



PLANNING COMMISSION MEETING AGENDA
REGULAR MEETING
TUESDAY, JANUARY 16, 2018

7:30 PM Regular Meeting

1. Call to Order
2. Roll Call
3. Approval of Minutes:
 - a. November 21, 2017 Planning Commission Meeting
 - b. December 5, 2017 City Council Meeting Minutes (For Information Only)
4. **PUBLIC HEARING:** William and Sara Liska (Applicants/Owner) request that the City consider the following action for the property located at 6926 Pagenkopf Road (PID No. 15-118-24-31-0001) in Independence, MN:
 - a. A variance to allow a reduced front yard setback for the construction of a new home.
5. **PUBLIC HEARING:** Thomas and Kristen Blanck (Applicant) and Reed Palo Representative of Owner (Owner) request that the City consider the following action for the properties located at 5010 S. Lakeshore Dr. and 4986 S. Lakeshore Dr. (PID No.s 24-118-24-12-0006 and 24-118-24-12-0007) in Independence, MN:
 - a. A lot line rearrangement which would move the existing lot line between the two properties.
6. **PUBLIC HEARING:** Bellissimo Farms, LLC (Applicant/Owner) requests that the City consider the following action for the property located at 7220 Turner Road (PID No. 28-118-24-14-0006) in Independence, MN:
 - a. A conditional use permit to allow a commercial riding stable on the subject property.
7. Open/Misc.
8. Adjourn.

MINUTES OF A REGULAR MEETING OF THE
INDEPENDENCE PLANNING COMMISSION
TUESDAY, NOVEMBER 21 – 7:30 P.M.

1. CALL TO ORDER

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

2. ROLL CALL

PRESENT: Chair Phillips, Commissioners Gardner, Thompson and Dumas
STAFF: City Administrative Assistant Horner, City Administrator Kaltsas
ABSENT: Commissioner Palmquist
VISITORS: Lynda Franklin

3. Approval of minutes:

- a. October 17, 2017 Planning Commission Meeting

Motion by Gardner, to approve the minutes of the September 19, 2017 Planning Commission, second by Thompson. Ayes: Phillips, Gardner, Thompson and Dumas. Nays: None. Absent: Palmquist. Abstain: None. Motion approved.

4. Ordinance Amendment Discussion

Kaltsas outlined three ordinances that needed clarification and/ or updating. The first item would be temporary structures. He noted the only thing currently addressed in the ordinance is greenhouse structures. Dumas asked if there was a definition of temporary structures. Kaltsas said a definition of temporary structures needs to be created and could be based off of the building permit definition. It would be a structure that has a fabric or membrane based roof and has a minimum size. Kaltsas said there is a building code for these structures but no ordinance so therefore no mechanism to enforce any conditions. Thompson asked if a better plan would be to better define when a building permit is needed. Kaltsas noted this isn't just building code related but zoning related as well. Thompson said a flow chart would be good idea. Kaltsas said there is a need to address structures that are not to code such as hoop sheds that are in terrible condition and greenhouses, etc. Phillips asked if there should be a minimum lot size or if setbacks actually address that. Phillips wondered if storage containers and semi-trailers should be added to the definition of temporary structures. Kaltsas noted if they are over 120 sq ft they have to be permanently anchored to the ground. Thompson said he likes the idea of a maximum size. Dumas asked if this covers structures set up for events like weddings, etc. Kaltsas said event tents on residential properties have a 3 day exemption. Kaltsas noted this would go through the normal process and include a public hearing, etc. He said tonight was background information gathering only.

Kaltsas said the next ordinance he would like addressed relates to structure height in relation to the principle structure. He noted in 2013 the ordinance was amended to say that an accessory structure height should not exceed the height of the principal structure. Kaltsas said in the five years this has been implemented a lot of comments have been received as there are many large rambler homes on large lots and this limits the height of any accessory structure they want to put up. He asked if Planning Commission

would take a look at revising the ordinance. Kaltsas noted Satek thought it should be 35'. Kaltsas said measurements are taken from the median of the slope. Phillips said it makes sense for AG to have 35'. Thompson asked if there was a process where it could be a case by case review as calling it a variance sounds weird. He thought it should just be a higher level of approval. Kaltsas said if it could be to wholly agree on some type of criteria to exempt out the height that may make sense.

The third topic Kaltsas addressed was the CUP list of revocations/ enforcement. He said there were approximately 85 total CUPS currently. Staff has tried to inspect all of these in 2017. Kaltsas said inspections verify that all CUP's are being used according to their terms. Phillips thought some cell towers were missing from the list. Kaltsas said he would look into it. Kaltsas said that so far those that have been inspected have all been compliant. Kaltsas stated for those that have not responded to the three letters that have been sent out it will be recommended that their CUP's are revoked. He noted there could be amendment applications.

5. Open/Misc.

6. Adjourn.

Motion by Gardner, second by Palmquist to adjourn at 8:20 p.m. Ayes: Phillips, Gardner, Dumas and Thompson. Nays: None. Absent: Palmquist. Abstain:None. Motion approved..

Respectfully Submitted,

Trish Bemmels/ Recording Secretary

MINUTES OF A REGULAR MEETING OF THE
INDEPENDENCE CITY COUNCIL
TUESDAY, JANUARY 2, 2018 –6:30 P.M.

1. CALL TO ORDER.

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

2. PLEDGE OF ALLEGIANCE.

Mayor Johnson led the group in the Pledge of Allegiance.

3. ROLL CALL

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

ABSENT: City Attorney Vose

STAFF: City Administrator Kaltsas, City Administrative Assistant Horner, City Attorney David Anderson

VISITORS: Brian Vlach, Joe Baker, Scott Walsh, Bob Volkenant, Sarah Borchers

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 the City Council minutes from the December 05, 2017 Truth in Taxation Meeting.
- b. Approval of City Council minutes from the December 05, 2017 Regular City Council Meeting.
- c. Approval of Accounts Payable; Checks Numbered 17621 & 17623-17674 & 17675-17703. Check # 17622 is a 2nd check to National League of Cities; the first one was voided due to LMC losing check.
- d. Approve Mayor and Council Members to attend the LMC's Experienced Leaders Conference January 26-27, 2018.
- e. Approval of Mayor's Attendance at the National League of Cities Congressional Cities Conference March 10-14, 2018.
- f. Approval to not waive the monetary limits on Tort Liability established by MN Statues, to the extent of the limits of liability coverage obtained from the LMCIT.
- g. Approve date of Local Board of Appeal and Equalization Meeting for April 03, 2018 at 6:00 PM.
- h. Approval of Planning Commission Appointments of Carl Phillips and Steve Thompson to New Three (3) Year Terms.
- i. Approve Agriculture Preserve Enrollment Application for Gerald Fredin.

