



PLANNING COMMISSION MEETING AGENDA
REGULAR MEETING
TUESDAY, FEBRUARY 21, 2017

6:30 PM Regular Meeting

1. Swearing in of New Planning Commissioner Leith Dumas
2. Call to Order
3. Roll Call
4. Approval of Minutes:
 - a. January 17, 2017 Planning Commission Meeting
5. **PUBLIC HEARING:** Corey Oeffling (Applicant/Owner) requests that the City consider the following actions for the property located at 5215 Sunset Lane (PID No. 01-118-24-31-0002) in Independence, MN:
 - a. A variance to allow a reduced front and side yard setback. The setback reductions would permit the construction of a new attached garage and front porch.
6. **PUBLIC HEARING:** Hoikka Construction (Applicant) and Beau'Selle Stable (Owner) request that the City consider the following actions for the property located at 1060 Copeland Road (PID No. 29-118-24-31-0003) in Independence, MN:
 - a. An interim use permit to allow a temporary building that is greater than 5,000 SF in association with the Commercial Riding Stable permitted as a conditional use permit on the subject property
7. **PUBLIC HEARING:** Randall and Margaret Mason (Applicant/Owner) requests that the City consider the following actions for the property located at 3212 Independence Road (PID No.s 13-118-24-22-0008, 13-118-24-22-0009, 12-118-24-33-0004, 12-118-24-33-0004) in Independence, MN:
 - a. A minor subdivision to combine the two lots into one lot.
8. **PUBLIC HEARING – (TO BE CONTINUED TO MARCH 21, 2017):** Dean Fowser (Applicant/Owner) requests that the City consider the following actions for the property located at 8875 Highway 12 (PID No. 18-118-24-11-0001) in Independence, MN:

- a. An amendment to the conditional use permit to expand the commercial building located on the property.

9. Comprehensive Plan Discussion.

- a. Overview of March Kick-off Meeting.

10. Open/Misc.

11. Adjourn.

MINUTES OF A REGULAR MEETING OF THE
INDEPENDENCE PLANNING COMMISSION
TUESDAY NOVEMBER 15, 2016 – 6:30 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 Chair Phillips at 6:30 p.m.

2. ROLL CALL

PRESENT: Chair Phillips, Commissioners Gardner, Palmquist and Thompson
STAFF: City Planner Kaltsas, City Administrative Assistant Horner
ABSENT: Commissioner Olson
VISITORS: Dean Voss, Jan Gardner, Lynda Franklin

3. APPROVAL OF MINUTES:

a. November 15, 2016 Planning Commission Meeting

Motion by Gardner, to approve the minutes of the November 15, 2016 Planning Commission Meeting, second by Palmquist. Ayes: Gardner, Thompson, Phillips and Palmquist. Nays: None. Absent: Olson. Abstain: None. Motion approved.

4. **PUBLIC HEARING:** Dean Voss (Applicant) and Linda Nelson (Owner) request that the City consider the following actions for the property located at 4586 Shady Beach Circle, Independence, MN (PID No. 02-118-24-21-0007):

a. A variance to allow a reduced front yard setback for the purpose of constructing a garage addition.

Kaltsas said the subject property is located at 4586 Shady Beach Circle. The property is a legal non-conforming property that does not meet all of the current lot and setback requirements. There is an existing home and two small sheds on the subject property.

Property Information: 4586 Shady Beach Circle
Zoning: *Rural Residential (Shoreland Overlay)*
Comprehensive Plan: *Rural Residential*
Acreage: *0.34 acres (14,812 square feet)*
Impervious Surface Maximum: *25% (3,703 square feet)*

The applicant is seeking approval to construct an addition onto the existing home. The addition would include living space and a new garage. The applicant is proposing to meet applicable side yard setbacks, but would like to encroach into the required front yard setback. The proposed encroachment would require the City to grant a 17 foot variance to allow a front yard setback of 13 feet rather than the required 30 feet.

The subject property is a legal non-conforming lot of record. The City's current lot standards require a minimum of 1 acre for all properties in the Shoreland Overlay zoning district. The subject property is .34

acres in size. The existing home does not have a garage. There are two small sheds located on the property. The City has historically considered variances for properties in the Shoreland Overlay district that are substandard lots of record. The City already allows a considerable amount of relief from the requisite standards by ordinance. The City allows all requisite setbacks to be reduced by 40% for substandard lots of record. In this particular situation, the existing lot could accommodate an approximately 22 foot wide expansion without a variance. This width would be the minimum width of a typical two car garage.

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.*

Front Yard Setback:

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

Proposed: 13 feet from the right of way

Side Yard Setback (as it relates to proposed addition):

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

Provided (West): 18'

In addition to the setback requirements, properties located in the shoreland district can have a maximum impervious surface coverage of 25%. This property would be permitted to have a maximum impervious surface coverage of 3,703 square feet. The applicant has prepared an analysis of the impervious surface area for this property. The existing and proposed impervious surface calculations are as follows:

<u>Existing Hardcover</u>	<u>(sq. ft.)</u>	<u>Proposed Hardcover</u>	<u>(sq. ft.)</u>
House	1,352	House	1,352
Deck & Steps	207	Deck & Steps	207
Bituminous Parking	233	Bituminous Parking	233
Concrete	378	Proposed Addition	698
Gravel Driveway	1,843	Proposed Garage	900
Shed	196	Proposed Porches	296
	<u>4,209</u>		<u>3,686</u>
Lot Area	14,812	Lot Area	14,812
Total Hardcover	28.4%	Total Hardcover	24.9%

The applicant is proposing to remove two existing sheds, a concrete patio area and the existing gravel driveway to reduce the impervious surface coverage area of the property.

The applicant is also proposing to construct a pervious paver driveway to access the garage addition. The City has not counted pervious pavers towards the total impervious surface area. With the proposed garage/house addition, the property would have a total impervious surface equaling 24.9% of the lot area.

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. Residential use of the property is consistent with the Rural Residential District. The applicants are seeking a variance that is generally consistent with similar variances granted for properties in this area.
- b. Each property in this area is non-conforming and typically requires relief from certain setbacks. The City will need to determine if the requested variance is unique to this property.
- c. The character of the surrounding area is residential. The proposed single family home is in keeping with the City's comprehensive plan.

There are several additional items that could be considered by the City:

- 1. Many of the surrounding properties have been granted relief from the requisite setback requirements due to the small size of the properties, unique lot layouts resulting from the historic nature of the structures on the properties and the change in nature of the homes from seasonal to permanent.

2. From the image below it can be seen that several properties in this neighborhood have reduced front yard setbacks. The setbacks range from approximately 10 feet to 20 feet from the right of way/property line. The applicant is seeking a 13 foot setback.
3. The requested variance would allow a standard size two garage to be located on the property. From the plans provided, it appears that the depth of the garage could be reduced to accommodate a greater setback from the right of way.
4. Due to the location of the property at the end of a cul-de-sac and its orientation on the curve of the road, the apparent impact on the “streetscape” will be somewhat minimized.

Ultimately the City will need to find that the aforementioned criteria for granting a variance have been met by the applicant.

The City has not received any comments prior to the writing of this report.

Staff is seeking a recommendation or direction from the Planning Commission pertaining to the request for a variance. Should the Planning Commission consider granting a 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. The applicant shall submit a detail of the proposed pervious paver driveway to the City for review and approval at the time an application for a building permit is submitted.
3. 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.
4. The Applicant shall pay for all costs associated with the City’s review of the requested variance.
5. 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. No expansion of the home/ garage or impervious areas will be permitted without an additional variance request.

Thompson asked if there was anything substandard of this road that would be a public safety concern. Kaltsas said he talked to Public Safety and Public Works and they had no concerns. Spencer noted this was a relatively newly constructed road.

Gardner asked why there was a need for the garage to be 36’ garage. Voss said it was for boat and snowmobile storage.

Public Hearing Open

No comments.

Motion by Thompson to close the Public Hearing, second by Gardner.

Public Hearing Closed

Palmquist said he was concerned that the 13' setback seemed tight. Voss said that Jorgenson's was closer than 13'. Thompson noted that with mitigation there were a lot of things coming out and based on the size of the lot the request seems reasonable.

Motion by Gardner to approve the variance as written for 4586 Shady Beach Circle. Second by Thompson. Ayes: Gardner, Thompson, and Palmquist. Nays: Phillips. Absent: Olson. Abstain: None. Motion approved.

5. Ordinance Update Discussion.

- a. Consider and prioritize ordinance amendments for 2017.

Kaltsas said Olson had submitted his letter of resignation and noted the term policies needed to be updated. Kaltsas said the City has received three applications for Olson's position and the Council will be interviewing those candidates in December. Accessory dwelling units needs to be better defined for instance should an accessory structure be allowed to have a basement, etc.

Palmquist asked what Kaltsas sees coming up in planning applications. Kaltsas said the potential housing development on the Cliff Otten property will be coming up and could be 100 houses on 46 acres. He noted that would be a different process as it will be developed with sewer access. Kaltsas noted the Comp Plan will be one of the biggest items moving forward.

Thompson said a concern that he had revolved around the process of how planning passes on recommendations to building inspections which can go on to remediation and how these issues are followed up on to make sure all requirements have been met. He said the end-to-end process needs to be better defined. He asked if this would be an ordinance issue to concretely define the process. Gardner said it would fall on the building inspector to follow-up on issues. Thompson said he felt it could be a better defined process from end-to-end. Kaltsas said this could be looked at policy-wise but noted some checks and balances had been implemented over the course of the last couple years. He noted building permits are not issued until Planning has signed off on the plans and that was not the case previously. Kaltsas said follow-up does occur and cited recent examples like Lindgren Lane. Palmquist asked if more of the onus needed to be put on the applicants instead of staff having to ride the homeowners to comply. Kaltsas said for improvements requiring a separate escrow from the applicant is not a bad idea. Thompson said there needs to be more visibility of what is getting done instead of hearing what is not getting done.

Gardner asked about the animal units question and said he saw it as a non-issue. Phillips said the question came up when they were looking at a property that had 40% wetlands. Kaltsas said some of the issue is water quality and runoff from the number of animals. He said there is a lot of grey area in the current ordinance whereas if it is 10 acres or less there are restrictions but over 10 acres there are none. Palmquist asked Kaltsas if the work the Planning Commission does on issues is viewed as fully vetted by the City Council. Kaltsas said the Council typically approves based on the Planning Commission's findings. Spencer said the Planning Commission has great experience and the Council generally feels confident in their vetting process.

6. . Open/Misc

7. Adjourn

Motion by Palmquist, second by Thompson to adjourn the meeting at 7:30 p.m. Ayes: Gardner, Thompson, Phillips and Palmquist. Nays: None. Absent: Olson. Abstain: None. Motion approved.

Respectfully Submitted,

Trish Bemmels
Recording Secretary

DRAFT

MINUTES OF A REGULAR MEETING OF THE
INDEPENDENCE CITY COUNCIL
TUESDAY, JANUARY 24, 2017 –7:30 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 7:30 p.m.

2. PLEDGE OF ALLEGIANCE.

Mayor Johnson led the group in the Pledge of Allegiance.

3. ROLL CALL

PRESENT: Mayor Johnson, Councilors Betts, Spencer and Grotting

ABSENT: McCoy

STAFF: City Planner & City Administrator Mark Kaltsas, City Administrative Assistant Horner, City Attorney Vose

VISITORS: WHPS Director Gary Kroells

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 January 10, 2016 Regular City Council Meeting.
- b. Approval of Accounts Payable; Checks Numbered 16838-16873. For Information Checks Numbered 16829-16837 and 16874-16878 are Payroll Checks.
- c. Approve E-Charging Joint Powers Agreement and Court Services Amendment Renewal.
 - a. **RESOLUTION 17-0124-01** Approving the Joint Powers Agreement (JPA) with the State of Minnesota, Department of Public Safety and Bureau of Criminal Apprehension to utilize systems, tools and data made available by the State and BCA.
- d. Approval of Liquor License Renewals for Windsong Golf Club, Pioneer Creek Golf and the Ox Yoke Inn.

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

- Planning Commission Meeting
- Hennepin County Comprehensive Plan Meeting
- Planning Commission Interviews

Grotting attended the following meetings:

- Planning Commission Meeting
- LMCC application from Frontier meeting
- Planning Commission Interviews

McCoy attended the following meetings:

Betts attended the following meetings:

- Planning Commission Interviews

Johnson attended the following meetings:

- Northwest League of Municipalities Meeting
- Orono Healthy Youth Committee Meeting
- Orono School Board Meeting
- Planning Commission Interviews

Horner attended the following meetings:

- Planning Commission Interviews

Kaltsas attended the following meetings:

7. ANNUAL CITY COUNCIL VISIT BY DISTRICT 33 STATE SENATOR DAVID OSMEK.

Senator Osmek was not able to attend

8. DIRECTOR GARY KROELLS, WEST HENNEPIN PUBLIC SAFETY - ACTIVITY REPORT FOR THE MONTH OF DECEMBER, 2016.

for a complete activity report for the month of December 2016 see the City Council packet

Kroells noted that Independence had 5002 incidents as of the year end which is up significantly from 2015. Kroells said the Citizens Academy is open for enrollment now and classes will start in February. He encouraged those interested to apply via Facebook or the WHPS website.

9. DEAN VOSS (APPLICANT) AND LINDA NELSON (OWNER) REQUEST THAT THE CITY CONSIDER THE FOLLOWING ACTIONS FOR THE PROPERTY LOCATED AT 4586 SHADY BEACH CIRCLE, INDEPENDENCE, MN (PID NO. 02-118-24-21-0007):

- a. **RESOLUTION 17-0124-02** Considering a variance to allow a reduced front yard setback for the purpose of constructing a garage addition.

Kaltsas said the subject property is located at 4586 Shady Beach Circle. The property is a legal non-conforming property that does not meet all of the current lot and setback requirements. There is an existing home and two small sheds on the subject property. He noted the applicant is seeking approval to construct an addition onto the existing home. The addition would include living space and a new garage. The applicant is proposing to meet applicable side yard setbacks, but would like to encroach into the required front yard setback. The proposed encroachment would require the City to grant a 17 foot variance to allow a front yard setback of 13 feet rather than the required 30 feet.

The subject property is a legal non-conforming lot of record. The City's current lot standards require a minimum of 1 acre for all properties in the Shore land Overlay zoning district. The subject property is .34 acres in size. The existing home does not have a garage. There are two small sheds located on the property. The City has historically considered variances for properties in the Shore land Overlay district that are substandard lots of record. The City already allows a considerable amount of relief from the requisite standards by ordinance. The City allows all requisite setbacks to be reduced by 40% for substandard lots of record. In this particular situation, the existing lot could accommodate an approximately 22 foot wide expansion without a variance. This width would be the minimum width of a typical two car garage. The subject property is considered a substandard lot of record in accordance with the City's Shore land Ordinance Section 505.15.

Setbacks for properties located in the shore land ordinance are as follows:

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.

<u>Existing Hardcover</u>	<u>(sq. ft.)</u>	<u>Proposed Hardcover</u>	<u>(sq. ft.)</u>
House	1,352	House	1,352
Deck & Steps	207	Deck & Steps	207
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Gravel Driveway	1,843	Proposed Garage	900
Shed	196	Proposed Porches	296
	<u>4,209</u>		<u>3,686</u>
 Lot Area	 14,812	 Lot Area	 14,812
Total Hardcover	28.4%	Total Hardcover	24.9%

The applicant is proposing to remove two existing sheds, a concrete patio area and the existing gravel driveway to reduce the impervious surface coverage area of the property (see diagram below).



Subd. 2. Lot standards.

	Unsewered Areas			Sewered Areas		
	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

Front Yard Setback:

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

Proposed: 13 feet from the right of way

Side Yard Setback (as it relates to proposed addition):

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

Provided (West): 18'

In addition to the setback requirements, properties located in the shore land district can have a maximum impervious surface coverage of 25%. This property would be permitted to have a maximum impervious surface coverage of 3,703 square feet. The applicant has prepared an analysis of the impervious surface area for this property. The existing and proposed impervious surface calculations are as follows:

The applicant is also proposing to construct a pervious paver driveway to access the garage addition. The City has not counted pervious pavers towards the total impervious surface area. With the proposed garage/house addition, the property would have a total impervious surface equaling 24.9% of the lot area.

