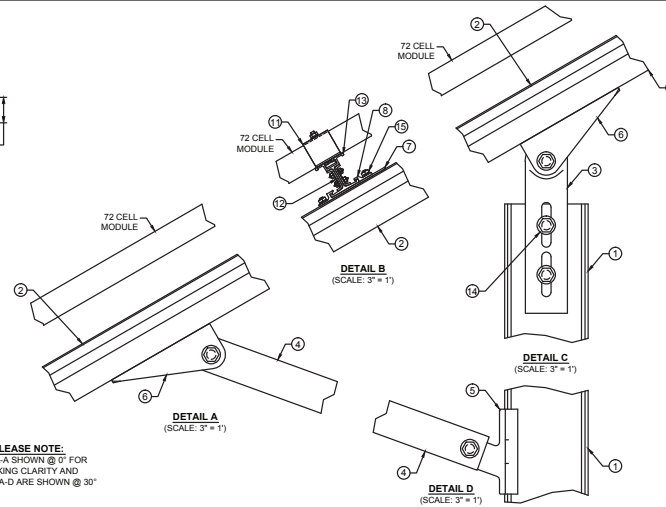


**TYPICAL PV ARRAY  
N-S ELEVATION (W/ CONCRETE PIER)**  
(SCALE: 3/8" = 1')



**VIEW A-A**  
(SCALE: 3" = 1')

PLEASE NOTE:  
VIEW A-A SHOWN @ 0° FOR  
RACKING CLARITY AND  
DETAILS A-D ARE SHOWN @ 30°

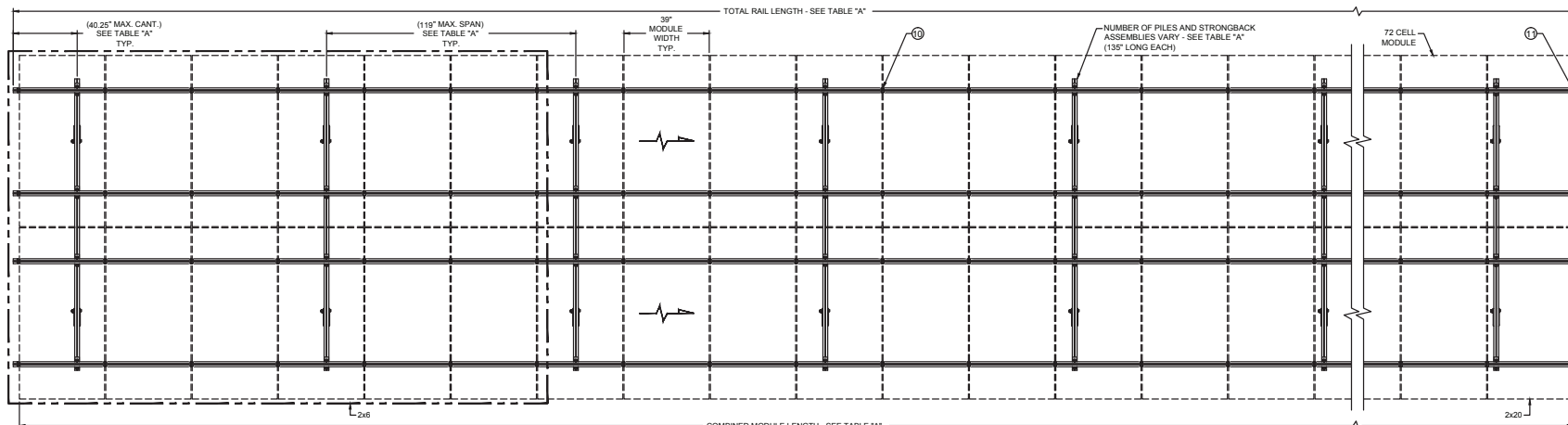


**DETAIL A**  
(SCALE: 3" = 1')

**DETAIL B**  
(SCALE: 3" = 1')

**DETAIL C**  
(SCALE: 3" = 1')

**DETAIL D**  
(SCALE: 3" = 1')



**TOP VIEW  
(PERPENDICULAR TO MODULE)**  
(SCALE: 1/2" = 1')

TABLE A - RAIL LENGTHS, MAXIMUM SPAN AND CANTILEVER				DRIVEN PILE				Ø24" CONCRETE PIER			
TABLE	COMBINED MODULE LENGTH	TOTAL RAIL LENGTH	QTY. OF 166" RAIL	QTY. OF 246" RAIL	SPAN	CANTILEVER	QTY. OF PILES	SPAN	CANTILEVER	QTY. OF PILES	
2x6	236.5"	242.5"	-	4	76"	7.25"	4	108"	13.25"	3	
2x7	276"	282"	8	-	76"	27"	4	108"	33"	3	
2x8	315.5"	321.5"	8	-	76"	6.75"	5	119"	41.75"	3	
2x9	355"	361"	4	4	76"	28.5"	5	102"	27.5"	4	
2x10	394.5"	400.5"	4	4	76"	10.25"	6	108"	38.25"	4	
2x11	434"	440"	-	8	77"	27.5"	6	119"	41.5"	4	
2x12	473.5"	479.5"	-	8	76"	11.75"	7	102"	35.75"	5	
2x13	513"	519"	8	4	77"	28.5"	7	114"	31.5"	5	

TABLE A - RAIL LENGTHS, MAXIMUM SPAN AND CANTILEVER				DRIVEN PILE				Ø24" CONCRETE PIER			
TABLE	COMBINED MODULE LENGTH	TOTAL RAIL LENGTH	QTY. OF 166" RAIL	QTY. OF 246" RAIL	SPAN	CANTILEVER	QTY. OF PILES	SPAN	CANTILEVER	QTY. OF PILES	
2x14	552.5"	558.5"	8	4	76"	13.25"	8	119"	41.25"	5	
2x15	592"	598"	4	8	77"	29.5"	8	108"	29"	6	