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

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

6. REPORTS OF BOARDS AND COMMITTEES BY COUNCIL AND STAFF

Spencer attended the following meetings:

- None to report

Grotting attended the following meetings:

- None to report

McCoy attended the following meetings:

- West Hennepin Public Safety Reserves “View Santa” Event

Betts attended the following meetings:

- West Hennepin Chamber of Commerce Potluck

Johnson attended the following meetings:

- Regional Council of Mayors Meeting
- National League of Cities Conference Call
- Loretto Holiday Train
- Orono School Board Meeting
- West Hennepin Chamber of Commerce Potluck
- Northwest League Of Municipalities Meeting
- American Legion Christmas Party
- Highway 55 Quarter Coalition Meeting
- Senior Community Services Finance Committee Meeting
- Community Action Partnership for Hennepin County Finance Meeting
- Community Action Partnership Hennepin County Board Meeting
- Met with Public Works Director Ende

Horner attended the following meetings:

- Met with Bemmels and Five Technologies
- Conference Call with ABDO about payroll system

Kaltsas attended the following meetings:

7. SARAH BORCHERS FROM ORONO SCHOOL BOARD TO UPDATE COUNCIL ON CURRENT SCHOOL INITIATIVES.

Borchers outlined the new Activities Center under construction at Orono Schools. She noted this new construction was approved in November 2016. Borchers said community members and students would be able to utilize the facility. The center will be three levels and include a lobby, walking arena and weight room. Borchers said they will be hiring a Facilities Manager in the next few months. She said the Activity Center will be available to seniors to use for free as promised to voters.

Johnson asked if the management position was hired by the School Administration or through the Community Education Department. Borchers said the hiring would be done through the School District. Borchers said it

appears there will be enough in the budget to cover the addition of a plaza for the outside stadium that would include a concessions area. Borchers noted videos and PowerPoints of the project are available on the Orono website.

8. JOE BAKER, KRISTA BARTA, JIM KUJAWA, BRIAN VLACH TO PRESENT CURRENT PIONEER SARAH CREEK WATERSHED MANAGEMENT COMMISSION INITIATIVES.

Baker thanked the Council and Mayor for the continued support of the watershed through 2017. He said the budget was decreased this year as they were able to save some money on administrative costs. Baker said it was a functional and productive year for the watershed. Baker said Barta has worked diligently on the state-wide buffer initiative and the good news is that all of the applicable residents within the City of Independence are compliant and did not require extensions.

Baker introduced Vlach from Three Rivers Park District and said the watershed could not ask for a better partner. Vlach stated he works with Lake Sarah and Lake Independence on TMDL. He also works on implementing water quality improvement projects. Vlach spoke specifically about the Lake Independence TMDL project noting it was the first of its kind done in Minnesota. He said there was a need to bring the TMDL down by 1,081 lbs. /year. Lake Independence had excessive nutrients, mainly phosphorous per a 2002 study. Vlach said the different municipalities that contribute the TMDL have specific amounts they are allowed each year. The City of Independence is responsible for reducing 535 pounds, the City of Medina is 284 pounds and the City of Loretto is 53 pounds. The City of Independence took the initiative to contract with Hennepin County and the Anoka Conservation District to do a watershed assessment and identify hot spots. The project was funded by the Clean Water Fund and addressed Lake Sarah and Lake Independence. The study identified the Baker Campground Ravine as a significant contributor to the load into Lake Independence. Total acres of watershed are 80 acres and the amount in Independence is about 29 acres. A Joint Powers Agreement executed in February 2016 between Medina, Independence, Watershed Management Commission and Three Rivers Park District implemented phase one of the Baker Park Campground Ravine Stabilization Project. A feasibility study was done to determine the scope of work necessary to correct the problem. The study showed 2,200 feet of severe erosion resulting in 277 pounds of phosphorous and 300 tons of sediment going into Lake Independence from this location. The project included rounded fieldstone and rip rap to stabilize the channel area and reduce. Vlach said these projects would cover about 15% of the TMDL. The estimated cost of the project is \$525,000. He noted a Clean Water grant has been applied for in the amount of \$416,000 and Hennepin County Opportunity Grant in the amount of \$59,000 which is contingent on receiving the Clean Water Fund Grant. Vlach noted the idea is slow the water down in a step-wise fashion to reduce velocity and erosion through the channel. The estimated project life is 30 years. Vlach said they did secure the Clean Water Grant in the amount of \$416,000 and they expect to receive the Hennepin County Opportunity Grant as well. He said the remaining balance would be divided among the four partners making each contribution \$10,500/ each. Vlach said the Lake Independence Citizens Association is also contributing \$2500. Vlach noted the Joint Powers study was crucial to obtaining the Clean Water grant. Vlach noted the next step is to complete a work plan which is due March 12th. He said there will be another Joint Powers Agreement needed for Phase II of the project and he would need the City's assistance on that. Vlach said they hope to be at the bidding phase of the project for a contractor by August with construction starting sometime in October or November.

Grotting asked how the bidding processed worked. Vlach said there will be a public notice and a formal bid process. Johnson asked about the grant through Hennepin County and Vlach noted that was a grant through environmental services. Johnson asked why Maple Plain was not included in this process. Vlach said that the Maple Plain contributing watershed was less than acre and they were never named in the TMDL as a

responsible party. Johnson asked if the ravine was checked regularly that was filled by Budd Street years ago. Baker said it was doing well.

Grotting asked about holding pond as part of the project. Vlach said that was identified in the scope of work but the amount of phosphorous that would have to be removed proved to be too expensive.

Baker addressed another grant opportunity through Hennepin County directed towards combating the invasive species threatening our lakes. He introduced Walsh who is interested in asking the City of Independence to be the administrator of this grant project. Baker said the grant opportunity would not be available for long. Walsh is looking at a CD3 Waterless Cleaning Station for Lake Sarah. It empowers boaters to stop invasive species with user operated waterless cleaning equipment. Betts asked if there was a limitation on boat size. Baker said it could cover any size boat that would be on Lake Sarah. Betts asked if there was a charge to the boat owner to use the unit. Baker said that was a great question and at this point an open question. Johnson asked if this would typically be used when exiting a lake. Baker said the hope would be that they would use it if they are coming from a lake with invasive species before they go into Lake Sarah. Spencer was curious about the noise factor of the unit. Vlach said the noise was equivalent to a shop vac and the blower is powered by a generator. Walsh noted there is a cell phone within the unit so it can be monitored as to how much use it is getting, when it needs to be pumped, etc. Spencer said he thought people would bypass it if there was a long line to use it. Walsh thought something on a smaller scale would be more appropriate for Lake Sarah.

Grotting asked if the grant was specific to this particular tool or anything that addresses the spread of AIS. Kaltsas said there were questions that needed to be answered addressing noise and cost especially. He said it was not a big risk to be named as an applicant for the grant as long as it is worded subject to understanding all the aspects and also what the contribution of the LSIA will look like.

Motion by McCoy, second by Spencer to authorize Staff to proceed with grant application if deemed appropriate after further investigation. Ayes: Johnson, McCoy, Betts and Spencer. Nays: Grotting. Absent: None. MOTION DECLARED CARRIED.

9. CONSIDER AUTOMATED PAY OPTIONS:

- a. Direct Withdrawal Sewer Payments
- b. Credit Card Pay Options for Some City Fees

Kaltsas said the City did extensive research along with our financial provider to find the best option available for automated payments. PSN Solutions and MuniPay have the best integration capabilities with cities financial software. He noted those companies would be able to receive the payments and report directly back to our new system software. Kaltsas said most cities authorize an automated withdrawal for sewer payments while very few offer a credit card payment option. Staff would recommend PSN as the better option to accept the automatic withdrawal and the recommendation would also be not to accept the credit card option.