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

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- (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. Residential use of the property is consistent with the Rural Residential District. The applicants are seeking a variance that is generally consistent with similar variances granted for properties in this area.
- b. Each property in this area is non-conforming and typically requires relief from certain setbacks. The City will need to determine if the requested variance is unique to this property.
- c. The character of the surrounding area is residential. The proposed single family home is in keeping with the City's comprehensive plan.

There are several additional items that could be considered by the City:

1. Many of the surrounding properties have been granted relief from the requisite setback requirements due to the small size of the properties, unique lot layouts resulting from the historic nature of the structures on the properties and the change in nature of the homes from seasonal to permanent.
2. From the image below it can be seen that several properties in this neighborhood have reduced front yard setbacks. The setbacks range from approximately 10 feet to 20 feet from the right of way/property line. The applicant is seeking a 13 foot setback.
3. The requested variance would allow a standard size two garage to be located on the property. From the plans provided, it appears that the depth of the garage could be reduced to accommodate a greater setback from the right of way.
4. Due to the location of the property at the end of a cul-de-sac and its orientation on the curve of the road, the apparent impact on the "streetscape" will be somewhat minimized.

Ultimately the City will need to find that the aforementioned criteria for granting a variance have been met by the applicant.

The City has not received any comments prior to the writing of this report.

Staff is seeking a recommendation or direction from the Planning Commission pertaining to the request for a variance. Should the Planning Commission consider granting a 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. The applicant shall submit a detail of the proposed pervious paver driveway to the City for review and approval at the time an application for a building permit is submitted.
3. 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.
4. The Applicant shall pay for all costs associated with the City's review of the requested variance.
5. Any future improvements made to this property will need to be in compliance with all applicable standards relating to the Rural Residential and Shore land Overlay zoning districts. No expansion of the home/ garage or impervious areas will be permitted without an additional variance request.

Johnson said he was excited about the permeable paver driveway. Grotting asked if the permeability could be explained as those pavers sit on a bed of gravel. Kaltsas said there a couple layers of sand utilized as well so the driveway stays porous and the water can still infiltrate through it.

Johnson noted it will be a nicer dwelling than the current house. Voss explained the variance and parking logistics.

Motion by Betts, second by Spencer to approve Resolution 17-0124-02 for a variance to allow a reduced front yard setback for the purpose of constructing a garage addition for the property located at 4586 Shady Beach Circle. Ayes: Johnson, Betts, Spencer and Grotting. Nays: None. Absent: McCoy. MOTION DECLARED CARRIED.

10. OPEN/MISCELLANEOUS

11. ADJOURN

Motion by Grotting, second by Betts to adjourn at 8:20 p.m. Ayes: Johnson, Betts, Spencer and Grotting. Nays: None. Absent: McCoy. MOTION DECLARED CARRIED.

Respectfully Submitted,

Trish Bemmels/ Recording Secretary

City of Independence

Request for a Variance to Allow a Reduced Front and Side Yard Setback for the Property Located at 5215 Sunset Lane

<i>To:</i>	Planning Commission
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	February 21, 2017
<i>Applicant:</i>	Corey Oeffling
<i>Owner:</i>	Corey Oeffling
<i>Location:</i>	5215 Sunset Lane

Request:

Corey Oeffling (Applicant/Owner) requests that the City consider the following actions for the property located at 5215 Sunset Lane (PID No. 01-118-24-31-0002):

- a. A variance to allow a reduced front and side yard setback. The setback reductions would permit the construction of a new attached garage and front porch.

Property/Site Information:

The subject property is located at 5215 Sunset Lane which is on the south side of the road before it curves north along Lake Sarah. The property is comprised of approximately .84 acres. The property has a significant grade change and a mix of upland wooded areas.

Property Information: ***5215 Sunset Lane***
Zoning: *Rural Residential (Shoreland Overlay)*
Comprehensive Plan: *Rural Residential*
Acreage: 2.87 acres
Impervious Surface Maximum: 25%

5215 Sunset Lane (blue outline)



Discussion:

UPDATE - The Planning Commission initially reviewed this request in November of 2016. At that time the applicant did not have an official survey of the property and was asking the Planning Commission to consider a variance for a reduced front and side yard setback. The request made to the City included the following proposed setbacks from the front and side yards:

Front Yard Required:	85 feet from centerline of road.
Front Yard Proposed:	45 feet from centerline of road
Variance:	40 feet

Side Yard Required:	30 feet (existing home is located 19.7 feet from side property line)
Side Yard Proposed:	16 feet
Variance:	14 feet

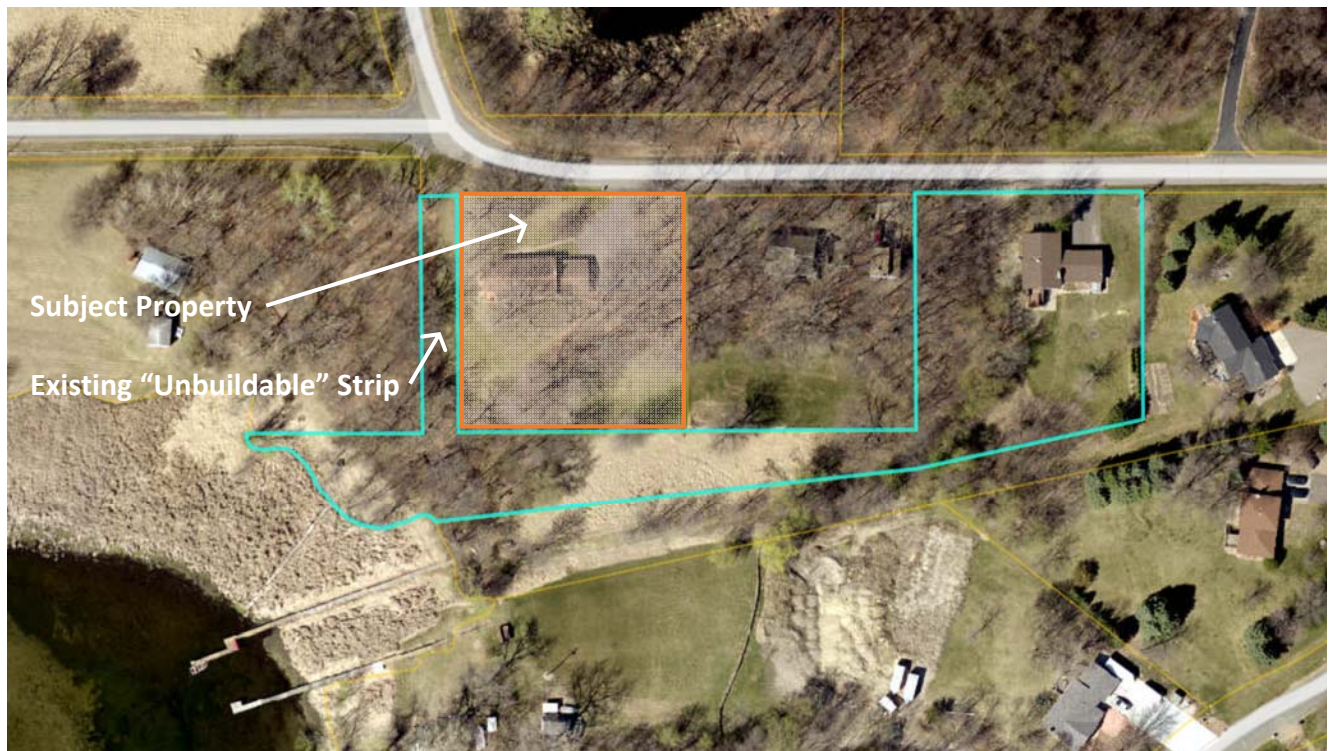
The Planning Commission reviewed the request and recommended approval subject to the applicant obtaining a certified survey for the property. The applicant commissioned the survey and upon review of the proposed setbacks in relation to the property lines determined that the garage would be considerably closer to the side lot line. The applicant is now proposing the following setbacks for the garage addition:

Front Yard Required:	85 feet from centerline of road.
Front Yard Proposed:	42.1 feet from centerline of road
Variance:	42.9 feet

Side Yard Required: 30 feet (existing home is located 19.7 feet from side property line)
Side Yard Proposed: 8.7 feet
Variance: 21.3 feet

Due to the discrepancy between the setbacks initially considered by the Planning Commission and the newly proposed setbacks, it was necessary for the variance to be reconsidered by the City. The applicant is proposing a side yard setback of 8.7 feet from the west property line versus the originally proposed 16 feet. The applicant is proposing a front yard setback of 42.1 feet from the centerline of the road versus the originally proposed 45 feet. There are several additional considerations that should be noted by the Planning Commission when reviewing this request:

1. There is a narrow strip of “unbuildable” land directly adjacent to the side property line that would be closest to the proposed structure (see depiction below). This land is owned by a neighboring property owner that lives two properties to the east of the subject property. The owner of the strip of land has provided a letter to the City stating that they do not object to the requested variances.



2. The existing home will maintain an approximate 83-foot setback from the east property line.

All comments, criteria and conditions initially considered by the Planning Commission would still be applicable to this request. Commissioners will need to determine if the amended request complies with the criteria for granting a variance.

ORIGINAL REPORT – The applicant would like to construct a new front porch and attached garage on the property. There is currently an existing home located on the property. The existing home has an attached garage that is located below the living area and accessed through the lower level. The applicant recently acquired the home from his father and would like to construct a new attached garage in a location and at an elevation that would allow access into the home at the main living level. The lot slopes from west to east in a manner that would make it difficult to construct an addition that could be accessed at the main living level grade.

In order to accommodate the new garage, the applicant is seeking a variance to allow the reduction of the front and side yard setbacks. The requisite setbacks are as follows:

Front Yard Required: 85 feet from centerline of road.
Front Yard Proposed: 45 feet from centerline of road
Variance: 40 feet

Side Yard Required: 30 feet (existing home is located 21 feet from property line)
Side Yard Proposed: 16 feet
Variance: 14 feet

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 property is wooded and positioned in a way that would reduce the impact of the proposed garage addition. The neighborhood surrounding this property has a wide array of property types with varying setbacks from the front and side yard setbacks. The applicants have attempted to locate the building in a manner that they feel would reduce or mitigate impacts to the surrounding properties.
- b. The character of the surrounding area is residential. The applicant is proposing to update the existing home with a new front porch. The applicant is also trying to construct a new garage that is at the same level as the main living area of the home. Currently the only access to the home from the garage is through the basement.
- c. The proposed variance would allow the expansion of a residential structure which is in keeping with the City's comprehensive plan.
- d. The existing home is located approximately 21 feet from the side property line and would be considered a non-conforming structure. The applicant could construct a detached garage that would be permitted to be located within 15 feet of the side property line.
- e. The elevation of the house and overall lot makes it difficult to locate a garage to the east of the existing home without significant changes being made to the grade. The applicant believes that the impact from those changes would be more significant to the surrounding properties than the plan which is proposed.
- f. The applicant is proposing to construct a new front porch on the existing home. The front porch would encroach into the required setback approximately 10 feet. The City could grant a variance for the porch separately if the proposed garage is not recommended for approval.
- g. Should the City consider granting approval of the requested variances, a certified survey should be provided by the applicant to verify the property lines and exact setbacks.

The Planning Commission will need to determine if the requested variances meet the requirements for granting a variance.

Neighbor Comments:

The applicant has spoken with the surrounding property owners and stated that he generally received support of the requested variance. The City received a letter from the property owner of 5175 Sunset Lane (owner of the adjacent strip of land to the west).

Recommendation:

Staff is seeking a recommendation from the Planning Commission for the requested Variances with the following findings and conditions:

1. The proposed Variance 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 requested variances will allow the construction of the proposed garage, mud room and porch in accordance with the approved plans only (plans will become an exhibit of the resolution). The variances shall be as follows:
 - a. Front Yard: 42.9 feet
 - b. Side Yard: 21.3 feet
3. The Applicant shall pay for all costs associated with the City's review of the requested variance.
4. Any future improvements or expansion of the structure will need to be in compliance with all applicable standards relating to the Rural Residential zoning districts.

Attachments:

1. Property Pictures
2. Building Plans
3. Site Survey

Attachment #1

5215 Sunset Lane (looking south)



5215 Sunset Lane (topography)





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 viewed on a case-by-case basis.

- ☐ **Appeal**
- ☐ **Comprehensive Plan Amendment**
- ☐ **Concept Plan**
- ☐ **Conditional Use Permit**
 - ☐ Residential
 - ☐ Commercial/Light Industrial
 - ☐ Telecommunications
 - ☐ Agriculture
 - ☐ Home Occupation
 - ☐ Non-Conforming Use
 - ☐ Guest/Bunk House
 - ☐ Institutional
 - ☐ CUP Amendment

☐ **Extension Request**

☐ **Final Plat**

☐ **Interim Use Permit**

☐ **Lot Consolidation**

- ☐ **Minor Subdivision (Survey)**
- ☐ Lot Subdivision
 - ☐ Lot Combination
 - ☐ Lot Line Rearrangement

☐ **Moving Buildings**

☐ **Preliminary Plat**

☐ **Rezoning**

☐ **Site Plan Review (Commercial)**

☐ **Vacation**

- ☒ **Variance**
- ☐ Subdivision Regulations
 - ☐ Zoning
 - ☐ Road Frontage

☐ **Zoning Text Amendment**

**Please check all that apply*

Request: Variance for new
front steps and
Adding new garage
on the existing house
west side

Site Address or Property Identification Number(s):

5215 Sunset Lane Loretto
MN 55357

NOTE: Minnesota State Statute 15.99 requires local governments to review an application within 15 days of its submission to determine if an application is complete and/or if additional information is needed to adequately review the subject request. **To ensure an expedited review, applicants shall schedule a pre-application meeting with the City Planner/Administrator at least one week prior to submittal.** Most applications have a review period of 60 days, with the City's ability to extend an additional 60 days if necessary due to insufficient information or schedule.

Office Use Only

500
 Application Amount

1,000
 Escrow Paid

Date Accepted by Planner

City Planner

10/14/16
 Date

2069
 Application Check #

2068
 Escrow Check #

Accepted By

*****Note: All parties with a fee interest in the real estate must sign this application before the City will review for consideration!**

Applicant Information:

Name: Corey Oeffling

Address: 5215 Sunset Lane

City, State, Zip: Loretto MN 55357

Phone: 651-248-2707

Email: _____

Signature: Corey Oeffling

Owner Information (if different than applicant)

Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

Email: _____

Signature: _____

Checklist: Please review the checklist that goes with the request(s) as all materials in the checklist unless waived by the City.

Review Deadline and Timeline: All applications must be received by the deadline according to the schedule attached hereto. Failure to submit by the date shown will result in a delay in the scheduling of the application review by Planning Commission and City Council.

Application for Planning Consideration Fee Statement

The City of Independence has set forth a fee schedule for the year 2014 by City Ordinance. However, projects of large scope that include two or more requests will be required to provide a larger deposit than the resolution sets forth as set by the City Administrator. The fees collected for land use projects are collected as deposits. All invoices associated with each land employ application will be billed to the applicant within 30 days upon receipt by the City for each project. The City of Independence often utilizes consulting firms to assist in the review of projects. The consultant and City rates are shown at the bottom of this form. By signing this form, the applicant recognizes that he/she is solely responsible for any and all fees associated with the land use application from the plan review stage to the construction monitoring stage through to the release of any financial guarantee for an approved project. If a project is denied by the City Council or withdrawn by the applicant, the fees associated for the project until such denial or withdrawal, remain the applicant's responsibility.