2x16	631.5"	637.5"	4	8	76"	14.75"	9	114"	33.75"	6	
2x17	671"	677"	-	12	72"	14.5"	10	119"	41"	6	
2x18	710.5"	716.5"	12	4	76"	16.25"	10	108"	34.25"	7	
2x19	750"	756"	8	8	72"	18"	11	114"	36"	7	
2x20	789.5"	795.5"	8	8	76"	17.75"	11	119"	40.75"	7	

BILL OF MATERIALS			
SYM	DESCRIPTION	MATERIAL	FINISH
1	I-BEAM	50ksi STEEL	HDG
2	STRONGBACK	ALUMINUM	N/A
3	STRONGBACK ATTACHMENT	A36 STEEL	HDG
4	STRUT	ALUMINUM	N/A
5	STRUT ARM ATTACHMENT	A36 STEEL	HDG
6	SLIDE ATTACHMENT	ALUMINUM	N/A
7	RAIL BRACKET	ALUMINUM	N/A
8	RAIL CLAMP	ALUMINUM	N/A
10	MODULE MID-CLAMP ASSY.	STAINLESS	N/A
11	MODULE END-CLAMP ASSY.	STAINLESS	N/A
12	SPLICE PLATE	ALUMINUM	N/A
13	UD RAIL	ALUMINUM	N/A
14	1/2" - 13x1-1/2"	GRD 5	HDG
15	5/16" HARDWARE	GRD 5	HDG

**PE STAMP**

**GENERAL INFORMATION AND SYSTEM DETAILS**

**GENERAL INFORMATION:**  
 SITE ADDRESS: N/A  
 AZMUTH: TRUE SOUTH ASSUMED  
 SYSTEM TYPE: PPM-72 CELL-H-50PSF-KIT (POWER-FAK MOUNT)  
 TOTAL SYSTEM SIZE: VARIES  
 TOTAL # OF MODULES: VARIES  
 MODULE TILT: 30°  
 N-S SPACING: N/A  
 E-W GAP BETWEEN MOD.: 5"  
 E-W GAP BETWEEN ARRAYS: N/A

**BUILDING CODES:**  
 STRUCTURAL: 2005 ASCE 7-05  
 EMBEDMENT: PER IRC 2012 1806.2  
 SOIL CLASS: 3

**LOADS:**  
 DESIGN WIND SPEED: 90 MPH (ASCE 7-05)  
 3 SEC GUST EFFECT: 0.85  
 OCCUPANCY CATEGORY: I  
 EXPOSURE: C  
 MWFRS WIND LOAD (SOUTH WIND): 28.51 PSF  
 MWFRS WIND LOAD (NORTH WIND): -27.70 PSF  
 DESIGN SNOW LOAD: 50 PSF  
 MODULE DEAD LOAD: 2.71 PSF