The second option is to take credit card payments for permits and other services. It would provide a higher level of service to the residents. The cost is 2.65-2.75% per transaction with most cities passing the fee to the end user. The fee schedule could be adjusted to account for this or it could be a per transaction charge. Staff recommendation would be to have a terminal available at City Hall. Kaltsas noted we are starting out the year with new financial software so it would make sense to take a look at these services as well. Spencer asked what a POS device would cost the city and would that be a one-time fee. Kaltsas said it would be a one-time cost and it is around \$200.

Grotting asked how many residents use bill pay at this time. Horner said it was about 1/3 of the residents. Kalsas said he thought there would be a high demand for this option. Spencer noted the processing fee would be passed to the end-user not the maintenance fee.

Motion by Betts, second by Grotting to approve sewer payments through PSN with the customer absorbing the fee. Ayes: Johnson, McCoy, Betts, Grotting and Spencer. Nays: None. Absent: None. MOTION DECLARED CARRIED.

Motion by Spencer, second by McCoy to approve credit card payments through PSN with specifics to be developed by Staff and a final motion determined at the next Council Meeting. Ayes: Johnson, McCoy, Betts, Grotting and Spencer. Nays: None. Absent: None. MOTION DECLARED CARRIED.

10. ANNUAL CITY COUNCIL APPOINTMENTS.

Motion by Grotting, second by Betts to keep scheduled appointments with the option to change or substitute as needed. Ayes: Johnson, McCoy, Betts, Grotting and Spencer. Nays: None. Absent: None. MOTION DECLARED CARRIED.

11. OPEN/MISC.

12. ADJOURN.

Motion by Spencer, second by Grotting to adjourn at 8:24 p.m. Ayes: Spencer, Johnson, Grotting, McCoy and Betts. Nays: None. Absent: None. MOTION DECLARED CARRIED.

Respectfully Submitted,

Trish Bemmels/ Recording Secretary

City of Independence

***Request for a Variance to Allow a Reduced Front Yard Setback for the
Property Located at 6926 Pagenkopf Road***

To: Planning Commission
From: Mark Kaltsas, City Planner
Meeting Date: January 16, 2018
Applicant: William and Sara Liska
Owner: William and Sara Liska
Location: 6926 Pagenkopf Road

Request:

William and Sara Liska (Applicants/Owner) request that the City consider the following action for the property located at 6926 Pagenkopf Road (PID No. 15-118-24-31-0001) in Independence, MN:

- a. A variance to allow a reduced front yard setback for the construction of a new home.

Property/Site Information:

The subject property is located at 6926 Pagenkopf Road. The house is on the north side of Pagenkopf Road and east of Valley Road. The property is comprised of 4.78 acres. The property has a mix of upland with mature trees and lower wetland to the north.

Property Information: 6926 Pagenkopf Road

Zoning: *Agriculture*

Comprehensive Plan: *Agriculture*

Acreage: 4.78 acres

6926 Pagenkopf Road (blue outline)



Discussion:

The applicant currently lives in the existing home on the subject property. The applicant contacted the City several months ago pertaining to the possibility of razing the existing home and constructing a new home on the subject property. The applicant would like to locate the new home in the same general location of the existing house. The existing home does not meet the applicable front yard setback from Pagenkopf Road. The applicant is proposing to maintain a similar front yard setback to the existing home. There are several existing conditions of the property that potentially restrict the ability to locate the new home on the property in a manner that meets the requisite front yard setback. There are three existing detached accessory buildings located on the property that are going to remain. A new septic field was recently installed on the property and there are a handful of existing mature trees surrounding the existing home.

The existing conditions of the property and proximity of the existing buildings and septic field, limit the available locations for a new home to be constructed on the property. The septic system was recently installed is fully compliant and will allow the construction of the proposed home.

The request made to the City includes the following proposed setback from the front yards:

Front Yard Required:	85 feet from centerline of road
<u>Existing House</u> Front Yard Setback:	58.1 feet from centerline of road
<u>New House</u> Front Yard Proposed:	58.1 feet from centerline of road
Variance Requested:	26.9 feet



Commissioners will need to determine if the request complies with the criteria for granting a variance.

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 Agriculture District. The property is wooded and positioned in a way that would reduce the impact of the proposed setback reduction.
- b. The character of the surrounding area is rural residential/agriculture.
- c. The proposed variance to allow a new residential structure on this property is in keeping with the City's comprehensive plan.
- d. The applicant is proposing to locate the new home in the same general location of the existing home and no closer to the Pagenkopf Road.
- e. The existing buildings will remain on the property and limit the ability of a new home to be "pushed back" on the subject property.
- f. There are several large existing mature trees that will be saved on the property. The location of these trees and the proximity of the trees to the existing buildings could limit the potential location of a new home.
- g. The homes on either side of this property meet the requisite front yard setback. Due to the distance between the homes and the existing vegetation, there does not appear to be a "relationship" between the home on this property and the surrounding properties.
- h. The proposed home will meet all other requisite setbacks for this property.

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

Neighbor Comments:

The City has not received any comments as of the time of this writing.

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 new home in accordance with the approved plans only (plans will become an exhibit of the resolution). The variances shall be as follows:
 - a. Front Yard: 26.9 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 new home will need to be in compliance with all applicable standards relating to the Agriculture zoning district.

Attachments:

1. Application
2. Building Plans
3. Site Survey

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 to build new home over the front yard setback line to Panenkopf Road.
Existing home to be demolished is currently over the front yard setback line. The construction of a new home in this same location is required do to the property features and current structures (not being demolished).

Site Address or Property Identification Number(s):
15-118-24-31-0001

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	
<u>1,250.⁰⁰</u>	<u>12/14/17</u>
Application Amount	Date
<u>750.⁰⁰</u>	Application Check #
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: William W. Liska
Address: 6926 Pagenkopf Road
City, State, Zip: Independence, MN 55359
Phone: 763-479-6797
Email: bill.liska@grainmillers.com
Signature: William W. Liska

Owner Information (if different than applicant)

Name: Sara Liska
Address: 6926 Pagenkopf Rd.
City, State, Zip: Independence MN 55359
Phone: 763-479-6797
Email: mnliska@hotmail.com
Signature: Sara Liska

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.