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

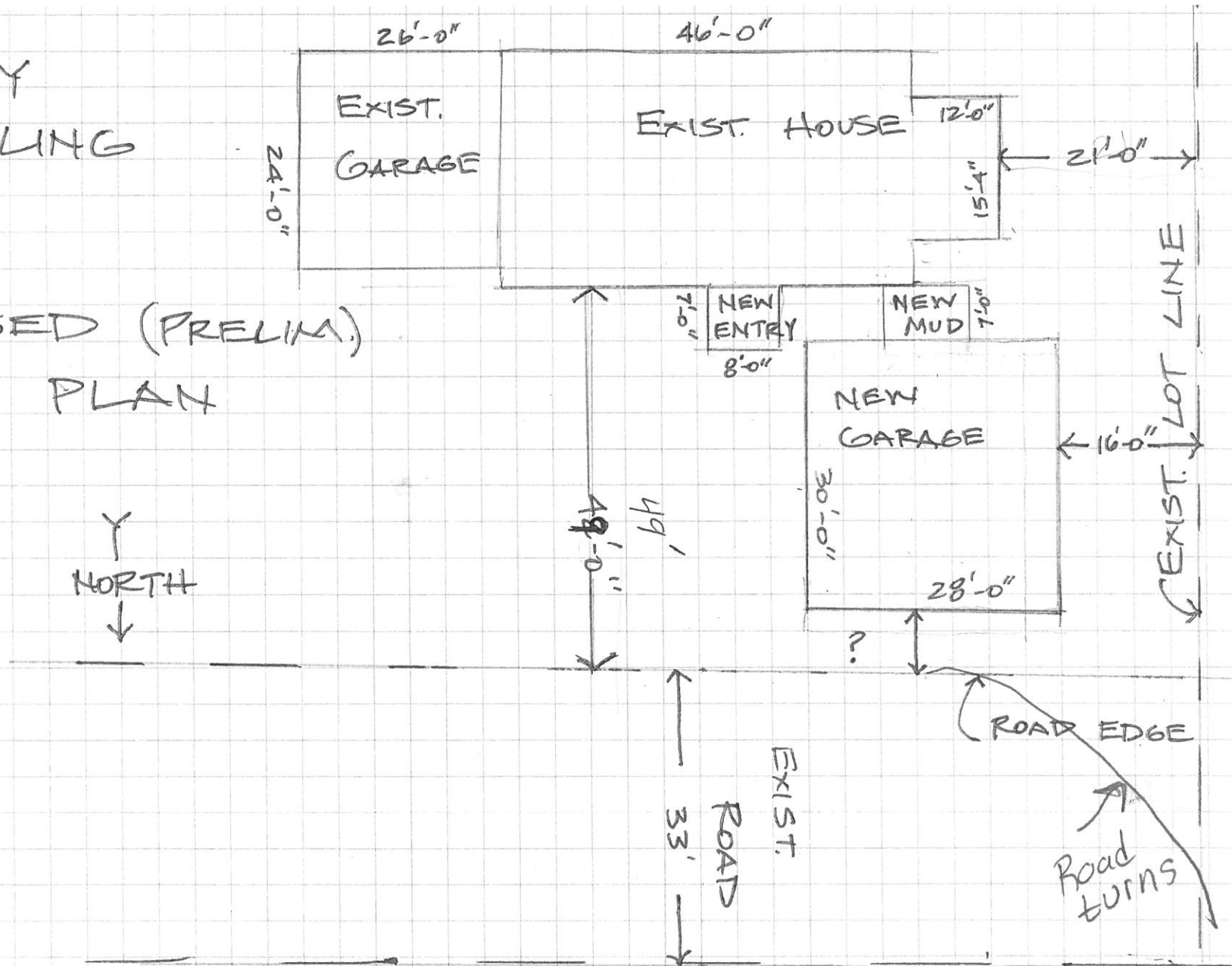
Applicant Signature: Corey Oeffling
Date: 10-14-16

Owner Signature (if different): _____
Date: _____

COREY
OFFLING

PROPOSED (PRELIM.)
SITE PLAN

NORTH
↓

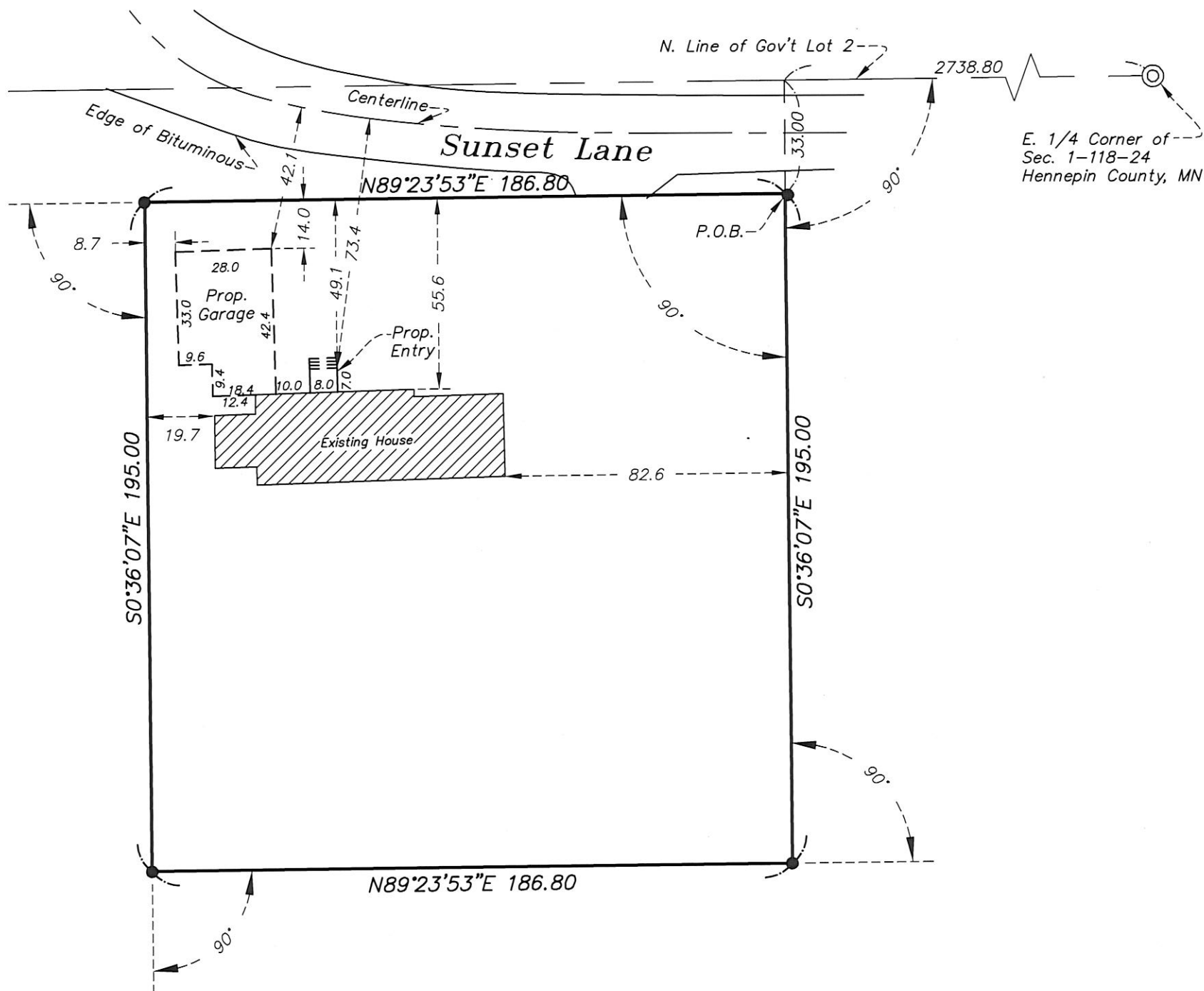


Building Permit Survey

Prepared for:
Corey Oeffling

Legend

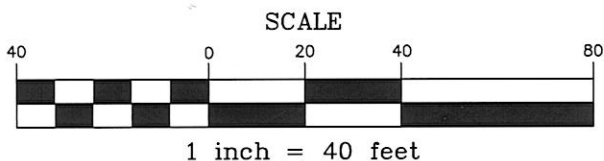
- Found Iron Monument
- Cast Iron Monument



Site Address:
5215 Sunset Lane
Independence, MN 55357

Boundary Description (supplied by client)
That part of Government Lot 2, Section 1, Township 118, Range 24, described as follows:

Commencing at a point on the north line of said Government Lot 2, a distance of 2738.8 feet West of the East Quarter corner of said Section 1; thence South at right angles with said north line 33 feet to the point of beginning of the property being described; thence West parallel with said north line 186.8 feet; thence deflecting left 90 degrees a distance of 195 feet; thence deflecting left 90 degrees a distance 186.8 feet; thence North to the point of beginning, Hennepin County, Minnesota.



Bearings based on assumed datum.

SCHOBORG
LAND SERVICES
INC.

763-972-3221
www.SchoborgLand.com

8997 Co. Rd. 13 SE
Delano, MN 55328

I hereby certify that this certificate of survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Paul B. Schoborg
Paul B. Schoborg

Date: FEB. 3, 2017 Registration No. 14700

Job Number: 8345
Book/Page: LL
Survey Date: 12/7/16
Drawing Name: oeffling.dwg
Drawn by: KLB, DMS
Revisions: 2/2/17 (addition)

City of Independence

Request for an Interim Use Permit to Allow a Temporary Accessory Structure Larger than 5,000 SF on the Property located at 1060 Copeland Road

<i>To:</i>	Planning Commission
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	February 21, 2017
<i>Applicant:</i>	Beau'Selle Stable
<i>Property Owner:</i>	Beau'Selle Stable
<i>Location:</i>	1060 Copeland Road

Request:

Hoikka Construction (Applicant) and Beau'Selle Stable (Owner) request that the City consider the following actions for the property located at 1060 Copeland Road (PID No. 29-118-24-31-0001) in Independence, MN:

- a. An interim use permit to allow a temporary accessory structure that is greater than 5,000 SF in association with the Commercial Riding Stable permitted as a conditional use permit on the subject property.

Property/Site Information:

The property is located on the east side of Copeland Road, north of CSAH 6. The property has an existing home, large barn, and several smaller barns and accessory structures. There are several large pasture areas and a large area with existing tree coverage. The property has the following characteristics:

Property Information: 1060 Copeland Road

Zoning: *Agriculture*

Comprehensive Plan: *Agriculture*

Acreage: *85.11 acres*



Discussion:

In the Fall of 2016, the City considered and granted a conditional use permit to allow the expansion of the existing detached accessory building (barn) to be greater than 5,000 square feet and a commercial riding stable on the subject property. At that time the owner anticipated commencing construction of the barn expansion in the fall and winter of 2016/2017. The construction of the barn expansion has not occurred and in January of 2017 the owner approached the City about constructing a temporary indoor riding arena on the property. The City noted that the applicant could construct a temporary or permanent building on the property as long as it was less than 5,000 square feet in overall size. The applicant recently acquired a steel frame "dome" style building that is approximately 12,000 square feet in overall size. The applicant inquired about erecting the building as a temporary structure until the permanent barn expansion is completed. The City noted that the applicant could construct a portion of the accessory structure (up to 4,999 square feet) without needing a conditional or interim use permit.

The applicant has already constructed a portion of the proposed temporary building. The portion of the building that has been constructed is less than 5,000 square feet in overall area. Properties greater than 10 acres in overall size do not have a limitation on the total square footage permitted for accessory

buildings. The applicant is seeking approval to construct and utilize a temporary 12,000 square foot building for a period of one year from the date of approval or six months following the completion of the permanent indoor riding arena. This would allow the applicant time to complete the construction of the permanent barn expansion on the property. The interim use permit would expire six months following the completion (issuance of an occupancy permit) of the barn expansion or one year from the City Council date of approval, whichever occurs first.

The City has two ways that it could consider allowing the temporary building to be constructed. The City could amend the existing conditional use permit or grant a new interim use permit. In this situation, the City recommended that the applicant apply for an interim use permit. Interim use permits are limited to an event or date certain and allow the City to specify a clear date or event that will cause the interim use permit to end.

The City has the following criteria for granting an Interim Use Permit:

1. The use is deemed temporary and the use conforms to the development and performance standards of the zoning regulations.
2. The date or event that will terminate the use can be identified with certainty.
3. Allowing the use will not impose additional costs on the public if it is necessary for the public to take the property in the future.
4. The user agrees to any conditions that the city council deems appropriate for allowing the use.
5. The use meets the standards set forth in subsection 520.11 governing conditional use permits.

The City will need to determine if the requested interim use permit (IUP) meets all of the aforementioned conditions and restrictions. The temporary nature of the proposed detached accessory structure will mitigate long term impacts of the use. The proposed location of the structure on the property appears to reduce the adverse effects on this property or the surrounding properties.

The City has visited the site and discussed the operation of the proposed temporary detached accessory structure with the applicant. Given the location of the property on Copeland Road, the adjacent commercial riding stable (810 Copeland Road to the south), 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 an interim use permit to allow an accessory structure larger than 5,000 square feet on the property.

Should the City consider granting approval of the IUP, the following conditions should be considered:

1. The interim use permit shall expire six months following the completion (issuance of an occupancy permit) of the barn expansion or one year from the City Council date of approval, whichever occurs first.
2. All conditions of the conditional use permit for a commercial riding stable shall apply to the temporary use of the proposed accessory structure.