**MANUFACTURER'S TOLERANCES:**  
 LATERAL POST PLACEMENT (X-Z PLANE): ±2.0" FOR TILT ANGLES < 20°  
 ±1.5" FOR TILT ANGLES ≥ 20°  
 LATERAL POST PLACEMENT (Y-Z PLANE): ±0.5"  
 POST HEIGHT VARIATION: ±0.0" WITHIN ARRAY  
 POST ROTATIONAL TOLERANCE: < 2.0° ALL DIRECTIONS  
 ARRAY TILT ANGULAR TOLERANCE: ±2.0°

**MODULE INFORMATION**

MODULE: GENERIC  
 MODULE MODEL: 72 CELL  
 MODULE SIZE: 78.15"x39"x1.81"  
 MODULE WEIGHT: 57.3 LBS  
 MODULE OUTPUT: VARIES

THIS DRAWING IS THE PROPERTY OF DPW SOLAR. IT IS TO BE USED FOR THE PROJECT AND NOT BE REPRODUCED OR COPIED OR REUSED WITHOUT PERMISSION.

DISCLAIMER OF LIABILITY: DPW SOLAR DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE COMPANY SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, LOSSES, OR INJURIES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THIS SYSTEM.

**REVISION TABLE**

REV.	BY	APP BY	DATE

**DPW SOLAR**  
 POWER-FAK™  
 4000 B VASSAR DRIVE NE  
 ALBUQUERQUE, NM 87107  
 1-800-889-3585

**WERNER ELECTRIC**

**STOCK 72 CELL KITS  
 50 PSF SNOW**

PPM-72 CELL-H-50PSF-KIT

REV.	3-27-15	CHK	RJ
DATE	3-27-15	DESIGNED BY	DK
SCALE	D-SIZES	SHEET	1 OF 1



## City of Independence

### ***Request for a Conditional Use Permit to Allow a Weather Monitoring Antenna to be Located at 2055 CSAH 90 in Pioneer Creek Community Park***

---

<i>To:</i>	Planning Commission
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	June 18, 2019
<i>Applicant:</i>	Hennepin County
<i>Owner:</i>	City of Independence
<i>Location:</i>	2055 County Road 90

#### ***Request:***

Daniel Bovitz for Hennepin County (Applicant) request that the City consider the following action for the property identified by (PID No. 22-118-24-14-0003) and located at 2055 CSAH 90 in Independence, MN:

- a. A conditional use permit to allow a weather monitoring antenna to be located in Pioneer Creek Park.

#### ***Property/Site Information:***

The property is located on the west side of County Road 90 within the City's Pioneer Creek Community park. The property has the following characteristics:

##### Property Information for 2055 County Road 90

Zoning: *Agriculture*

Comprehensive Plan: *Public/Semi-Public*

Acreage: 50.77 acres



***Discussion:***

The City, West Hennepin Public Safety and Hennepin County have been discussing possible locations to install a weather warning antenna within the City of Independence for several years. Chief Gary Kroells has recommended that the City establish a location for this type of antenna to provide critical advanced weather warning information to emergency management personnel. WHPS and Hennepin County have reviewed many locations in the City and discussed the installation of this antenna with several private parties as well as the City. The City's park site offers a relatively unobstructed location that could pick up weather and wind coming from the west/northwest. Hennepin County provided the City with the following information relating to the weather warning antenna:

*Hennepin County Emergency Management would like to install a weather station at Pioneer Creek Park in Independence. This station would integrate into the Hennepin West Mesonet (HWM), which is a network of weather stations across Hennepin County.*

*The HWM is an “all-hazard” system meaning that it has applications across the full spectrum of emergencies and disasters. These including natural hazards, industrial accidents, and adversarial attacks. Some emergencies are driven by environmental factors that form the actual threat (severe weather, excessive heat, solar storms, etc.). In other cases, environmental factors shape the behavior of other threats (radiological releases, chemical spills, bio agent dispersion, etc.). Finally, all emergency responses and recoveries have an environmental component that must be understood to protect responders and the public and to ensure uninterrupted response.*