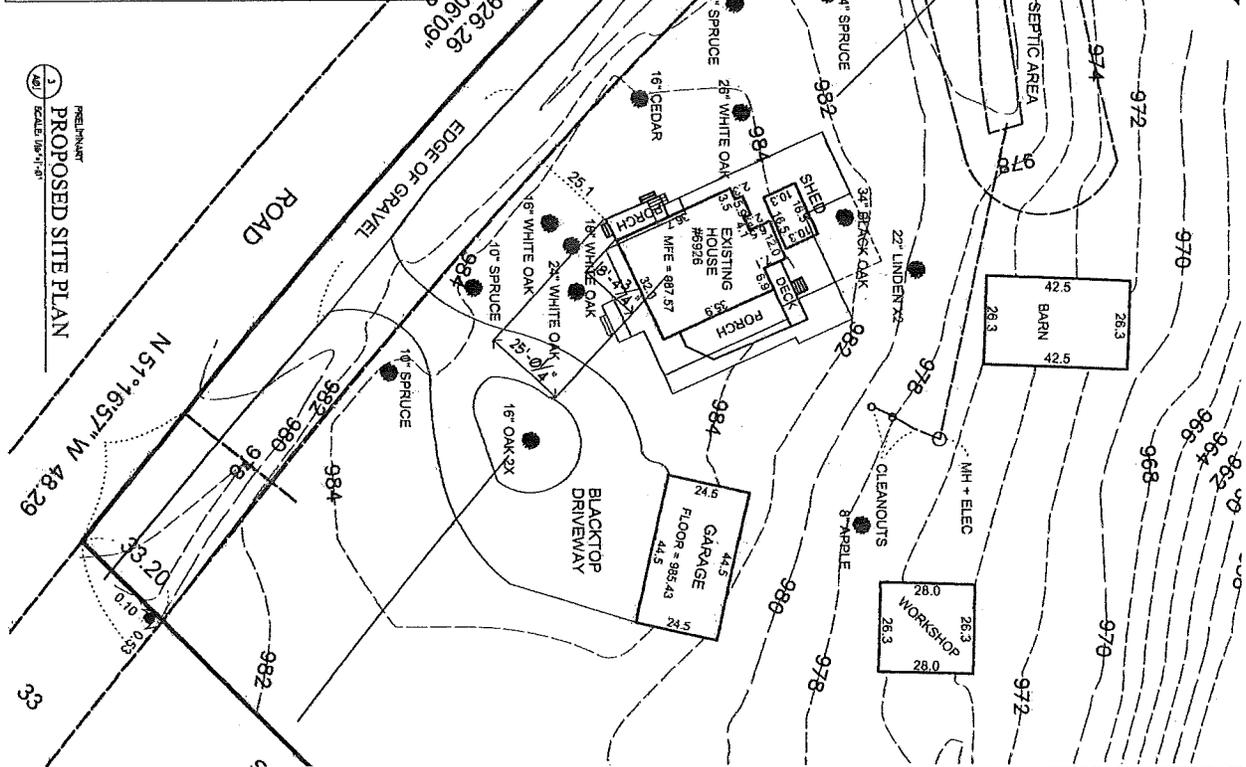
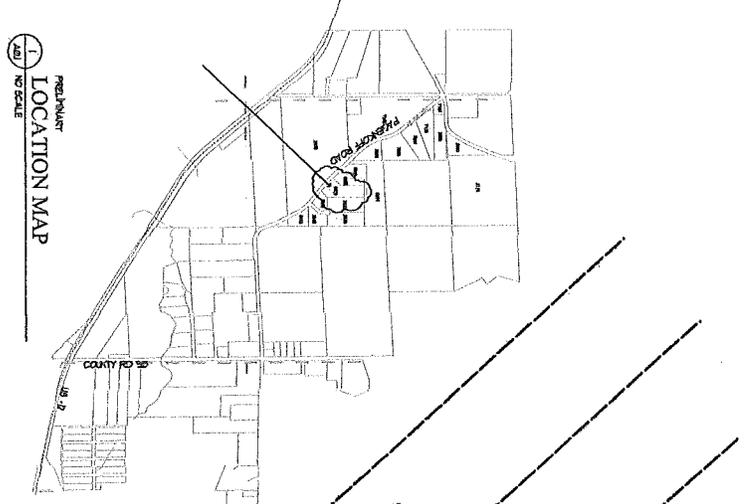
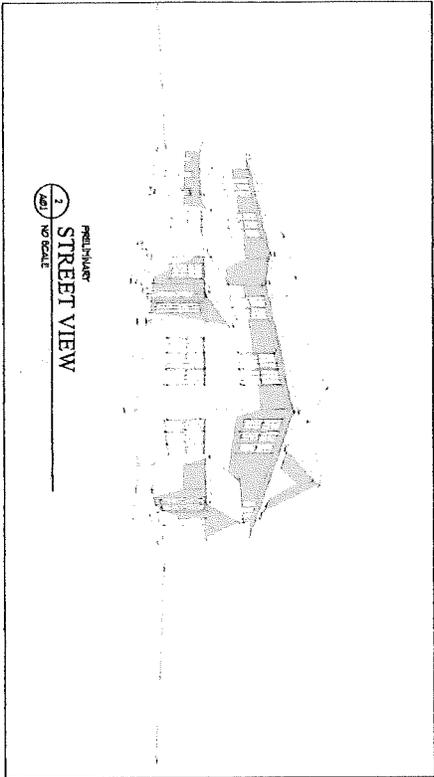
Application for Planning Consideration Fee Statement

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: William W. Liska
Date: 12/13/2017

Owner Signature (if different): Sara Liska
Date: 12/13/2017



City of Independence

***Request for a Minor Subdivision to Allow a Lot Line Rearrangement
on the Properties Located at 5010 and 4986 S. Lakeshore Drive***

To: Planning Commission
From: Mark Kaltsas, City Planner
Meeting Date: January 16, 2018
Applicant: Thomas and Kristen Blanck
Owner: Thomas and Kristen Blanck and Reed Palo
Location: 5010 and 4986 S. Lakeshore Drive

Request:

Thomas and Kristen Blanck (Applicant) and Reed Palo Representative of Owner (Owner) request that the City consider the following action for the properties located at 5010 S. Lakeshore Dr. and 4986 S. Lakeshore Dr. (PID No.s 24-118-24-12-0006 and 24-118-24-12-0007) in Independence, MN:

- a. A lot line rearrangement which would move the existing lot line between the two properties.

Property/Site Information:

The property is located south of TH 12 and east of Nelson Road. The property has an existing residence and two detached accessory buildings. The property has the following characteristics:

Property Information: 5010 S. Lakeshore Drive

Zoning: *Rural Residential (Shoreland Overlay)*

Comprehensive Plan: *Rural Residential*

Acreage: Before – 19,485 SF

After – 21,399 SF

Property Information: 4986 S. Lakeshore Drive

Zoning: *Rural Residential (Shoreland Overlay)*

Comprehensive Plan: *Rural Residential*

Acreage: Before – 23,009 SF

After – 21,095 SF

5010 and 4986 S. Lakeshore Drive



Discussion:

The applicant is seeking a minor subdivision to allow a lot line rearrangement that would expand the 5010 property by approximately 1,914 SF and reduce the 4986 property by the same. The southern property line would move approximately 27 feet to the south and run parallel to the existing property. The additional acreage will provide the owner of the 5010 property the use of the area just to the south of the existing detached garage.

Both lots are considered legal non-conforming lots of record in the City. The minimum lot size for Shoreland properties is one acre. The existing detached garage on the 5010 property does not currently meet applicable setbacks in the before or after conditions. The after condition does provide additional setback for the detached garage. The 4986 property does not have any structures. The owner of the 4986 property also owns the property to the east with an existing home.

Staff has reviewed the request and offers the following information for consideration by the Planning Commission:

1. The lot line rearrangement does not appear to impact either property or create any additional non-conformities.

2. The legal non-conforming status of both properties does not change in the before or after conditions.
3. The setbacks of the existing structures on the 5010 property do not become conforming in the after condition; however, they are arguably made better.
4. The existing home on the 5010 property is connected to City sewer.
5. The 4986 property can connect to the sewer if developed in the future.

Neighbor Comments:

The City has not received any written comments pertaining to the request for a lot line rearrangement.