The site plan shows a property with several existing structures and proposed additions. An orange box highlights a 'Proposed Temporary Structure' with dimensions 8'3" by 10'. The plan includes labels for 'Existing House', 'Existing Mound System', 'Existing Barn', 'Bituminous Driveway', 'Manure Pit', 'Shed', 'Gravel', 'Dirt Piles', 'Conc. Pad w/ Shallow Well', 'Proposed Floor Elev. = 984.73', 'Proposed Addition', and 'Corral'. Elevation contours are shown with dashed lines and numerical values (e.g., 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028, 1030, 1032, 1034, 1036, 1038, 1040, 1042, 1044, 1046, 1048, 1050, 1052, 1054, 1056, 1058, 1060, 1062, 1064, 1066, 1068, 1070, 1072, 1074, 1076, 1078, 1080, 1082, 1084, 1086, 1088, 1090, 1092, 1094, 1096, 1098, 1100, 1102, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120, 1122, 1124, 1126, 1128, 1130, 1132, 1134, 1136, 1138, 1140, 1142, 1144, 1146, 1148, 1150, 1152, 1154, 1156, 1158, 1160, 1162, 1164, 1166, 1168, 1170, 1172, 1174, 1176, 1178, 1180, 1182, 1184, 1186, 1188, 1190, 1192, 1194, 1196, 1198, 1200, 1202, 1204, 1206, 1208, 1210, 1212, 1214, 1216, 1218, 1220, 1222, 1224, 1226, 1228, 1230, 1232, 1234, 1236, 1238, 1240, 1242, 1244, 1246, 1248, 1250, 1252, 1254, 1256, 1258, 1260, 1262, 1264, 1266, 1268, 1270, 1272, 1274, 1276, 1278, 1280, 1282, 1284, 1286, 1288, 1290, 1292, 1294, 1296, 1298, 1300, 1302, 1304, 1306, 1308, 1310, 1312, 1314, 1316, 1318, 1320, 1322, 1324, 1326, 1328, 1330, 1332, 1334, 1336, 1338, 1340, 1342, 1344, 1346, 1348, 1350, 1352, 1354, 1356, 1358, 1360, 1362, 1364, 1366, 1368, 1370, 1372, 1374, 1376, 1378, 1380, 1382, 1384, 1386, 1388, 1390, 1392, 1394, 1396, 1398, 1400, 1402, 1404, 1406, 1408, 1410, 1412, 1414, 1416, 1418, 1420, 1422, 1424, 1426, 1428, 1430, 1432, 1434, 1436, 1438, 1440, 1442, 1444, 1446, 1448, 1450, 1452, 1454, 1456, 1458, 1460, 1462, 1464, 1466, 1468, 1470, 1472, 1474, 1476, 1478, 1480, 1482, 1484, 1486, 1488, 1490, 1492, 1494, 1496, 1498, 1500, 1502, 1504, 1506, 1508, 1510, 1512, 1514, 1516, 1518, 1520, 1522, 1524, 1526, 1528, 1530, 1532, 1534, 1536, 1538, 1540, 1542, 1544, 1546, 1548, 1550, 1552, 1554, 1556, 1558, 1560, 1562, 1564, 1566, 1568, 1570, 1572, 1574, 1576, 1578, 1580, 1582, 1584, 1586, 1588, 1590, 1592, 1594, 1596, 1598, 1600, 1602, 1604, 1606, 1608, 1610, 1612, 1614, 1616, 1618, 1620, 1622, 1624, 1626, 1628, 1630, 1632, 1634, 1636, 1638, 1640, 1642, 1644, 1646, 1648, 1650, 1652, 1654, 1656, 1658, 1660, 1662, 1664, 1666, 1668, 1670, 1672, 1674, 1676, 1678, 1680, 1682, 1684, 1686, 1688, 1690, 1692, 1694, 1696, 1698, 1700, 1702, 1704, 1706, 1708, 1710, 1712, 1714, 1716, 1718, 1720, 1722, 1724, 1726, 1728, 1730, 1732, 1734, 1736, 1738, 1740, 1742, 1744, 1746, 1748, 1750, 1752, 1754, 1756, 1758, 1760, 1762, 1764, 1766, 1768, 1770, 1772, 1774, 1776, 1778, 1780, 1782, 1784, 1786, 1788, 1790, 1792, 1794, 1796, 1798, 1800, 1802, 1804, 1806, 1808, 1810, 1812, 1814, 1816, 1818, 1820, 1822, 1824, 1826, 1828, 1830, 1832, 1834, 1836, 1838, 1840, 1842, 1844, 1846, 1848, 1850, 1852, 1854, 1856, 1858, 1860, 1862, 1864, 1866, 1868, 1870, 1872, 1874, 1876, 1878, 1880, 1882, 1884, 1886, 1888, 1890, 1892, 1894, 1896, 1898, 1900, 1902, 1904, 1906, 1908, 1910, 1912, 1914, 1916, 1918, 1920, 1922, 1924, 1926, 1928, 1930, 1932, 1934, 1936, 1938, 1940, 1942, 1944, 1946, 1948, 1950, 1952, 1954, 1956, 1958, 1960, 1962, 1964, 1966, 1968, 1970, 1972, 1974, 1976, 1978, 1980, 1982, 1984, 1986, 1988, 1990, 1992, 1994, 1996, 1998, 2000, 2002, 2004, 2006, 2008, 2010, 2012, 2014, 2016, 2018, 2020, 2022, 2024, 2026, 2028, 2030, 2032, 2034, 2036, 2038, 2040, 2042, 2044, 2046, 2048, 2050, 2052, 2054, 2056, 2058, 2060, 2062, 2064, 2066, 2068, 2070, 2072, 2074, 2076, 2078, 2080, 2082, 2084, 2086, 2088, 2090, 2092, 2094, 2096, 2098, 2100, 2102, 2104, 2106, 2108, 2110, 2112, 2114, 2116, 2118, 2120, 2122, 2124, 2126, 2128, 2130, 2132, 2134, 2136, 2138, 2140, 2142, 2144, 2146, 2148, 2150, 2152, 2154, 2156, 2158, 2160, 2162, 2164, 2166, 2168, 2170, 2172, 2174, 2176, 2178, 2180, 2182, 2184, 2186, 2188, 2190, 2192, 2194, 2196, 2198, 2200, 2202, 2204, 2206, 2208, 2210, 2212, 2214, 2216, 2218, 2220, 2222, 2224, 2226, 2228, 2230, 2232, 2234, 2236, 2238, 2240, 2242, 2244, 2246, 2248, 2250, 2252, 2254, 2256, 2258, 2260, 2262, 2264, 2266, 2268, 2270, 2272, 2274, 2276, 2278, 2280, 2282, 2284, 2286, 2288, 2290, 2292, 2294, 2296, 2

Neighbor Comments:

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

Recommendation:

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

1. The proposed interim 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 interim use permit will include the following conditions:
 - a. The interim use permit shall expire six months following the completion (issuance of an occupancy permit) of the barn expansion or one year from the City Council date of approval, whichever occurs first.
 - b. All conditions of the conditional use permit, regulating the use for a commercial riding stable, shall apply to the temporary use of the proposed accessory structure.
 - i. No expansion of the temporary detached accessory structure shall be permitted on the property without the further review and approval by the City.
3. The applicant shall pay for all costs associated with reviewing the application and recording the resolution.

Attachments:

1. Property Pictures
2. Survey/Site Plan
3. Temporary Building Elevations

Attachments

1060 Copeland Road (Looking north)



1060 Copeland Road (Looking west)



City of Independence

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- ☐ Vacation
- ☐ Variance
 - ☐ Subdivision Regulations
 - ☐ Zoning
 - ☐ Road Frontage
- ☐ Zoning Text Amendment

**Please check all that apply*

Request: put up Temp.

Building 83x 140

Site Address or Property Identification Number(s):

1060 Copeland Rd

NOTE: Minnesota State Statute 15.99 requires local governments to review an application within 15 days of its submission to determine if an application is complete and/or if additional information is needed to adequately review the subject request. **To ensure an expedited review, applicants shall schedule a pre-application meeting with the City Planner/Administrator at least one week prior to submittal.** Most applications have a review period of 60 days, with the City's ability to extend an additional 60 days if necessary due to insufficient information or schedule.

Office Use Only

1/13/17
Date

1,250
Application Amount

Application Check #

750
Escrow Paid

Escrow Check #

Date Accepted by Planner

Accepted By

City Planner

***Note: All parties with a fee interest in the real estate must sign this application before the City will review for consideration!

Applicant Information:

Name: Holken Construction
Address: 13628 10th St NW
City, State, Zip: Cokato MN 55321
Phone: 612 221 8038
Email: DHoik@hotmail.com
Signature: Dm

Owner Information (if different than applicant)

Name: Richard Gage
Address: 2180 Abingdon Way
City, State, Zip: Orono MN 55356
Phone: 612 916 1272
Email: _____
Signature: Richard Gage

Checklist: Please review the checklist that goes with the request(s) as all materials in the checklist unless waived by the City.

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

Applicant Signature: Dm
Date: 1/13/17

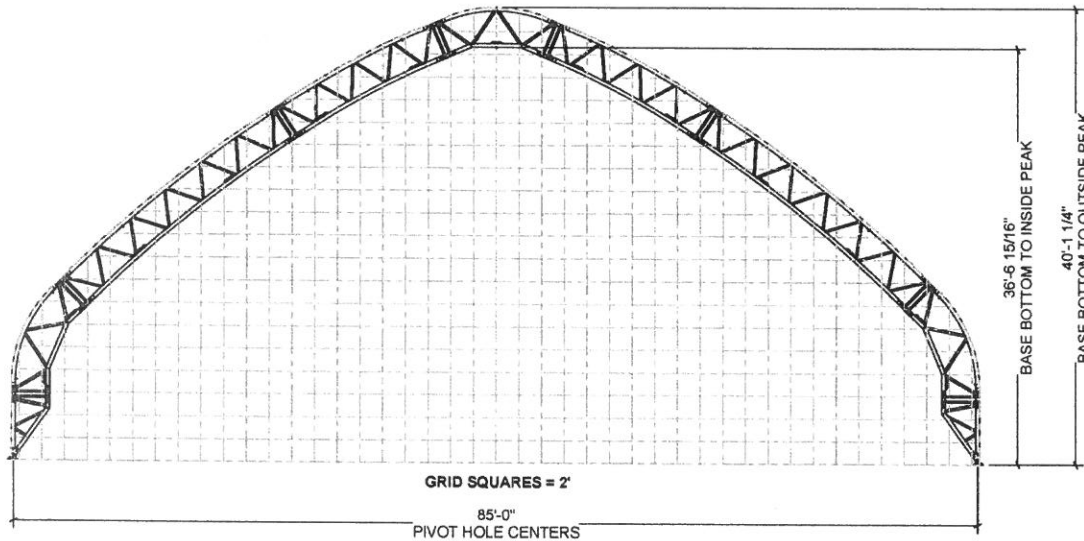
Owner Signature (if different): Richard Gage
Date: 1/13/17

ADDITIONAL INFORMATION

THESE PRINTS IDENTIFY AND SHOW THE MAIN COMPONENTS AND CONNECTIONS FOR THIS BUILDING. LENGTH, WIDTH, AND OTHER IMPORTANT DIMENSIONS ARE ALSO PRESENT.

TO BEST UNDERSTAND HOW TO CONSTRUCT THIS BUILDING, THE INFORMATION CONTAINED WITHIN THESE SHEETS SHALL BE USED WITH THE INSTRUCTION MANUAL SHIPPED WITH THE BUILDING.

THE INSTRUCTIONS INCLUDE DETAILS NEEDED DURING CONSTRUCTION.



T08506020F	85'W X 060'L GB HD FREESTANDING
T08508020F	85'W X 080'L GB HD FREESTANDING
T08510020F	85'W X 100'L GB HD FREESTANDING
T08512020F	85'W X 120'L GB HD FREESTANDING
T08514020F	85'W X 140'L GB HD FREESTANDING
T08516020F	85'W X 160'L GB HD FREESTANDING
T08518020F	85'W X 180'L GB HD FREESTANDING
T08520020F	85'W X 200'L GB HD FREESTANDING

BUILDING CONTENT GUIDE:

[A1]	COVER SHEET
[B1]	GENERAL NOTES
[C1]	BUILDING PLAN VIEW
[D1]	MATERIAL SPECIFICATIONS
[E1]	RAFTER PROFILES
[F1]	OMITTED
[G1]	DETAIL LOCATIONS & BASE DETAILS
[G2]	GENERAL CONNECTION DETAILS
[G3]	CABLE LAYOUT & DETAILS
[G4]	SIDE DOOR DETAILS
[H1]	BASE PLATE LAYOUT & DETAILS
[I]	OMITTED
[J1]	BUILDING REACTION DATA

DEVELOPED BY

ClearSpan

ENGINEERING SERVICES & PRODUCTS CO.

1440 87TH AVENUE SW
DUBLIN, IA 52004
P 800.871.8113
WWW.CLEARSPAN.COM

ORDER # _____

CUSTOMER # _____

CUSTOMER INFORMATION	STRUCTURE SKU #	STRUCTURE DESCRIPTION
	STRUCTURE SIZE	
CUSTOMER CONTACT:	CONTACT PHONE	SHEET TITLE COVER SHEET

DRAWING DETAILS

DRAWN BY: **BHB** CREATION DATE: **2/14/2018**

REVISIONS

NO.	BY	REVISION DATE
1		
2		
3		
4		

NOT TO SCALE SHEET SIZE: 11x17

SHEET: **A1**

GENERAL NOTES:**FOUNDATION:**

1. FOUNDATION AND ANCHORING ARE NOT ADDRESSED BY THESE DRAWINGS.

GENERAL ABBREVIATIONS:

TOS TOP OF STEEL / TSL TOP OF SLAB / GALV. GALVANIZED /
FND FOUNDATION / EL ELEVATION / RND. ROUND /
GA GAUGE / DIA. DIAMETER / TYP. TYPICAL / LBS. POUNDS /
CL CENTERLINE

SITE CONDITIONS:

1. NEITHER CLEARSPAN NOR THE BUILDING DESIGNER HAVE VISITED THIS JOBSITE. INFORMATION CONTAINED HEREIN IS BASED ON CLIENT SUPPLIED DATA AND MEASUREMENTS.

STEEL:

1. UNLESS OTHERWISE NOTED, ALL STRUCTURAL STEEL TUBING SHALL BE GALVANIZED, MIN. YIELD STRENGTH 50 KSI, AND SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM A500.
2. UNLESS OTHERWISE NOTED, STEEL PLATES SHALL COMPLY WITH ASTM A572 GRADE 50 OR EQUAL FOR 3/16" OR GREATER THICKNESS AND ASTM A1011 GRADE 50 OR ASTM A853 GRADE 50 OR EQUAL FOR LESS THAN 3/16" THICKNESS.
3. UNLESS OTHERWISE NOTED, ALL BOLTED CONNECTIONS SHALL USE GRADE 2 OR A307 OR BETTER BOLTS WITH COMPATIBLE WASHERS AND NUTS OF DIAMETERS INDICATED ON PLANS. BOLTS NEED ONLY BE TIGHTENED TO THE SNUG-TIGHT CONDITION. THE SNUG-TIGHT CONDITION IS DEFINED AS THE TIGHTNESS ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH, OR THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH.
4. ALL STRUCTURAL STEEL IS TO BE FABRICATED IN ACCORDANCE WITH THE LATEST EDITION OF AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS."

CABLES AND HARDWARE:

1. ALL CABLE SHALL BE GALVANIZED STEEL, MULTIPURPOSE, 7X19 (UP TO 3/8" DIA.) OR 6X26 (1/2" DIA.) CLASS STRAND CORE COMMERCIAL GRADE, OF DIAMETER INDICATED.
2. CABLE SLEEVES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. USE THIMBLES WITH CABLE SLEEVES IN ALL LOOP-END APPLICATIONS.
4. TENSION CABLES AT TURNBUCKLE TO TAUT CONDITION (STRAIGHT AND NOT SLACK OR LOOSE).
5. TIGHTEN CABLES SEQUENTIALLY TO AVOID TWISTING OR DEFORMING STRUCTURAL ELEMENTS DURING ERECTION. RECHECK PREVIOUSLY TIGHTENED CABLES UNTIL ALL CABLES ACHIEVE TAUT CONDITION.

WELDING:

1. ALL WELDING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWS D1.1 AND D1.3.
2. REFER TO AWS PUBLICATION D19.0-72: WELDING ZINC-COATED STEEL AND "WELDING GUIDELINES" PUBLISHED BY ALLIED TUBE AND CONDUIT, HARVEY ILLINOIS, FOR RECOMMENDED PROCESSES AND PRACTICES FOR WELDING GALVANIZED STEEL.
3. ALL SHOP WELDING IS TO BE PERFORMED BY CERTIFIED WELDERS.

PAINTING AND TOUCH-UP:

1. AFTER SHOP FABRICATION, PAINT ALL BARE STEEL, WELDS, AND ABRADED AREAS WITH COLD GALVANIZING COMPOUND CONSISTENT WITH GALVANIZED TUBE MANUFACTURER'S RECOMMENDATIONS FOR COLOR AND COMPOSITION. PRIOR TO TOUCH-UP, CLEAN WELDED AND ABRADED AREAS WITH A WIRE BRUSH. SURFACES MUST BE CLEAN AND OIL FREE.
2. AFTER FIELD INSTALLATION, TOUCH-UP ANY FIELD WELDS AND DAMAGED AREAS WITH COLD GALVANIZING COMPOUND.

ERECTION AND FIELD QUALITY CONTROL:

1. THE ERECTOR IS RESPONSIBLE FOR DESIGNING AND FURNISHING ALL TEMPORARY BRACING, SHORING, AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF ERECTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE STRUCTURAL ENGINEER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING ERECTION.
2. NO MODIFICATIONS OR ALTERATIONS (OTHER THAN THOSE SHOWN ON THE DRAWINGS) SHALL BE MADE IN ANY STRUCTURAL MEMBER OR CONNECTION WITHOUT THE WRITTEN APPROVAL OF THE DESIGN ENGINEER.