*HWM sensor stations have instruments to monitor weather conditions in compliance with World Meteorological Organization (WMO) and National Weather Service (NWS) standards. HWM data is ingested into the National Oceanic and Atmospheric Administration's MADIS system for use by global weather modeling systems. Unique components of HWM weather sensors include 1) WBGT extreme heat stress sensors (now used by the MN State High School League); 2) Freezing rain / icing sensors (used by Metro Transit Light Rail and other Transportation elements); and 3) Lightning sensors that detect distance and azimuth to strikes to provide early warning for outdoor event safety.*

*The installation will include a 30 foot aluminum structure that holds most of the sensors and detects wind speed, direction, temperature, humidity and barometric pressure. Rain gauges and soil sensors are placed on or in the ground nearby. Stations use solar energy and require no external power. Data is sent via cellular phone or radio to the network data base. A steel base is used with iron rods in each corner to keep it firm on the ground. 3 guy wires are screw anchored into the ground to keep tower from tipping or swaying. Total construction from start to finish takes 2-3 days and is done by Hennepin County Emergency Management.*

*Our partner coalition currently includes: The National Weather Service (NWS), City of Minneapolis, Three Rivers Park District, Minnehaha Watershed District, Wright-Hennepin Cooperative Electric, City of Maple Grove, City of Plymouth, City of Saint Bonifacius, City of Greenfield, City of Orono, City of Dayton, City of Bloomington, Minnesota Vikings, Minnesota Natural Resources – State Climatology Office.*

The proposed antenna would be 30 feet tall and located to the west of the sledding hill in the park. The ground site area would be 40' x 40' and fenced with a chain link fence. There are no power or utility connections required. The towers data collector is powered by solar and a cellular network allow for data transmission.

The City has criteria that should be considered relating to telecommunications towers. The criteria provided in the ordinance are as follows:

- (a) To regulate the location of telecommunication towers and facilities;*
- (b) To protect residential areas and land uses from potential adverse impacts of telecommunication towers and facilities;*

- (c) To minimize adverse visual impacts of telecommunication towers and facilities through design, siting, landscaping, and innovative camouflaging techniques;*
- (d) To promote and encourage shared use and co-location of telecommunication towers and antenna support structures;*
- (e) To avoid damage to adjacent properties caused by telecommunication towers and facilities by ensuring that those structures are soundly and carefully designed, constructed, modified, maintained and promptly removed when no longer used or when determined to be structurally unsound;*
- (f) To ensure that telecommunication towers and facilities are compatible with surrounding land uses;*
- (g) To facilitate the provision of wireless telecommunications services to the residents and businesses of the city in an orderly fashion.*

There are several factors that should be considered relating to the conditional use permit as follows:

1. City Council preliminary reviewed the concept of locating a facility in the Community Park and agreed to allow Hennepin County to move forward with an application.
2. The City worked with the applicant to locate the antenna in a portion of the park that is not currently utilized nor planned for future recreational development.
3. The existing sledding hill is approximately 35 feet tall and can be used for perspective when considering the proposed tower height.

A request for a Conditional Use Permit must meet the requirements established for granting a Conditional Use Permit in the City's Zoning Ordinance. 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 proposes 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 form 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 condition 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.*

In the AG-Agriculture zoning district, telecommunication towers are permitted as a conditional use. The proposed tower will be visible from several surrounding properties to the west and north. The proposed location does not appear to be visible from the south or east. The Planning Commission will need to determine if the requested conditional use permit meets all of the aforementioned conditions and restrictions for granting a conditional use permit.

***Neighbor Comments:***

At the time this report was prepared, the City had not received any written comments regarding the proposed conditional use permit. The City has received several inquiries regarding the proposed antenna.

***Recommendation:***

Staff is seeking a recommendation from the Planning Commission for the request for a conditional use permit. Should the Planning Commission make a recommendation to approve the requested action, the following findings and conditions should be considered:

1. The proposed conditional use permit and site plan review meet all applicable conditions and restrictions stated Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
2. The conditional use permit will be reviewed annually by the City to ensure conformance with the conditions set forth in the resolution.
3. This conditional use permit will approve a weather warning antenna with a maximum height of 30 feet and the associated site improvements and ground mounted equipment as shown on the approved site plan and attached hereto as EXHIBIT A.