Recommendation:

Staff is seeking a recommendation from the Planning Commission for the requested minor subdivision to allow a lot line rearrangement with the following findings and conditions:

1. The proposed minor subdivision to allow a lot line rearrangement request meets all applicable conditions and restrictions stated Chapter V, Sections 500 and 510, Planning and Land Use Regulations and Zoning, in 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.

Attachments:

1. Application
2. Surveys (Before and After)

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: _____

Annex small piece of neighbor's property PID 2411824120006
onto applicant's adjacent property PID 2411824120007

Site Address or Property Identification Number(s):

PID 2411824120006

PID 2411824120007

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

12/13/17
Date

1250⁰⁰
Application Amount

18385
Application Check #

750
Escrow Paid

18385
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: Thomas and Kristen Blanck

Address: 5010 S. Lakeshore Dr.

City, State, Zip: Independence, MN 55359

Phone: 612.812.3372

Email: tom.blanck@gmail.com

Signature: 
Kristen Blanck

Owner Information (if different than applicant)

Name: Reed Palo (for Hildegard H. Palo)

Address: 4986 S. Lakeshore Dr.

City, State, Zip: Independence, MN 55359

Phone: 641.220.4731

Email: palocop@hotmail.com

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:  Kristen Blanck

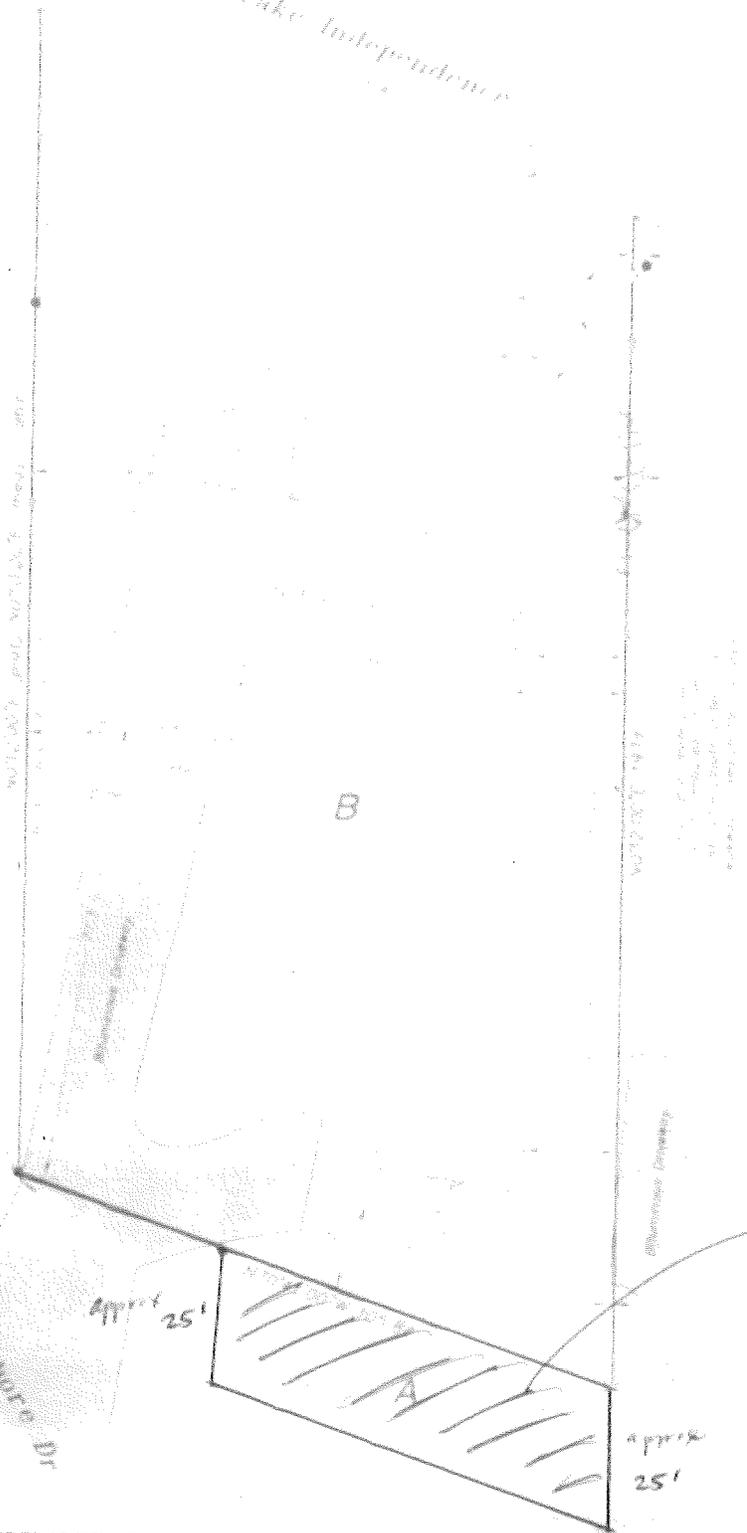
Date: 12/12/2017

Owner Signature (if different): 