BOX BOLT HOLE SIZES & INSTALLATION TORQUE		
BOX BOLT DIA.	HOLE DIA.	INSTALLATION TORQUE
1/4"	1/2"	14 FT-LB
5/16"	5/8"	18 FT-LB
3/8"	3/4"	33 FT-LB
1/2"	13/16"	59 FT-LB
5/8"	1-1/8"	140 FT-LB
3/4"	1-3/8"	221 FT-LB
1. REFER TO BOX BOLT TECHNICAL DATA FOR MORE INFORMATION IF USING BOX BOLTS		

DEVELOPED BY

EastSpan

ENGINEERING SERVICES & PRODUCTS, LLC

1440 10TH AVENUE SW
DYERSVILLE, IA 50540
P: 562.674.8713
F: 562.674.8717
WWW.EASPC.COM

ORDER # _____

CUSTOMER # _____

STRUCTURE SKU #	STRUCTURE SIZE	STRUCTURE DESCRIPTION
CUSTOMER INFORMATION	CONTACT PHONE	GENERAL NOTES

DRAWING DETAILS

DRAWN BY: **BHW** CREATION DATE: **3/10/2018**

REVISIONS:

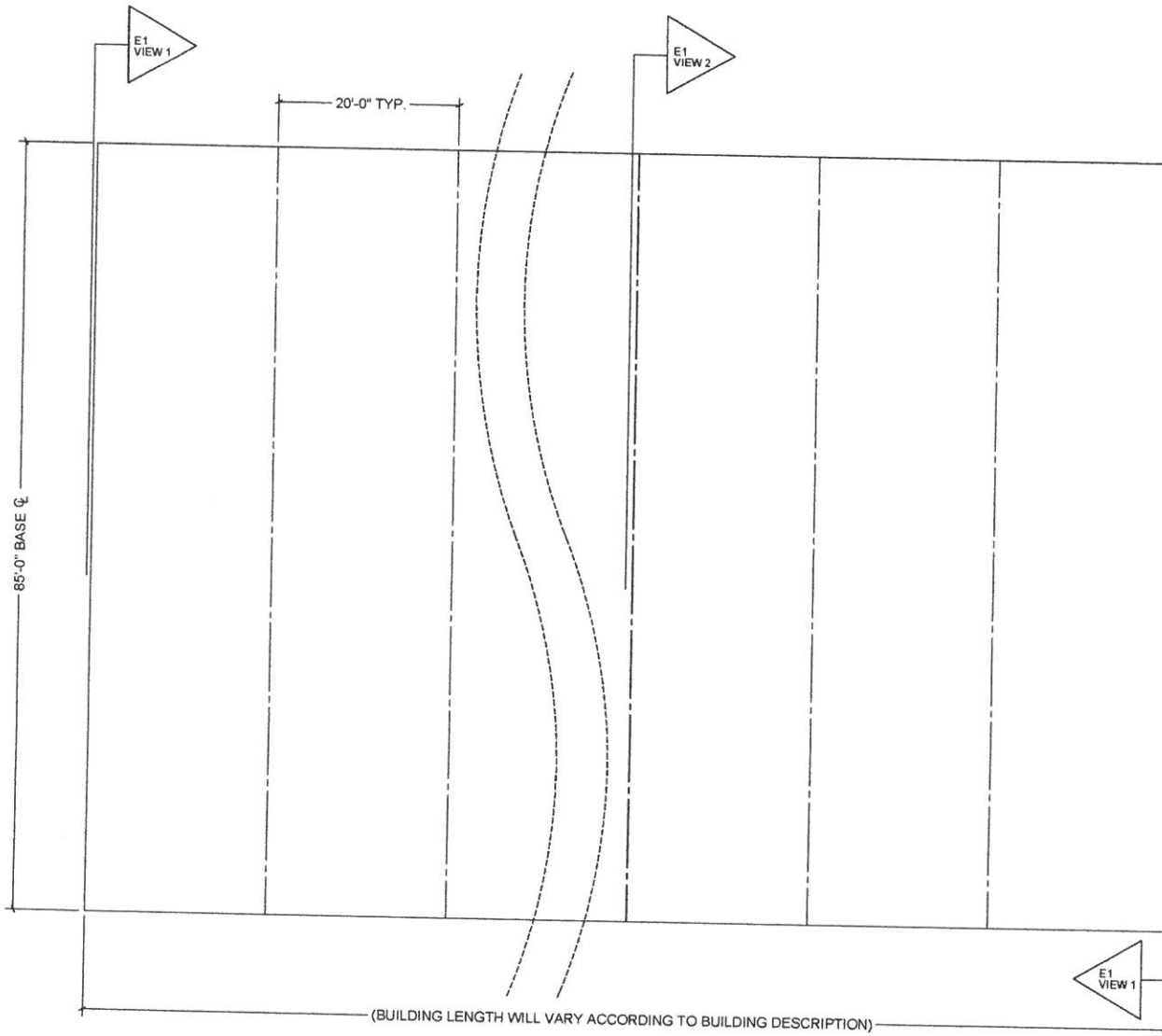
NO.	BY	REVISION DATE
1		
2		
3		
4		

NOT TO SCALE SHEET SIZE: 11x17

SHEET: **B1**

LEFT SIDE - SEE SHEET [F1] FOR ELEVATION VIEW

BAY NUMBERS:



RIGHT SIDE - SEE SHEET [F1] FOR ELEVATION VIEW

*NOTE: BAY NUMBERING IS AS FOLLOWS: BAY 1 IS AT THE FRONT OF THE BUILDING AND INCREASES 1 FOR EVERY 20' OF LENGTH.

DEVELOPED BY

ClearSpan

SPANNING SERVICES & PRODUCTS CO.

1400 W. 10TH AVENUE SW
OVERTON, MO 64450
P 800 875 2113
F 816 465 2917
WWW.CLEARSPAN.COM

ORDER # _____

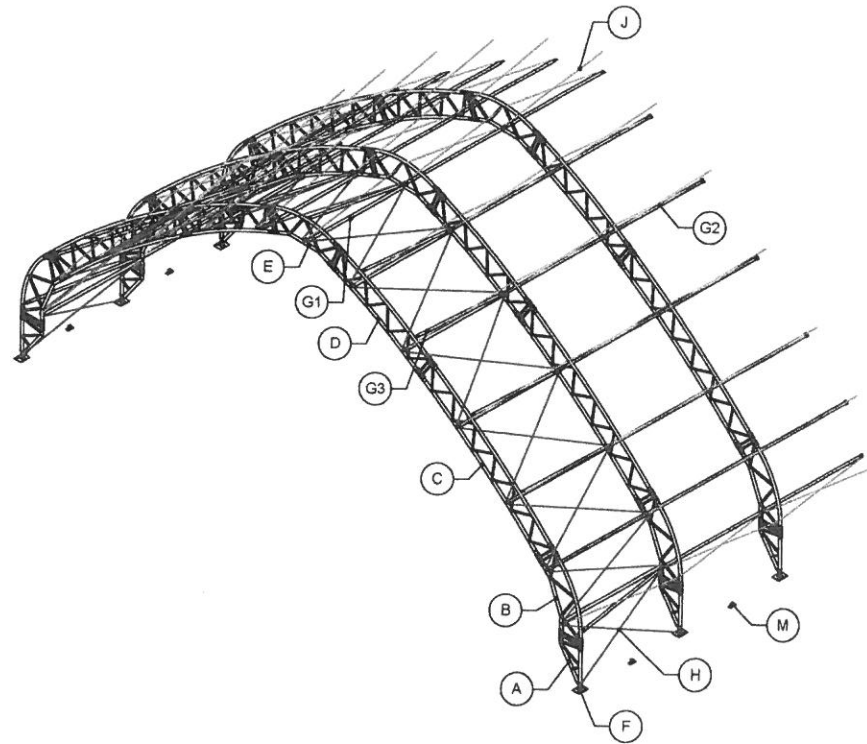
CUSTOMER # _____

CUSTOMER INFORMATION	STRUCTURE SIZE #	_____
	STRUCTURE SIZE	_____
	STRUCTURE DESCRIPTION	_____
CUSTOMER CONTACT	CONTACT PHONE	_____
SHEET TITLE BUILDING PLAN VIEW		

DRAWING DETAILS		
DRAWN BY BHB	CREATION DATE 3/10/2015	
REVISIONS		
NO.	BY	REVISION DATE
1		
2		
3		
4		
NOT TO SCALE		SHEET SIZE: 11x17

SHEET: **C1**

ITEM	DESCRIPTION	MATERIAL
A	SUPPORT BASE	
	OUTER CHORD	GALV. RND. STEEL TUBE - ϕ 4.0" - 7 GA
	INNER CHORD	GALV. RND. STEEL TUBE - ϕ 4.0" - 7 GA
	WEB (STRAIGHT)	GALV. RND. STEEL TUBE - ϕ 1.90" - 14 GA
	WEB (ANGLED)	GALV. RND. STEEL TUBE - ϕ 1.9", 2.375" - 14 GA
	PIVOT PLATE (CHORD)	STEEL PLATE, 1/2" THICK
	PIVOT PLATE (ROUND)	STEEL PLATE, 1/2" THICK
B&E	SEGMENT	
	OUTER CHORD	GALV. RND. STEEL TUBE - ϕ 4.0" - 7 GA
	INNER CHORD	GALV. RND. STEEL TUBE - ϕ 4.0" - 7 GA
	WEB (STRAIGHT)	GALV. RND. STEEL TUBE - ϕ 1.90" - 14 GA
	WEB (ANGLED)	GALV. RND. STEEL TUBE - ϕ 2.375" - 14 GA
C&D	SEGMENT	
	OUTER CHORD	GALV. RND. STEEL TUBE - ϕ 4.0" - 10 GA
	INNER CHORD	GALV. RND. STEEL TUBE - ϕ 4.0" - 10 GA
	WEB (STRAIGHT)	GALV. RND. STEEL TUBE - ϕ 1.90" - 14 GA
	WEB (ANGLED)	GALV. RND. STEEL TUBE - ϕ 1.90" - 14 GA
F	BASES	
	HORIZONTAL	STEEL PLATE, 1/2" THICK
	VERTICAL (ROUNDED)	STEEL PLATE, 3/8" THICK
	THREADED STUD	CFL FULLY THREADED STUD - 1/2"-13 x 1"
	GUSSETS	STEEL PLATE, 3/8" THICK
G	BRACING	
G1	LATERAL BRACING (END)	GALV. RND. STEEL TUBE - ϕ 3.5" - 14 GA
G2	LATERAL BRACING (MID)	GALV. RND. STEEL TUBE - ϕ 3.5" - 14 GA
G3	ANGLED BRACE	GALV. RND. STEEL TUBE - ϕ 3.5" - 14 GA
	THREADED STUD PLATE	1/4" PLATE W/ 1/2" X 2" STUDS
	AB CONNECTION PLATE	STEEL PLATE, 1/4" THICK
H	CABLE ASSEMBLY	SEE SHEET G3
	CABLE CONNECTION PLATE	STEEL PLATE, 5/16" THICK
J	SWAY CABLE ASSEMBLY	SEE SHEET G3
	CABLE CONNECTION PLATE	STEEL PLATE, 1/8" THICK
K	SPLICE	
	SPLICE OUTSERTS	FORMED STEEL BAR, 5/16" THICK
L	WINCH ASSEMBLY	
	WINCH	2" LASHING WINCH (10,000 LBS. STRENGTH)
	STRAP	2" STRAP (10,000 LBS. STRENGTH)
M	WINCH PLATE (OPTIONAL)	
	HORIZONTAL	STEEL PLATE, 1/2" THICK
	THREADED STUDS	CFL FULLY THREADED STUD - 1/2"-13 x 1"



NOTE: THIS VIEW IS GENERIC TO ILLUSTRATE LOCATIONS OF ITEMS IN THE TABLE ONLY. CABLE PATTERN AND/OR OTHER DETAILS MAY NOT FULLY MATCH THE SPECIFICS FOR THIS ORDER. SEE OTHER SHEETS FOR ORDER-SPECIFIC DETAILS.

DEVELOPED BY

 STRUCTURAL SERVICES & PRODUCTS CO.
 1400 8TH AVENUE SW
 OREM, UT 84401
 P: (801) 225-1111
 F: (801) 225-2117
 WWW.CLEARSPAN.COM

ORDER # _____

CUSTOMER # _____

CUSTOMER INFORMATION

STRUCTURE SKU # _____

STRUCTURE SIZE _____

CONTACT PHONE _____

SHEET TITLE: MATERIAL SPECIFICATIONS

DRAWING DETAILS

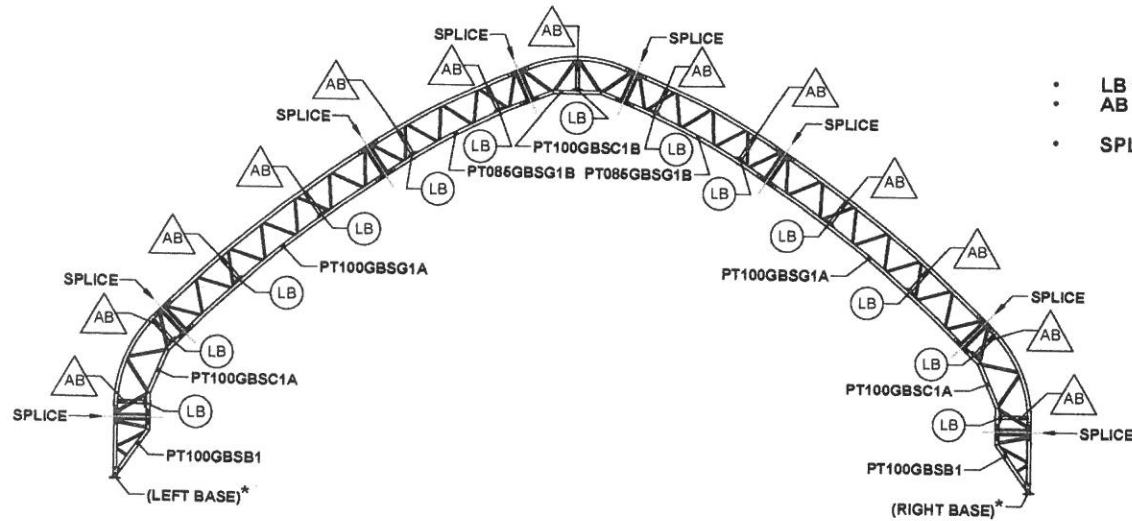
DRAWN BY: BHB CREATION DATE: 3/10/2013

REVISIONS

NO.	BY	REVISION DATE
1		
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NOT TO SCALE SHEET SIZE: 11x17

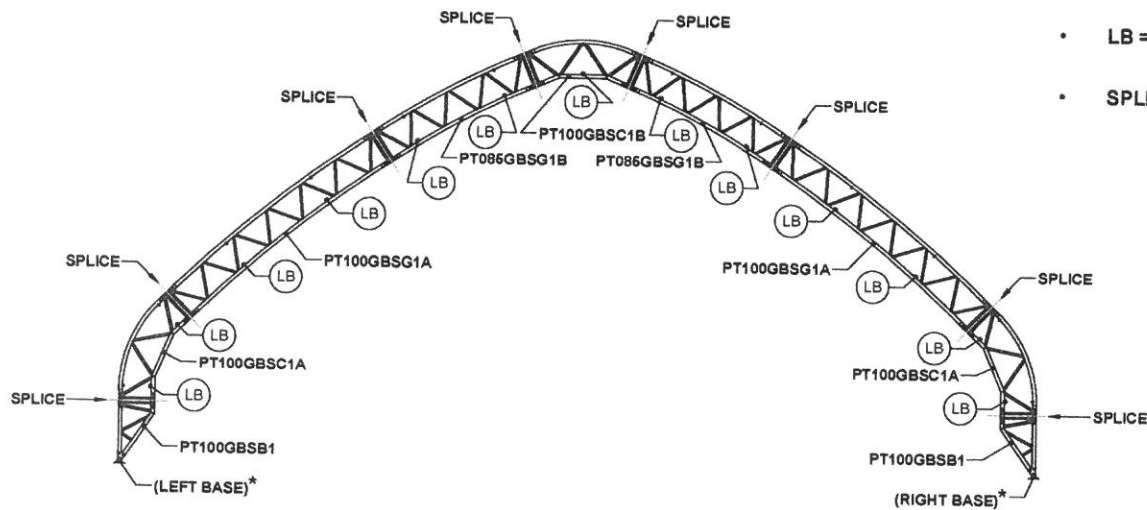
*NOTE: REFER TO SHEET [H1] FOR END RAFTER BASE SKU.



[E1] VIEW 1 - FRONT PROFILE (END RAFTER)

- LB = LATERAL BRACE (SKU: LBC35G14UBL240)
- AB = ANGLED BRACE (SKU: LB35G14SL23287)
- SPLICE: SEE DETAIL SHEET [G2]

*NOTE: REFER TO SHEET [H1] FOR MID RAFTER BASE SKU.