***Attachments:***

1. Application and Associated Documentation
2. Proposed Site Plan
3. Antenna Details
4. Photo Example



# PLANNING APPLICATION

Case No. \_\_\_\_\_

## Type of application

- ☒ Standard    ☐ Staff Approval    ☐ Plan Revision    ☐ Amended    ☐ Reapplication
- ☐ Rezoning    ☒ Conditional Use Permit    ☐ Variance    ☐ Ordinance Amendment    ☐ Subdivision
- ☐ Preliminary Development Plan    ☐ Interim Use Permit    ☐ Comprehensive Plan Amendment
- ☐ Final Development Plan    ☐ Final Site & Building Plan    ☐ Other \_\_\_\_\_

## Site Location— Additional addresses on back and legal description attached

Property address Pioneer Creek Park

PID \_\_\_\_\_

## Proposal -Full documentation must accompany application

See attachment.

## Applicant

Name <u>DAN BOVITZ</u>		Email <u>daniel.bovitz@hennepin.us</u>
Address <u>1600 Prairie Drive, Medina MN 55340</u>		
Phone <u>612-250-2614</u>	Additional phone/contact _____	
Printed Name <u>DAN BOVITZ</u>	Signature <u>[Signature]</u>	

## Owner Information (if different from applicant)

Name _____		Email _____
Address _____		
Phone _____	Additional phone/contact _____	
Printed Name _____	Signature _____	

<b>Office Use Only</b>	Date _____	Application Amount _____	Check # _____	Accepted By _____
	Escrow Paid _____	Check # _____	Date Accepted by Planner _____	

## City of Independence

The Independence City Code was established to protect both current and future residents from the negative impacts of improper development and to ensure a positive future for the city. The land use application review is the mechanism that allows the city to examine proposed uses to ensure compatibility with the surrounding environment, natural or otherwise. It is important to understand that a proposed use may be acceptable in some circumstances, but unacceptable in others— all applications are reviewed on a case-by-case basis.

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### ***Application for Planning Consideration Fee Statement***

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I UNDERSTAND THE FEE STATEMENT AND RESPONSIBILITIES ASSOCIATED WITH THIS LAND USE APPLICATION:

**Applicant Signature:** 

**Date:** 4-23-19

**Owner Signature (if different):** \_\_\_\_\_

**Date:** \_\_\_\_\_



## Hennepin County Memo

**Hennepin County Emergency Management**  
1600 Prairie Drive  
Medina MN 55340-5421

Phone: 612-596-0757  
Fax: 763-478-4001  
TDD: 763-478-4030

**Date:** April 28, 2019

**To:** Administrator Kaltsas

**From:** Dan Bovitz, Deputy Director

**Subject:** Weather Station at Pioneer Park

Administrator Kaltsas,

Hennepin County Emergency Management would like to install a weather station at Pioneer Creek Park in Independence. This station would integrate into the Hennepin West Mesonet (HWM), which is a network of weather stations across Hennepin County.