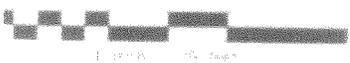
Date: 12/13/2017

Certificate of Survey

Lake Independence



Proposed #2

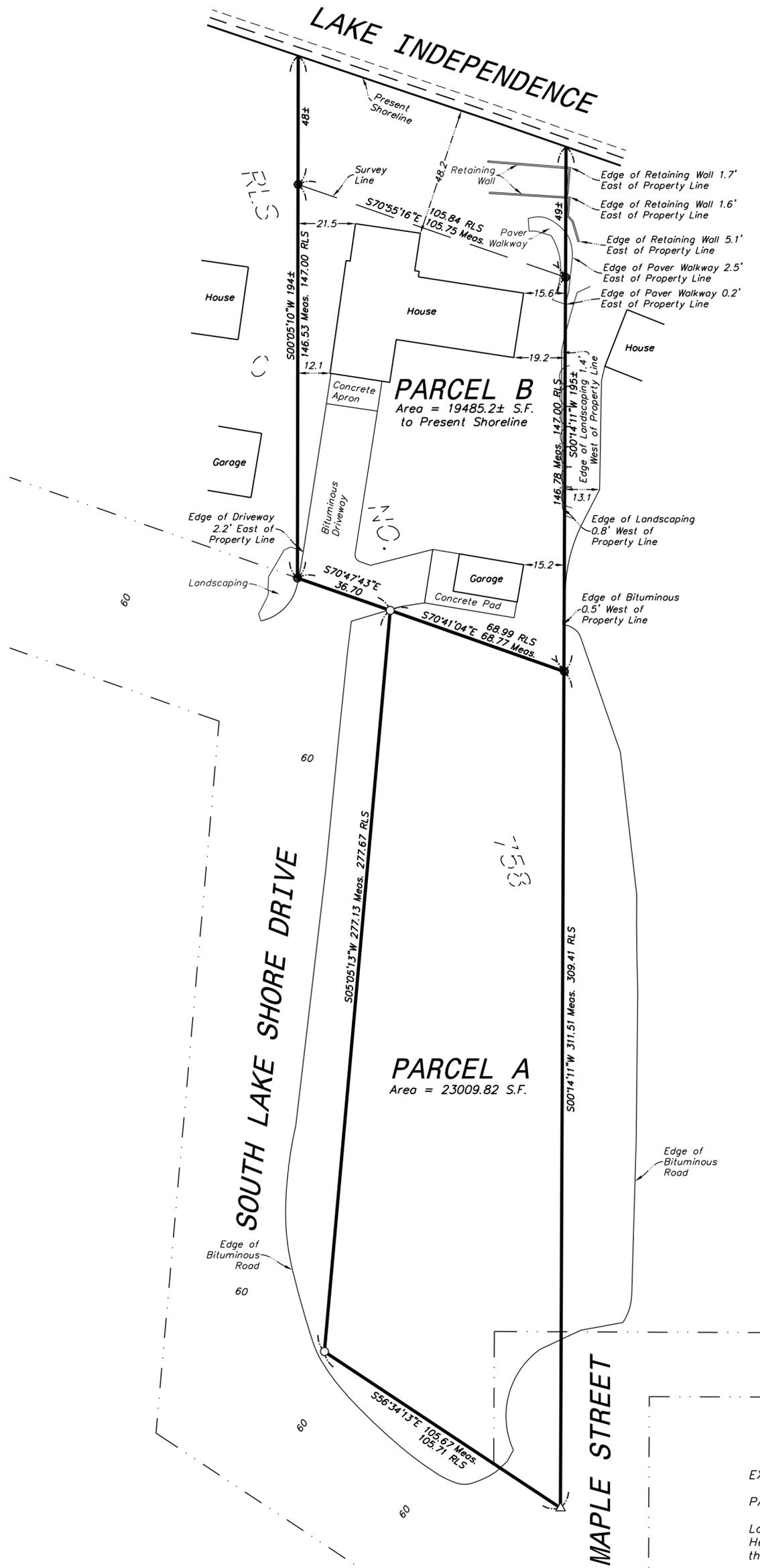
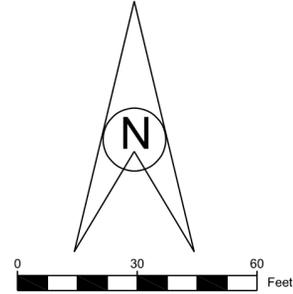


**A SCHOBORG
LAND SERVICES
INC**

Surveyed by [Name] on [Date] for [Client Name]. This certificate is a true and correct copy of the original survey as shown to the undersigned by the surveyor. The survey was conducted in accordance with the laws of the State of Michigan and the rules and regulations of the State Board of Surveyors.

Map Number: [Number]
 Date of Survey: [Date]
 Name of Surveyor: [Name]
 Name of Client: [Name]
 Name of Property: [Name]

Certificate of Survey (Before)



EXISTING PROPERTY DESCRIPTIONS

PARCEL A:

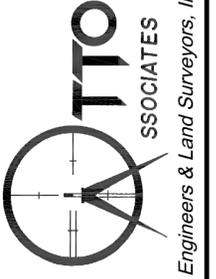
Lot A, REGISTERED LAND SURVEY NO. 758, Hennepin County, Minnesota, according to the files of the Registrar of Titles.

PARCEL B:

Lot B, REGISTERED LAND SURVEY NO. 758, Hennepin County, Minnesota, according to the files of the Registrar of Titles.

- denotes iron monument found
- denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062
- △ denotes P.K. nail set

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



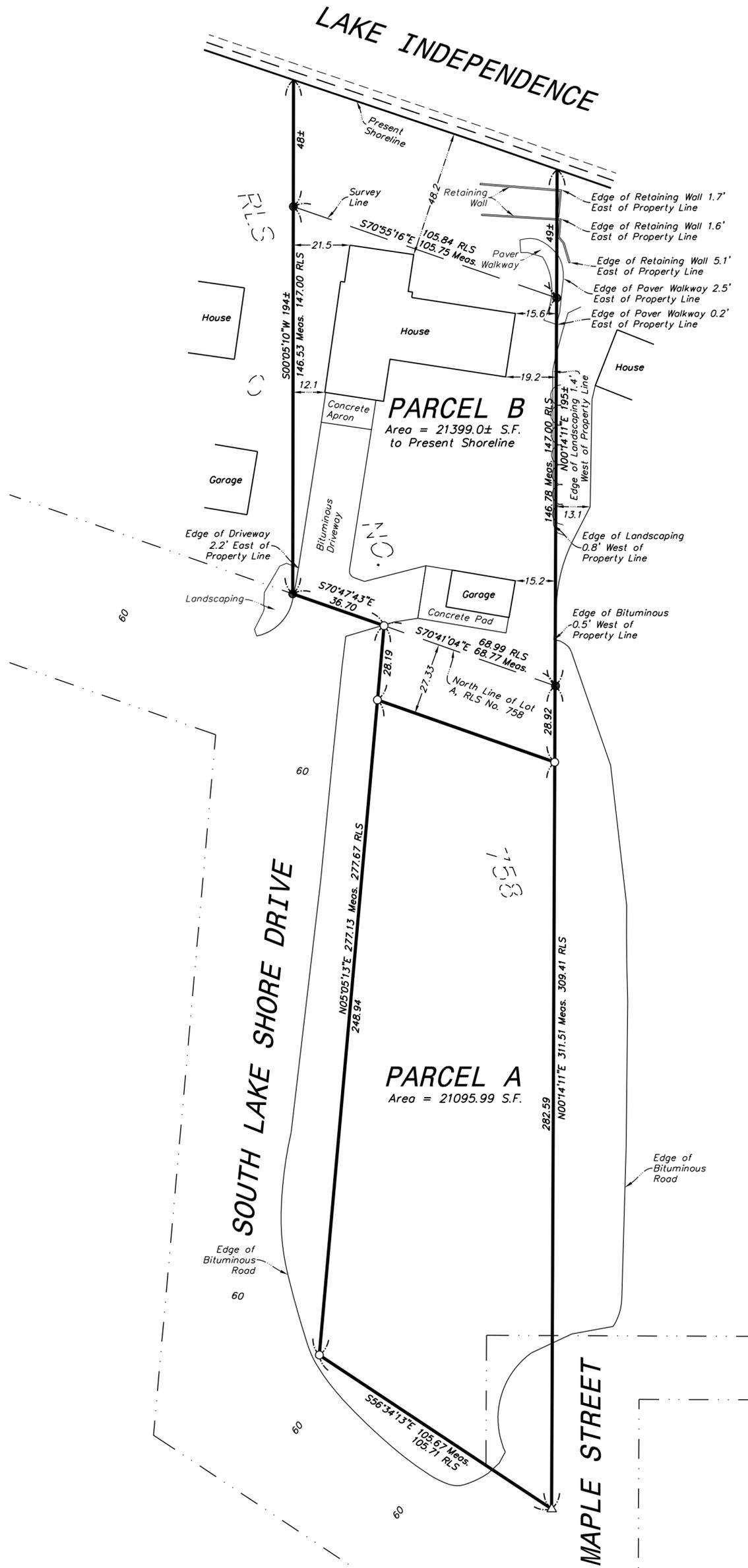
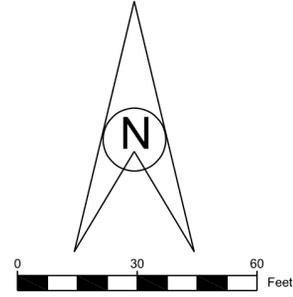
Project No. 17-0562

Tom Blanck
Requested By: _____
Date: 11-30-17
Checked By: P.E.O.
Scale: 1"=30'
Drawn By: S.O.S.
P.E.O.