[E1] VIEW 2 - FRONT PROFILE (MID RAFTER)

- LB = LATERAL BRACE @ 20'-0" BAYS (SKU: LB35G14STL240)
- SPLICE: SEE DETAIL SHEET [G2]

DEVELOPED BY

 ENGINEERING SERVICES & PRODUCTS CO.
 1400 10TH AVENUE SW
 OLYMPIA, WA 98512
 P: 360.575.2117
 F: 360.575.2117
 WWW.CLEARSPAN.COM

ORDER # _____
 CUSTOMER # _____

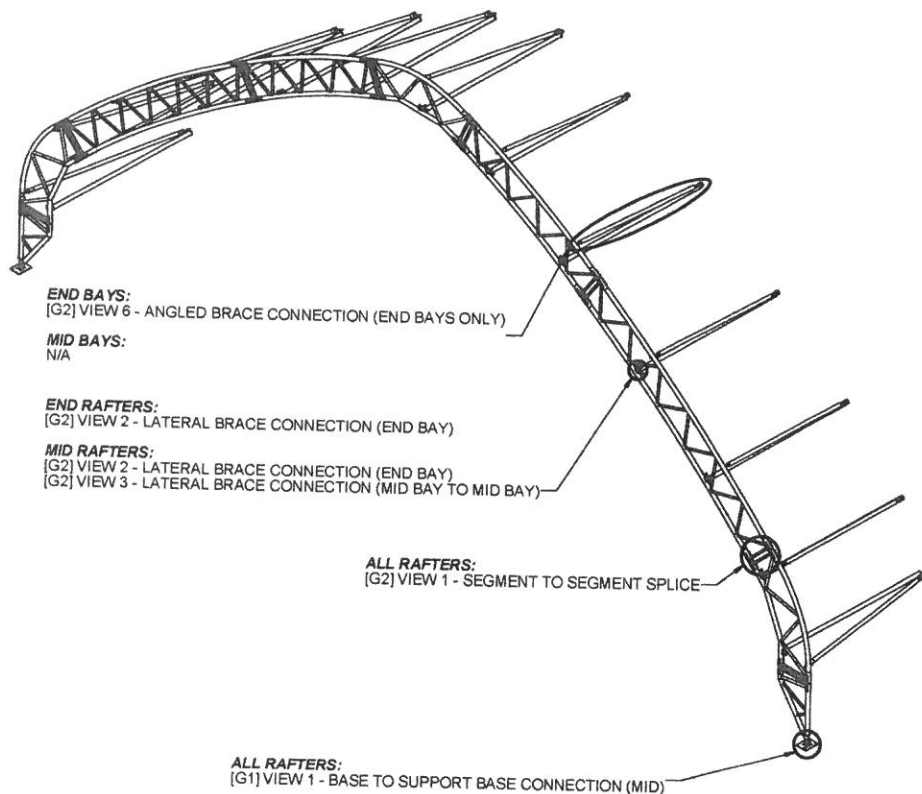
CUSTOMER INFORMATION	STRUCTURE SKU #	STRUCTURE SIZE	STRUCTURE DESCRIPTION
	CONTACT PHONE		
CUSTOMER CONTACT	SHEET TITLE: RAFTER PROFILES		

DRAWING DETAILS	
DRAWN BY: BHB	CREATION DATE: 3/10/2015
REVISIONS	
NO.	REVISION DATE
1	
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3	
4	
NOT TO SCALE SHEET SIZE: 11X17	

SHEET:

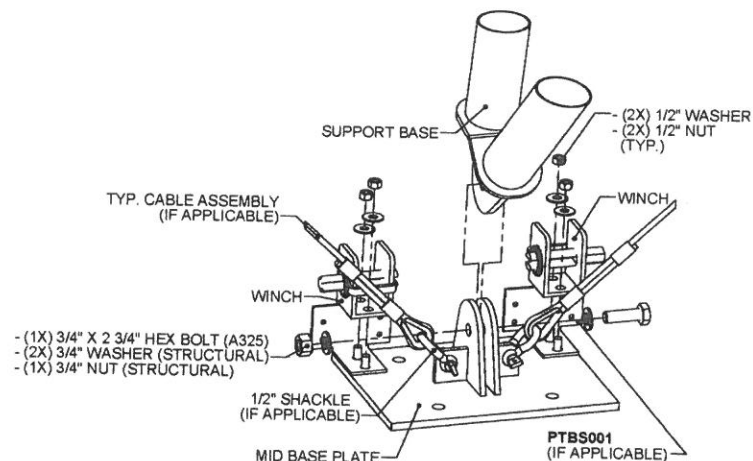
E1

DETAIL LOCATION CALL-OUTS

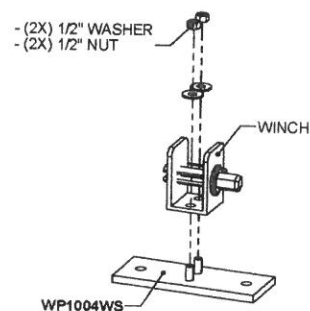


DETAILS WITH LOCATION CALL-OUTS NOT SHOWN ON THIS SHEET:

- [G1] VIEW 2 - WINCH PLATE CONNECTION (IF APPLICABLE)
- [G2] VIEW 4 - SIDE DOOR DETAIL (IF APPLICABLE)
- [G2] VIEW 5 - U-BOLT BRACE CONNECTION (IF APPLICABLE)
- [G3] VIEW 1 - CABLE SKU PER SPAN
- [G3] VIEW 2 - TYPICAL CABLE CONNECTION DETAIL
- [G3] VIEW 3 - TYPICAL CABLE ASSEMBLY
- [G3] VIEW 4 - SWAY CABLE LOCATIONS
- [G3] VIEW 5 - SWAY CABLE CONNECTION (END BAY)
- [G3] VIEW 6 - SWAY CABLE CONNECTION (MID BAY TO MID BAY)
- [G3] VIEW 7 - TYPICAL SWAY CABLE ASSEMBLY
- [G4] VIEW 1 - SIDE DOOR DETAILS



[G1] VIEW 1 - BASE TO SUPPORT BASE CONNECTION (MID)



[G1] VIEW 2 - WINCH PLATE CONNECTION (IF APPLICABLE)

DEVELOPED BY
ClearSpan
CLEARSPAN
STRUCTURAL ENGINEERING SERVICES & PRODUCTS CO.
1405 16TH AVENUE SW
ST. PETERSBURG, FL 34706
P 888.276.2113
F 941.427.2117
WWW.CLEARSPAN.COM

ORDER # _____

CUSTOMER # _____

CUSTOMER INFORMATION	STRUCTURE SKU #	STRUCTURE SIZE	STRUCTURE DESCRIPTION
	CUSTOMER CONTACT	CONTACT PHONE	
SHEET TITLE DETAIL LOCATIONS & BASE DETAILS			

DRAWING DETAILS			
DRAWN BY: BHB	CREATION DATE 5/12/2019		
REVISIONS			
NO.	BY	REVISION DATE	
1			
2			
3			
4			
NOT TO SCALE		SHEET SIZE: 11x17	

SHEET:

G1

NOTES:

- END RAFTER BOLT HEADS TO BE LOCATED AT EXTERIOR OF STRUCTURE REFER TO SHEET [E1] FOR SPLICE LOCATIONS.

- (2X) SPLICE OUTSERT [SPLOUT40S001]
- (6X) 5/8" X 6" HEX BOLT (A325)
- (12X) 5/8" WASHER (STRUCTURAL)
- (6X) 5/8" NUT (STRUCTURAL)

OUTER RAFTER CHORD

END RAFTER OUTER & INNER CHORD SPLICES TO BE WRAPPED WITH COVER [112406] AND SECURED WITH (3X) ZIP TIES [112066]

INNER RAFTER CHORD

EXPLODED VIEW

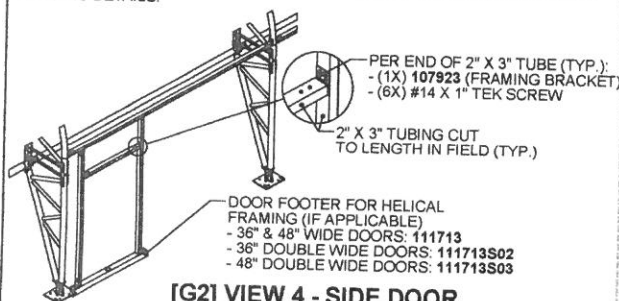
ASSEMBLED VIEW

SEGMENT CHORDS TO BE MANUFACTURED WITH SLEEVES AT EACH SPLICE BOLT LOCATION.

INTERNAL CHORD VIEW

[G2] VIEW 1 - SEGMENT TO SEGMENT SPLICE

NOTE: VERIFY ROUGH OPENING PRIOR TO CUTTING TUBE.
NOTE: THIS VIEW IS GENERIC TO ILLUSTRATE MAN DOOR FRAMING CONNECTIONS. RAFTER STYLE AND/OR OTHER DETAILS MAY NOT FULLY MATCH THE SPECIFICS FOR THIS PROJECT. SEE OTHER SHEETS FOR ORDER SPECIFIC DETAILS.



[G2] VIEW 4 - SIDE DOOR DETAIL (IF APPLICABLE)

***NOTE: N/A ON END RAFTERS.

- 1/4" SHACKLE***
- (2X) 1/2" WASHER
- (2X) 1/2" NUT
- SWAY CABLE CONNECTION PLATE [110664]***
- *NOTE: NOT NEEDED ON 2-BAY STRUCTURES

LATERAL BRACE (END BAYS)

2-WAY CABLE CONNECTION PLATE [107800**] (IF APPLICABLE)

**NOTE: USE [107801] WHERE CABLES ARE ON BOTH SIDES OF RAFTER

1/2" SHACKLE (TYP.)

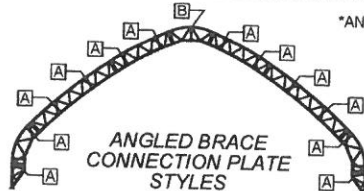
INNER RAFTER CHORD

[G2] VIEW 2 - LATERAL BRACE CONNECTION (END BAY)

- (1X) ANGLED BRACE CONNECTION PLATE*
- *NOTE: SEE BELOW FOR PLATE SKU
- (3X) 1/2" X 1-1/2" HEX BOLT (A325)
- (4X) 1/2" WASHER (STRUCTURAL)
- (3X) 1/2" NUT (STRUCTURAL)

ANGLED BRACE

ANGLED BRACE CONNECTION TO OUTER RAFTER CHORD



OUTER RAFTER CHORD

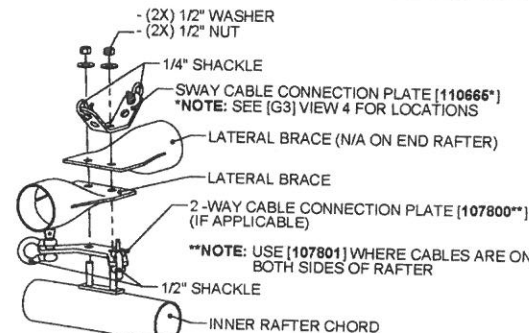
SEGMENT

INNER RAFTER CHORD

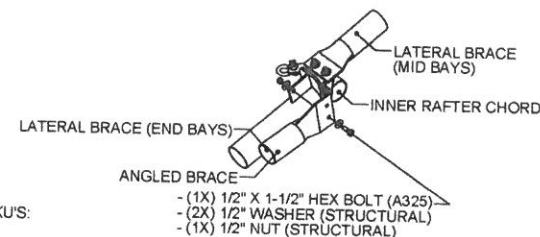
U-BOLT BRACE SEGMENT

- PER END OF U-BOLT BRACE (TYP.):
- (2X) 1/2" U-BOLT AROUND CHORD
- (4X) 1/2" WASHER
- (4X) 1/2" NUT

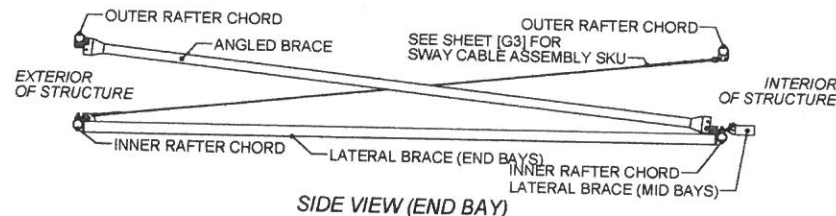
[G2] VIEW 5 - U-BOLT BRACE CONNECTION (IF APPLICABLE)



[G2] VIEW 3 - LATERAL BRACE CONNECTION (MID BAY TO MID BAY)



ANGLED BRACE CONNECTION TO END LATERAL BRACE



[G2] VIEW 6 - ANGLED BRACE CONNECTION (END BAYS ONLY)

DEVELOPED BY
G2
1400 WEST AVENUE SW
STANLEY, ALABAMA 36084
P 205.875.8173
WWW.G2AFC.COM

ORDER #

CUSTOMER #

STRUCTURE SKU #	1	STRUCTURE SIZE	1	STRUCTURE DESCRIPTION	1
CUSTOMER INFORMATION					
CUSTOMER CONTACT					
SHEET 1 OF 1 GENERAL CONNECTION DETAILS					

DRAWING DETAILS	
DRAWN BY BHP	CREATION DATE 12-10-2019
REVISIONS	
NO.	BY
1	
2	
3	
4	
NOT TO SCALE SHEET SIZE: 11X17	
SHEET	

NOTES:

- RAFTER VIEW SHOWN REPRESENTS TYPICAL CABLE SPAN LABELS TO ILLUSTRATE LOCATIONS OF SPANS IN THE TABLE. THE CABLE PATTERN SHOWN MAY NOT FULLY MATCH THE SPECIFICS FOR THIS PROJECT.
- CABLE PATTERN REPEATS ON OPPOSITE SIDE OF \mathcal{Q} UNLESS NOTED OTHERWISE.
- CABLE IS NOT PRESENT IN BAY NUMBERS NOT LISTED IN TABLE.