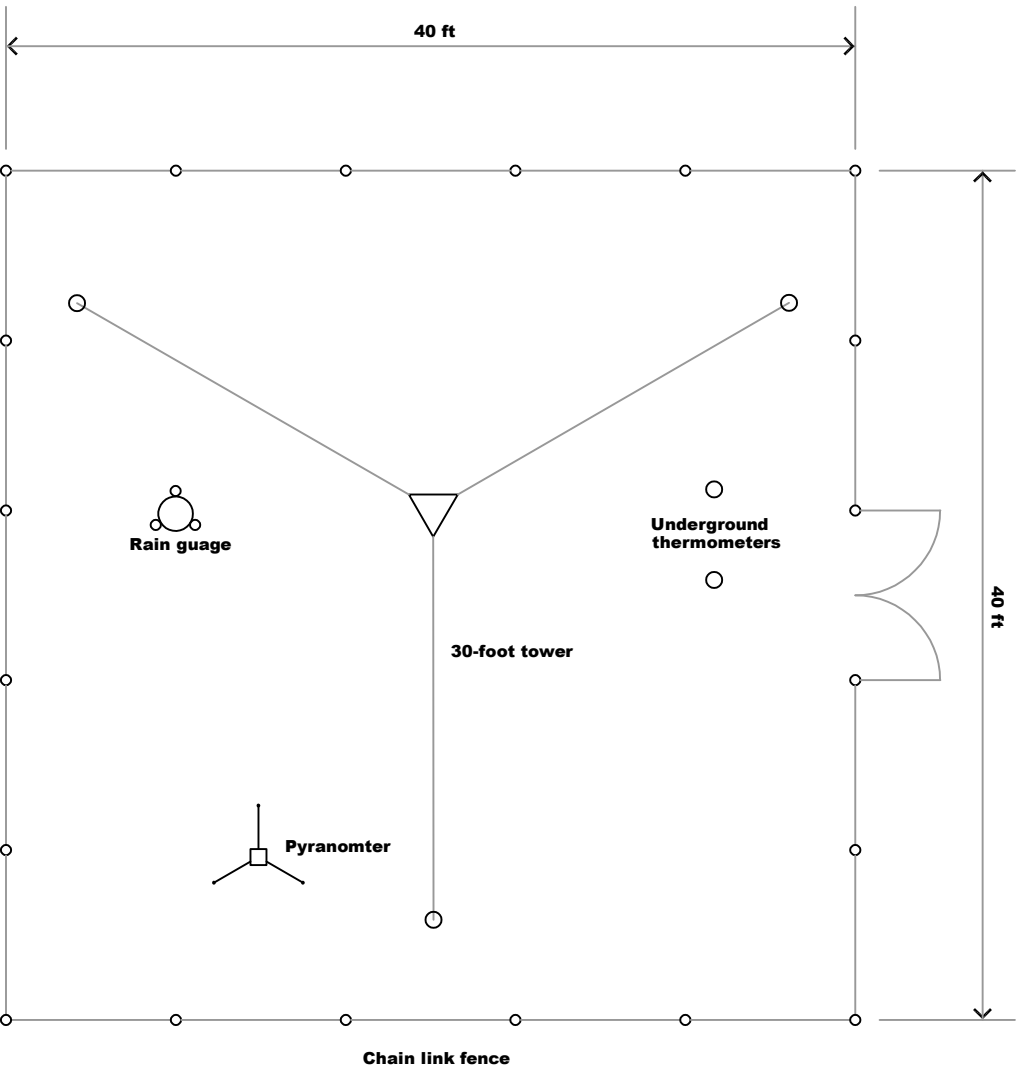
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HWM sensor stations have instruments to monitor weather conditions in compliance with World Meteorological Organization (WMO) and National Weather Service (NWS) standards. HWM data is ingested into the National Oceanic and Atmospheric Administration’s MADIS system for use by global weather modeling systems. Unique components of HWM weather sensors include 1) *WBGT extreme heat stress sensors* (now used by the MN State High School League); 2) *Freezing rain / icing sensors* (used by Metro Transit Light Rail and other Transportation elements); and 3) *Lightning sensors* that detect distance and azimuth to strikes to provide early warning for outdoor event safety.

The installation will include a 30 foot aluminum structure that holds most of the sensors and detects wind speed, direction, temperature, humidity and barometric pressure. Rain gauges and soil sensors are placed on or in the ground nearby. Stations use solar energy and require no external power. Data is sent via cellular phone or radio to the network data base. A steel base is used with iron rods in each corner to keep it firm on the ground. 3 guy wires are screw anchored into the ground to keep tower from tipping or swaying. Total construction from start to finish takes 2-3 days and is done by Hennepin County Emergency Management.

Our partner coalition currently includes: The National Weather Service (NWS), City of Minneapolis, Three Rivers Park District, Minnehaha Watershed District, Wright-Hennepin Cooperative Electric, City of Maple Grove, City of Plymouth, City of Saint Bonifacius, City of Greenfield, City of Orono, City of Dayton, City of Bloomington, Minnesota Vikings, Minnesota Natural Resources – State Climatology Office.

Sincerely,  
Dan Bovitz



**PROPOSED WEATHER STATION COMPOUND (NTS)**