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: 12-13-17

Certificate of Survey on Lots A & B, REGISTERED LAND SURVEY NO. 758, Hennepin County, Minnesota
Revised: _____

Certificate of Survey (After)



PROPOSED PROPERTY DESCRIPTIONS

PARCEL A:

Lot A, REGISTERED LAND SURVEY NO. 758, Hennepin County, Minnesota, according to the files of the Registrar of Titles; except the North 27.33 feet thereof.

PARCEL B:

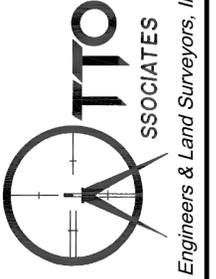
Lot B, REGISTERED LAND SURVEY NO. 758, Hennepin County, Minnesota, according to the files of the Registrar of Titles.

AND

The North 27.33 feet of Lot A, REGISTERED LAND SURVEY NO. 758, Hennepin County, Minnesota, according to the files of the Registrar of Titles.

- denotes iron monument found
- denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062
- △ denotes P.K. nail set

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



Tom Blanck
Requested By: _____
Date: 11-30-17
Drawn By: S.O.S.
Scale: 1"=30'
Checked By: P.E.O.

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: 12-14-17

Certificate of Survey on Lots A & B, REGISTERED LAND SURVEY NO. 758, Hennepin County, Minnesota
Revised: _____
Project No. 17-0562

City of Independence

***Request for a Conditional Use Permit to
Allow a Commercial Riding on the Property located 7220 Turner Road***

To: Planning Commission
From: Mark Kaltsas, City Planner
Meeting Date: January 16, 2018
Applicant: Bellissimo Farms, LLC
Property Owner: Bellissimo Farms, LLC
Location: 7220 Turner Road

Request:

Bellissimo Farms, LLC (Applicant/Owner) requests that the City consider the following action for the property located at 7220 Turner Road (PID No. 28-118-24-14-0006) in Independence, MN:

- a. A conditional use permit to allow a commercial riding stable on the subject property.

Property/Site Information:

The property is located on the north side of Turner Road between CSAH 90 and CSAH 92. The property is comprised of an existing home, barn and several additional detached accessory structures. The property has pasture areas, paddocks and a small wetland. The property has the following characteristics:

Property Information: 7220 Turner Road

Zoning: *Agriculture*

Comprehensive Plan: *Agriculture*

Acreage: *21.46 acres*

Subject Property



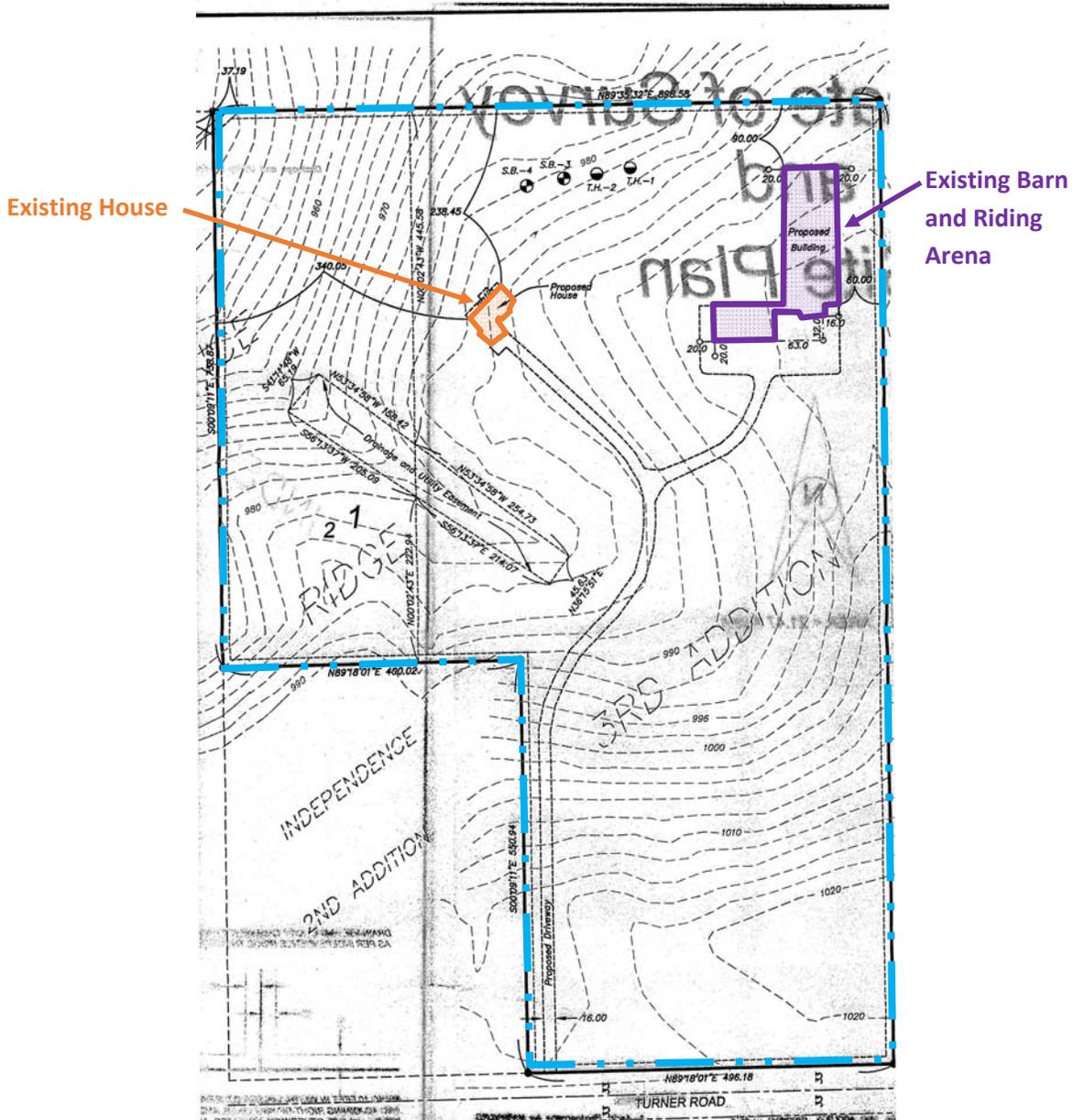
Discussion:

The applicant currently has an existing home with large barn and indoor riding arena on the subject property. The applicant uses the property as a private horse farm for their own horses. Several months ago, the applicant inquired about the possibility of boarding several horses on the property in addition to their own. The applicant is now asking the City to consider granting a conditional use permit for a commercial riding stable that would allow the boarding of 4 horses on the property in addition to the owner's horses. The horses to be boarded would be housed inside the existing stable located on the property.