CABLE ATTACHMENT COMPONENTS	
TURNBUCKLE	3/4" X 9" GALV E-E
SHACKLE	1/2" GALV
CABLE	1/2" GALV 6X26

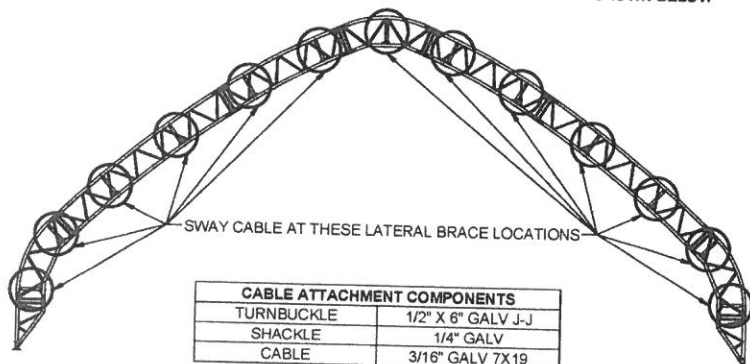
BAY 1 IS AT THE FRONT OF THE BUILDING AND INCREASES 1 FOR EVERY 20' OF LENGTH

CABLE ASSEMBLY SKU'S

BUILDING LENGTH	BAY NUMBER*	SPAN 'A'	SPAN 'B'	SPAN 'C'	SPAN 'D'	SPAN 'E'	SPAN 'F'	SPAN 'G'
60'	1 & 3	CAB50G1804	CAB50G1708	CAB50G1804	CAB50G1901	CAB50G1901	CAB50G1808	CAB50G1804
80'	1 & 4	CAB50G1804	CAB50G1708	CAB50G1804	CAB50G1901	CAB50G1901	CAB50G1808	CAB50G1804
100'	1 & 5	CAB50G1804	CAB50G1708	CAB50G1804	CAB50G1901	CAB50G1901	CAB50G1808	CAB50G1804
120'	1 & 6	CAB50G1804	CAB50G1708	CAB50G1804	CAB50G1901	CAB50G1901	CAB50G1808	CAB50G1804
140'	1 & 7	CAB50G1804	CAB50G1708	CAB50G1804	CAB50G1901	CAB50G1901	CAB50G1808	CAB50G1804
160'	1, 5 & 8	CAB50G1804	CAB50G1708	CAB50G1804	CAB50G1901	CAB50G1901	CAB50G1808	CAB50G1804
180'	1, 5 & 9	CAB50G1804	CAB50G1708	CAB50G1804	CAB50G1901	CAB50G1901	CAB50G1808	CAB50G1804
200'	1, 5 & 10	CAB50G1804	CAB50G1708	CAB50G1804	CAB50G1901	CAB50G1901	CAB50G1808	CAB50G1804

[G3] VIEW 1 - CABLE SKU PER SPAN

SWAY CABLE REPEATS DOWN LENGTH OF BUILDING AT LOCATIONS SHOWN BELOW

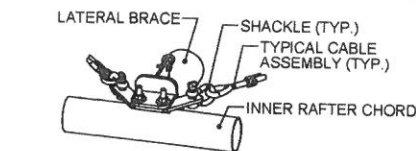
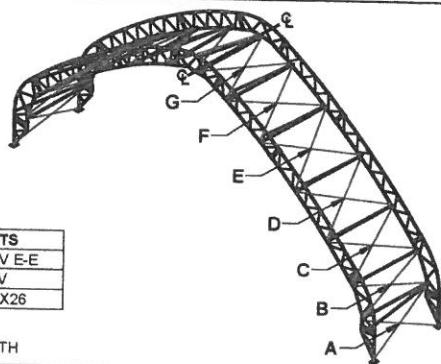


CABLE ATTACHMENT COMPONENTS	
TURNBUCKLE	1/2" X 6" GALV J-J
SHACKLE	1/4" GALV
CABLE	3/16" GALV 7X19

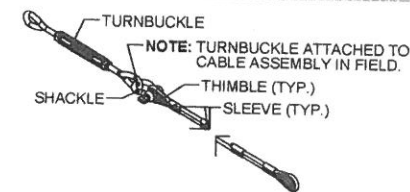
SWAY CABLE ASSEMBLY SKU'S

BUILDING LENGTH	BAY NUMBER*	SWAY CABLE SKU
ALL LENGTHS	END BAYS	CAB18G1802
ALL LENGTHS	MID BAYS	CAB18G1804

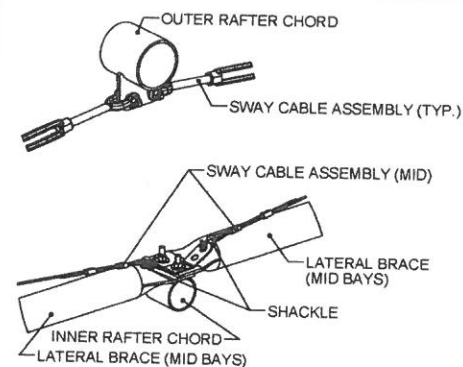
[G3] VIEW 4 - SWAY CABLE LOCATIONS



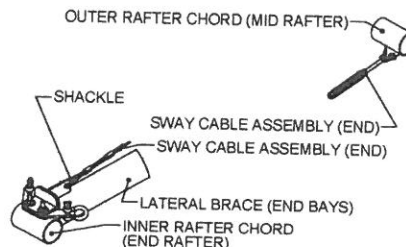
[G3] VIEW 2 - TYPICAL CABLE CONNECTION DETAIL



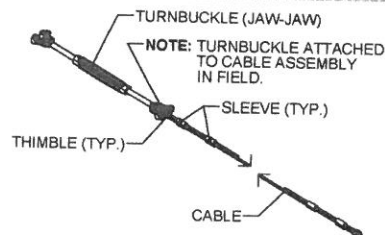
[G3] VIEW 3 - TYPICAL CABLE ASSEMBLY



[G3] VIEW 6 - SWAY CABLE CONNECTION (MID BAY TO MID BAY)



[G3] VIEW 5 - SWAY CABLE CONNECTION (END BAY)



[G3] VIEW 7 - TYPICAL SWAY CABLE ASSEMBLY

DEVELOPED BY

 ENGINEERING SERVICES & PRODUCTS CO.
 1405 10TH AVENUE SW
 OVERBULE, IA 5046
 P: 562.875.1313
 F: 562.875.1317
 WWW.ESAPCO.COM

ORDER # _____
 CUSTOMER # _____

STRUCTURE SKU # _____
 STRUCTURE SIZE _____
 CONTACT PHONE _____
 CUSTOMER INFORMATION _____
 SHEET TITLE: CABLE LAYOUT & DETAILS

DRAWING DETAILS
 DRAWN BY: BHD
 CREATION DATE: 3/10/2015
 REVISIONS:
 NO. BY: REVISION DATE
 1 _____
 2 _____
 3 _____
 4 _____
 NOT TO SCALE SHEET SIZE: 11x17
 SHEET: _____

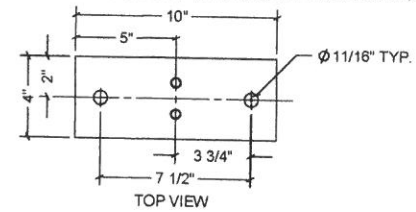
*REFER TO SHEET [C1] FOR BAY NUMBERING

BAY NUMBER*	A (RAFTER SPACING)
ALL BAYS	20'-0"

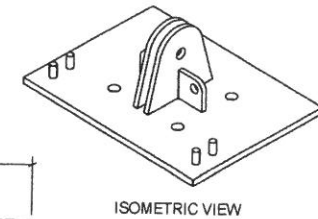
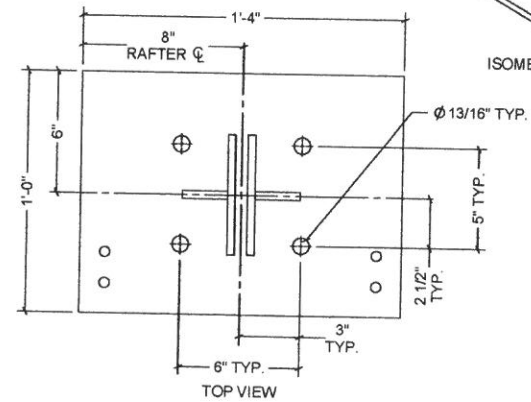
**REFER TO SHEET [E1] FOR BASE LOCATIONS

RAFTER TYPE	LEFT BASE SKU**	RIGHT BASE SKU**
END	BP061GBM	BP061GBM
MID	BP061GBM	BP061GBM

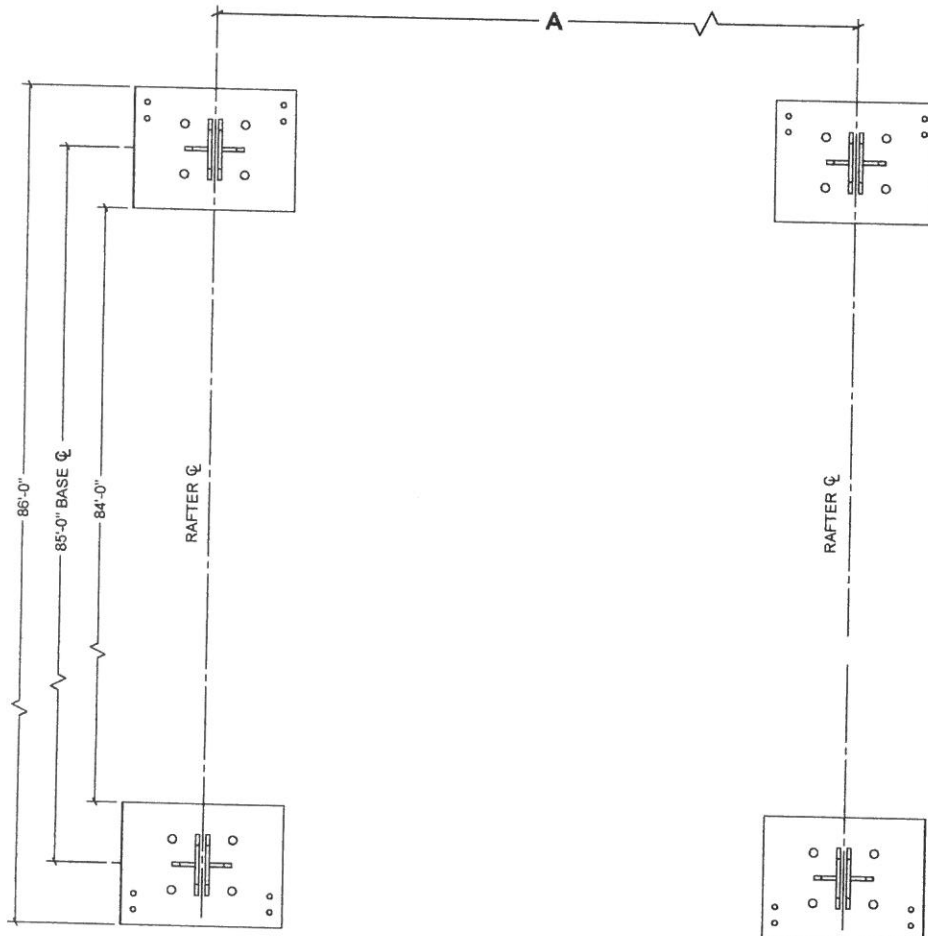
NOTE: REFER TO SHEET [F1] FOR WINCH PLATE LOCATIONS.



WP1004WS DETAILS (IF APPLICABLE)



BP061GBM DETAILS



DEVELOPED BY

 CLEARSPAN
 STRUCTURAL SERVICES & PRODUCTS CO.
 1400 18TH AVENUE SW
 STEVENAGE, WA 98401
 P 360.276.2113
 F 360.276.2117
 WWW.CLEARSPAN.COM

ORDER # _____
 CUSTOMER # _____

CUSTOMER INFORMATION
 STRUCTURE SKU # _____
 STRUCTURE SIZE _____
 STRUCTURE DESCRIPTION _____

CUSTOMER CONTACT
 CONTACT PHONE _____

SHEET TITLE
 BASE PLATE LAYOUT & DETAILS

DRAWING DETAILS
 DRAWN BY: JMB
 CREATION DATE: 2/10/2018

REVISIONS
 NO. BY: REVISION DATE

NOT TO SCALE
 SHEET SIZE: 11x17

FOUNDATION NOTES:

- ESAPCO DOES NOT PROVIDE ANY MATERIAL OR DESIGN CRITERIA FOR THE CREATION OF THE FOUNDATION OR ANCHORING OF THIS BUILDING, UNLESS OTHERWISE NOTED.
- FOUNDATION AND ANCHORING SHALL BE ENGINEERED AND APPROVED BY A LICENSED STRUCTURAL ENGINEER OF OWNER'S CHOICE.
- FOUNDATION MUST MEET THE BUILDING REACTION DATA SHOWN BELOW.
- SEE ENDWALL DRAWINGS FOR ENDWALL REACTIONS (IF APPLICABLE).

NO ENGINEERING REQUIRED, REACTIONS NOT PROVIDED

DEVELOPED BY

ClearSpan

ENGINEERING SERVICES & PRODUCTS CO.
1460 STEWART BLVD
DUBLIN, CA 94568
P: 925.835.6111
WWW.CLEARSPAN.COM

ORDER #

CUSTOMER #

CUSTOMER INFORMATION	STRUCTURE SKU #	STRUCTURE SIZE	STRUCTURE DESCRIPTION
CUSTOMER CONTACT:	CONTACT PHONE	SHEET TITLE BUILDING REACTION DATA	

DRAWING DETAILS		
DRAWN BY BHB	CREATION DATE 8/10/2018	
REVISIONS		
NO.	BY	REVISION DATE
1		
2		
3		
4		

NOT TO SCALE SHEET SIZE: 11X17

SHEET: **J1**

FRU88X-6 400

MEMBRANE STRUCTURE FABRIC WITH ARMORKOTE™

DESCRIPTION

NovaShield® brand FRU88X-6 400 is a flame-retardant, heavyweight fabric for applications requiring UV stability, such as membrane structures and alternate daily landfill covers. The scrim is produced in a special weaving pattern to enhance thickness, flatness, abrasion resistance, and tear properties. The flame-retardant proprietary coating is used to enhance abrasion resistance, flex resistance, seam strength, UV resistance and longevity.

FABRIC SPECIFICATIONS

Weave: Woven clear HDPE scrim using natural FR/UV tapes
Coating: LDPE, 4 mil average each side (95 g/m²/side)
Color: White, blue, green, grey, sandstone and other colors available upon request
Weight: 12.4 oz/yd² (407g/m²) +/- 5 %
Thickness: 23 mil (0.59 mm) ASTM D1777

ROLL SPECIFICATIONS

Cores: 4 inch I.D. or 5 inch I.D. available
Width: Up to 144 inches (-0, +0.5) as ordered
Length: Minimum 250 yds/roll; up to 1000 yds/roll

These values are typical data and are not intended as limiting specifications.



intertape polymer group®

100 Paramount Drive, Suite 300 | Sarasota, FL 34232 | USA

Customer Service: 800.565.2000

www.itape.com | info@itape.com

INTERTAPE POLYMER GROUP® TECHNICAL DATA SHEET

PERFORMANCE PROPERTIES

The following data are typical values based on ASTM standard tests. This data should not be considered specification.

Grab Tensile ASTM D5034	Warp 375 lb 1665 N / Weft 340 lb 1510 N
Strip Tensile (N/5cm) ASTM D5035	Warp 260 lb/in (2310)/Weft 240 lb/in (2131)
Tongue Tear ASTM D2261	Warp 120 lb 533 N / Weft 110 lb 489 N
Trapezoidal Tear ASTM D4533	Warp 110 lb 488 N / Weft 90 lb 400 N
Mullen Burst ASTM D3786	665 psi / 4581 kPa
Accelerated UV Weathering¹ ASTM G154	>90 % strength retention after 2000 hrs exposure @ 0.77 W/m ² /nm, or 1200 hrs exposure @ 1.35 W/m ² /nm
Accelerated Natural Weathering ASTM G90	>80 % strength retention after 5 Florida Standard Years ²
Low Temperature Bend ASTM D2136	-60°C

¹ Q.U.V [A-340 Lamps]; 8 hrs UV @ 60°C; 4hrs condensation @ 50°C ² 1333 MJ

FR PERFORMANCE

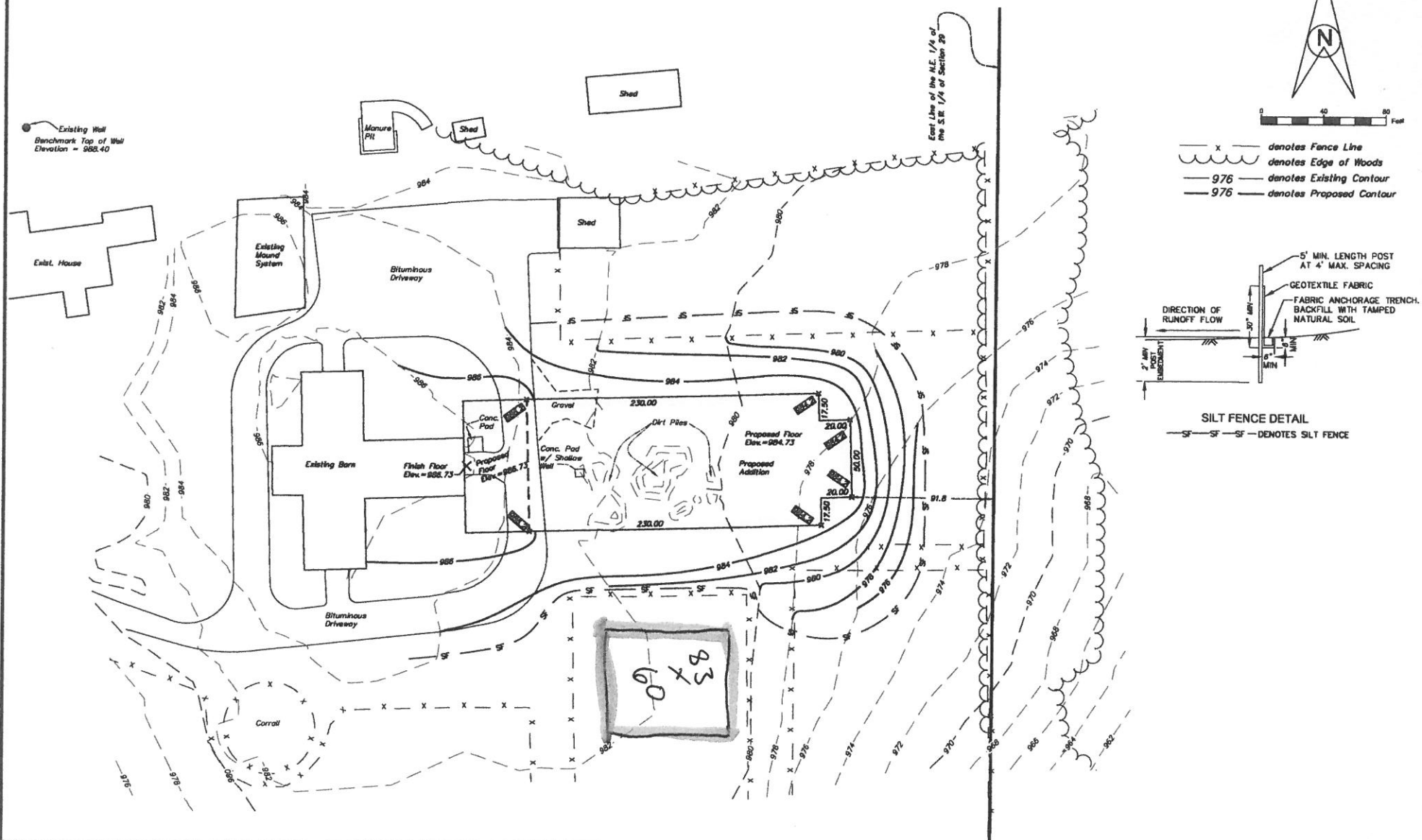
This product meets the requirements of NFPA 701 – 2010 (Method 1 and Method 2), 2004 (Method 1 and Method 2), 1989 (large and small scale) and 1996 (tests 1 and 2), CAN/ULC S109-M87 (small and large scale), CAN/ULC S102-03, CAN/ULC S102.2-03, ASTM E84-00a (Class 1), California Fire Marshal (F-51405).

While we believe them to be reliable, the statements and information herein are only for general guidance and are not warrants or guarantees for accuracy and completeness. The user must, by test or otherwise, determine suitability for this purpose. There is no warranty of fitness for a particular purpose. Our standard term and conditions of sale apply exclusively to all orders, and all liability for damages of any kind, including consequential, exceeding purchase price is excluded. No one is authorized by us to make oral warranties. We reserve the right to make changes without notice or obligation in our products and publications.

EFFECTIVE: 4/15

NovaShield®
BRAND

Site Plan



Site Plan on the N.E. 1/4 of the S.W. 1/4 of Section 29, Township 118, Range 24, Hennepin County, Minnesota

Revised: 9-23-2016 Proposed Building

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.

Paul E. Otto
Paul E. Otto
License #40062 Date: 09-23-2016

Requested By:

ESE Riders

Date: 8-24-16

Drawn By: S.O.S.

Scale: 1"=40'

Checked By: P.E.O.



www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

● denotes iron monument found
○ denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

Project No. 16-0400

City of Independence

Request for a Minor Subdivision to Allow a Lot Combination for the Property located at 3212 Independence Road

<i>To:</i>	Planning Commission
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	February 21, 2017
<i>Applicants:</i>	Randall and Margaret Mason
<i>Owners:</i>	Randall and Margaret Mason
<i>Location:</i>	3212 Independence Road

Request:

Randall and Margaret Mason (Applicant/Owner) requests that the City consider the following actions for the property located at 3212 Independence Road (PID No.s 13-118-24-22-0008, 13-118-24-22-0009, 12-118-24-33-0004, 12-118-24-33-0004) in Independence, MN:

- a. A minor subdivision to combine the two existing lots into one lot.

Property/Site Information:

The subject property is located along Independence Road just north of Lindgren Lane. There are currently four tax parcels on this property due to the location of the section line which separates school districts. The property has access onto Lake Independence. The property has the following site characteristics:

Property Information: 3212 Independence Road

Zoning: *Rural Residential (Shoreland Overlay)*

Comprehensive Plan: *Rural Residential*

Acreage (Before): *Lot 1 – 18.5 acres*

Lot 2 – 2.74 acres

Acreage (After): *21.24*



Discussion (Subdivision):

In 2010 the previous owner of this parcel subdivided the original lot into two (2) buildable lots. The property was recently purchased by the applicants. They would like to combine the properties back into one (1) lot for the purpose of constructing a single-family home on the property. In discussing the property with the applicants, the City noted that structures constructed on the property would need to meet all applicable building setbacks from the existing property lines (cannot be constructed across property lines). In addition, the City noted that detached accessory structures could not be constructed on a lot without a principle structure. This would preclude the applicants from constructing a home on one side of the property and a detached accessory structure on the adjacent property. As a result of this information, the applicant made an application to the City for a minor subdivision to combine the two properties into one lot.

There are several unique aspects of this property that should be noted by the City during consideration of the application:

1. The property is bisected by a section line that separates the Delano and Orono School Districts. As a result, the property has four property id (PID) numbers associated with the two lots. In the after condition, the property will still have two PID numbers, but only one buildable lot.

2. The previous owner paid for two sewer connections for the two properties. Any new home construction on this property will connect to the City's sewer on Independence Road.
3. There was a single-family home on this property that was razed by the previous homeowner. This property in the after condition can accommodate a new home and meet all applicable setbacks.
4. There is an existing driveway that provides access to this property from Independence Road.
5. The requisite drainage and utility easements may need to be vacated and re-dedicated. The applicant shall execute the necessary documents to clean up any easements as determined necessary by the City.

The proposed subdivision to allow a lot combination appears to meet all applicable standards of the City's zoning and subdivision ordinance. The combined lot will fit into the surrounding area and have minimal impacts on the surrounding properties.

Neighbor Comments:

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

Recommendation:

Staff is seeking a recommendation from the Planning Commission for the requested Subdivision with the following findings:

1. The proposed subdivision for a lot combination meets all applicable criteria and conditions stated in Chapter V, Section 500, Planning and Land Use Regulations of the City of Independence Zoning Ordinance.
2. The Applicant shall pay for all costs associated with the City's review of the requested minor subdivision.
3. The Applicant shall record the subdivision and City Council Resolution with the county within six (6) months of approval.
4. The Applicant shall execute and record the requisite drainage and utility easements with the county within six (6) months of approval.

Attachments:

1. Survey
2. Application

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 viewed on a case-by-case basis.

- ☐ Appeal
- ☐ Comprehensive Plan Amendment
- ☐ Concept Plan
- ☐ Conditional Use Permit
 - ☐ Residential
 - ☐ Commercial/Light Industrial
 - ☐ Telecommunications
 - ☐ Agriculture
 - ☐ Home Occupation
 - ☐ Non-Conforming Use
 - ☐ Guest/Bunk House
 - ☐ Institutional
 - ☐ CUP Amendment
- ☐ Extension Request
- ☐ Final Plat
- ☐ Interim Use Permit
- ☐ Lot Consolidation
- ☒ Minor Subdivision (Survey)
 - ☒ Lot Subdivision
 - ☒ Lot Combination
 - ☐ Lot Line Rearrangement
- ☐ Moving Buildings
- ☐ Preliminary Plat
- ☐ Rezoning
- ☐ Site Plan Review (Commercial)
- ☐ Vacation
- ☐ Variance
 - ☐ Subdivision Regulations
 - ☐ Zoning
 - ☐ Road Frontage
- ☐ Zoning Text Amendment

**Please check all that apply*

Request: We would like to combine
the 4 parcels at 3212
Independence Road so that we
can build single family residence.

Site Address or Property Identification Number(s):

13-118-24-22-0008; 12-118-24-33-0005
12-118-24-33-0004; 13-118-24-22-0009

NOTE: Minnesota State Statute 15.99 requires local governments to review an application within 15 days of its submission to determine if an application is complete and/or if additional information is needed to adequately review the subject request. **To ensure an expedited review, applicants shall schedule a pre-application meeting with the City Planner/Administrator at least one week prior to submittal.** Most applications have a review period of 60 days, with the City's ability to extend an additional 60 days if necessary due to insufficient information or schedule.

Office Use Only

1,250.⁰⁰
 Application Amount
750.⁰⁰
 Escrow Paid

 Date Accepted by Planner

 City Planner

1/31/2017
 Date
4835
 Application Check #
4835
 Escrow Check #

 Accepted By

*****Note:** All parties with a fee interest in the real estate must sign this application before the City will review for consideration!

Applicant Information:

Name: Randall & Margaret Mason
Address: 1652 Homestead Trail
City, State, Zip: Medina, MN 55352
Phone: 612-804-2976 763-350-5802
Email: randy.w.mason@gmail.com
margaret.g.mason@gmail.com
Signature: Margaret G. Mason

Owner Information (if different than applicant)

Name: _____
Address: _____
City, State, Zip: _____
Phone: _____
Email: _____
Signature: _____

Checklist: Please review the checklist that goes with the request(s) as all materials in the checklist unless waived by the City.

Review Deadline and Timeline: All applications must be received by the deadline according to the schedule attached hereto. Failure to submit by the date shown will result in a delay in the scheduling of the application review by Planning Commission and City Council.

Application for Planning Consideration Fee Statement

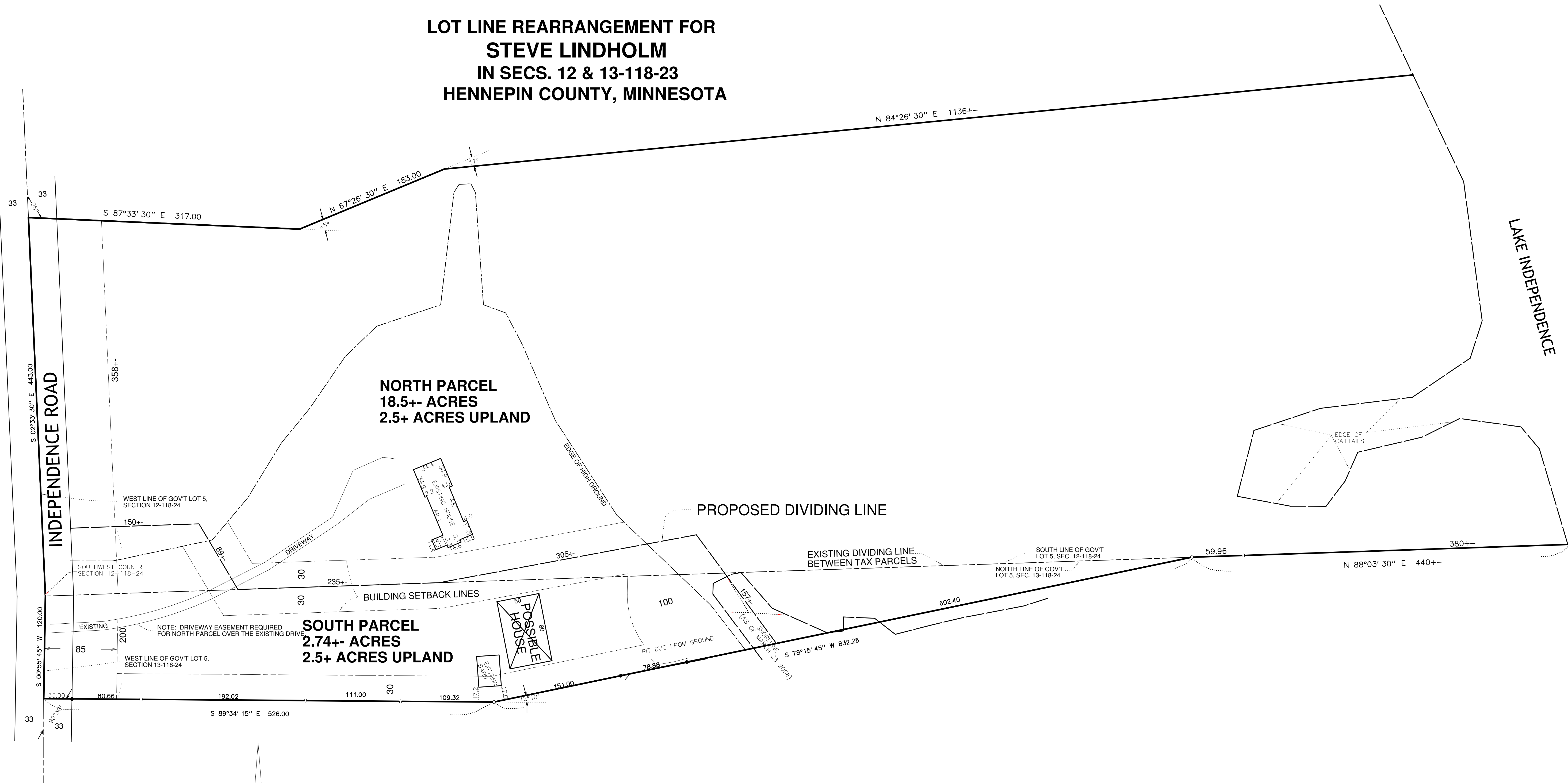
The City of Independence has set forth a fee schedule for the year 2014 by City Ordinance. However, projects of large scope that include two or more requests will be required to provide a larger deposit than the resolution sets forth as set by the City Administrator. The fees collected for land use projects are collected as deposits. All invoices associated with each land employ application will be billed to the applicant within 30 days upon receipt by the City for each project. The City of Independence often utilizes consulting firms to assist in the review of projects. The consultant and City rates are shown at the bottom of this form. By signing this form, the applicant recognizes that he/she is solely responsible for any and all fees associated with the land use application from the plan review stage to the construction monitoring stage through to the release of any financial guarantee for an approved project. If a project is denied by the City Council or withdrawn by the applicant, the fees associated for the project until such denial or withdrawal, remain the applicant's responsibility.

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

Applicant Signature: [Signature]
Date: 1-30-17

Owner Signature (if different): Margaret G. Mason
Date: 1-31-17

LOT LINE REARRANGEMENT FOR
STEVE LINDHOLM
IN SECS. 12 & 13-118-23
HENNEPIN COUNTY, MINNESOTA

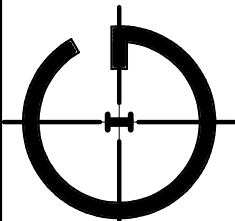


LEGAL DESCRIPTION OF PREMISES
That part of Government Lot 5, Section 12, Township 118, Range 24 West of the 5th Principal Meridian, lying South of the following described:
Commencing at the Southwest corner of said Government Lot; thence North along the West line of said Government Lot a distance of 443 feet to the point of beginning of the line to be described; thence deflecting right 95 degrees a distance of 317 feet; thence deflecting left 25 degrees a distance of 183 feet; thence deflecting right 17 degrees to the Easterly line of said Government Lot, and there ending.
ALSO
That part of Government Lot 5, section 13, Township 118 North, Range 24 West of the 5th Principal Meridian, lying Northerly of the following described line:
Commencing at the Northwest corner of said Government Lot 5, thence South on the West line of said Lot a distance of 120 feet to the point of beginning of the line being described; thence deflecting left 90 degrees 30 minutes a distance of 526 feet; thence deflecting left 12 degrees 10 minutes to the North line of said Government Lot, and there terminating.

•: denotes iron marker found
⊗: denotes iron marker set
Bearings shown are based on assumed datum.

This survey shows the boundary of the South line of the property described, and the location of an existing house, driveway and barn thereon. It does not purport to show any other encroachments or improvements.

GRONBERG & ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
445 N. WILLOW DRIVE LONG LAKE, MN 55356
PHONE: 952-473-4141 FAX: 952-473-4435



DATE	SCALE	SHEET NO.	TOTAL SHEETS
6-9-10	1"=100'	10-146	10-146

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 AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DESIGNED	DRAWN	CHECKED

REVISIONS	
DATE	BY
7-1-10	