The existing horse barn has seven (7) heated stalls. The applicant is proposing to have no more than 3 boarders with four collective horses boarded on the property at any time. Access to the property for the boarders would be permitted only between the hours of 9:00 am and 9:00 pm daily. There will continue to be deliveries for shavings and feed brought to the property on an as needed basis. Manure is currently contained on the property and spread as needed on the pasture areas. The applicant does not believe that the additional 4 horses would change the number or frequency of deliveries to the property or frequency or operation of the manure spreading.

In addition to the general boarding and riding of the horses on the property, the applicant is seeking approval to host up to four (4) riding clinics on the property. The clinics would be limited to no more than 10 participants and would provide additional education, safety and training to horse enthusiasts. The clinics would be held within the hours of operation of the facility.

Existing Property and Buildings



Commercial riding stables are a conditional use in the Agriculture zoning district. The subject property is zoned Agriculture. The City generally allows 1 animal unit on the first two acres and then 1 additional animal unit for each additional acre of property. The subject property is comprised of approximately 21.46 acres. Of the 21 acres, approximately 19 acres is useable upland. Applying the City's typical standard, the site would accommodate 20 animals using the gross acreage or 18 animals using the upland acreage. The City has historically required that the applicants maintain a manure management plan, maintain all applicable permits relating to the management of manure on this property and maintain 1/3 acre of open space per animal unit. The 7 total horses proposed by the applicant would fit within the allowable number of animal units on the property.

The criteria for granting a conditional use permit are clearly delineated in the City's Zoning Ordinance (Section 520.11 subd. 1, a-i) as follows:

1. The conditional use will not adversely affect the health, safety, morals and general welfare of occupants of surrounding lands.
2. The proposed use will not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity for the proposes already permitted or on the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.
3. Existing roads and proposed access roads will be adequate to accommodate anticipated traffic.
4. Sufficient off-street parking and loading space will be provided to serve the proposed use.
5. The proposed conditional use can be adequately serviced by public utilities or on-site sewage treatment, and sufficient area of suitable soils for on-site sewage treatment is available to protect the city form pollution hazards.
6. The proposal includes adequate provision for protection of natural drainage systems, natural topography, tree growth, water courses, wetlands, historic sites and similar ecological and environmental features.
7. The proposal includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance.
8. The proposed condition use is consistent with the comprehensive plan of the City of Independence.
9. The proposed use will not stimulate growth incompatible with prevailing density standards.

The City has visited the site and discussed the operation of the proposed commercial riding stable with the applicant. Given the location of the property off of Turner Road, the orientation of the buildings and their relationship to the surrounding properties, the relatively small number of horses in relation to the properties size and the existing use of the property as a private horse facility, it appears that the proposed application can be found to meet the requirements for granting a conditional use permit to allow a commercial riding stable.

Neighbor Comments:

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

Recommendation:

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

1. The proposed conditional use permit request meets all applicable conditions and restrictions stated in Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
2. The conditional use permit will include the following conditions:
 - a) The conditional use permit will be reviewed annually by the City to ensure conformance with the conditions set forth in the resolution.
 - b) Any new signage shall comply with all applicable standards of the City's ordinance.
 - c) No more than 7 horses shall be boarded on the property.
 - d) The applicant and facility must operate in compliance with manure management permit from MPCA. A copy of the valid MPCA permit is to be attached to and become a part of the conditional use permit.
 - e) A minimum of 1/3 acre or green covered open space, excluding wetland, is required within the horse facility, for each horse allowed by this permit. Grass shall be maintained and be the primary groundcover in all pasture areas.
 - f) The hours of operation are: summer 9:00 am – 10:00 pm.
 - g) Four (4) horse training clinics will be permitted per year and shall comply with the following provisions:
 - The horse clinics shall occur during the permitted hours of operation.
 - No more than 10 participants shall be permitted at each clinic.
 - h) No renting of hack horses.
 - i) No riding on adjacent private land unless authorized by owners.
 - j) No parking on public roads.
 - k) Utilize appropriate management practices to control flies and odor.
 - l) No future expansion of the barn and riding arena shall be permitted on the property without the further review and approval by the City through the conditional use permit amendment process.
3. The applicant shall pay for all costs associated with the review and recording of the resolution.

Attachments:

1. Applicants Narrative
2. Site Plan/Survey

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: CUP to allow Bellissimo
Farms to serve as a semi private
boarding and training equine
facility for 3 boarders.

Site Address or Property Identification Number(s):

7220 Turner Road
Independence MO 65859

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

_____	_____
	Date
_____	_____
Application Amount	Application Check #
_____	_____
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:

Owner Information (if different than applicant)

Name: Bellissimo Farms

Name: _____

Address: 7220 Turner Rd

Address: _____

City, State, Zip: Independence MO 65335

City, State, Zip: _____

Phone: 612-599-9833

Phone: _____

Email: cmario@clickboarding.com

Email: _____

Signature: Chris Marino

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: Chris Marino

Date: 12-5-17

Owner Signature (if different): _____

Date: _____

December 12, 2017

Kindly accept this application for a Conditional Use Permit for “Bellissimo Farms” located at 7220 Turner Road, Independence, MN 55359. Bellissimo Farms is owned by Christine Marino and Bellissimo Farms LLC. Phone number 612-599-9833.

The Site Survey is included in this application outlining the 22 acres of the property. This property is currently a private residence.

The request for a CUP is so that the property named “Bellissimo Farms” may serve as a Semi Private boarding and training equine facility. The existing structures on the property include a 7-stall heated and insulated barn with attached heated and insulated indoor riding arena. Also attached, a workshop housing all necessary equipment for proper operation and maintenance included but not limited to, equipment including a tractor, gator, mower, spreader and brush hogs. There is an additional 3-sided structure used for hay storage. There is a concrete 3-sided slab for proper manure management.

Inside the barn is a heated, private tack room, separate wash stall and grooming stall. There are 6 11 feet by 12 feet private stalls lined with custom fit rubber floor mats and 1 broodmare stall. Each stall has an automatic waterer.

There are 3 outdoor private paddocks and 2 pastures with outdoor structures providing shelter during extreme weather. Each paddock and pasture has a Ritchie automatic watering system, double sided fencing and secure gated entrances and exits.

There is an outdoor grand prix riding arena with self-waters.

Bellissimo Farms intends to allow up to 3 boarders with no more than 4 collective horses across 3 boarders. Hours of operation will be 9 am-9 pm. The property will not allow access before or after those times. These times may be modified seasonally but will not be earlier or later than 9-9. We will have 1 individual assisting with the care of the horses and property. Boarders will be able schedule times that they wish to use the facility and or come and go during the hours of operation freely.

Feed and shavings will be delivered monthly. This will adjust based on need. However, we do not anticipate it being more than once per month.

Manure will be managed on the property using all appropriate and necessary equipment daily. The manure will be composted and spread on all existing pastures.

We intend to host 4 clinics per year. The purpose of these events is to bring in trainers that will assist in the education, safety and training of riders and horse enthusiast for their overall development of skills. These clinics will be more intimate in size, up to 10 individuals per clinic.

Every consideration for the CUP leverages the existing property and structures with no foreseen changes necessary.

The proposed usage would not negatively affect the health, safety and general welfare of the city. Entrances and exits to the property are controlled and will not impact general traffic flow of Turner Road or the surrounding area.

The proposed usage will not create a significant increase in traffic or for that matter even be recognized as a change in normal operating procedures of the current property.

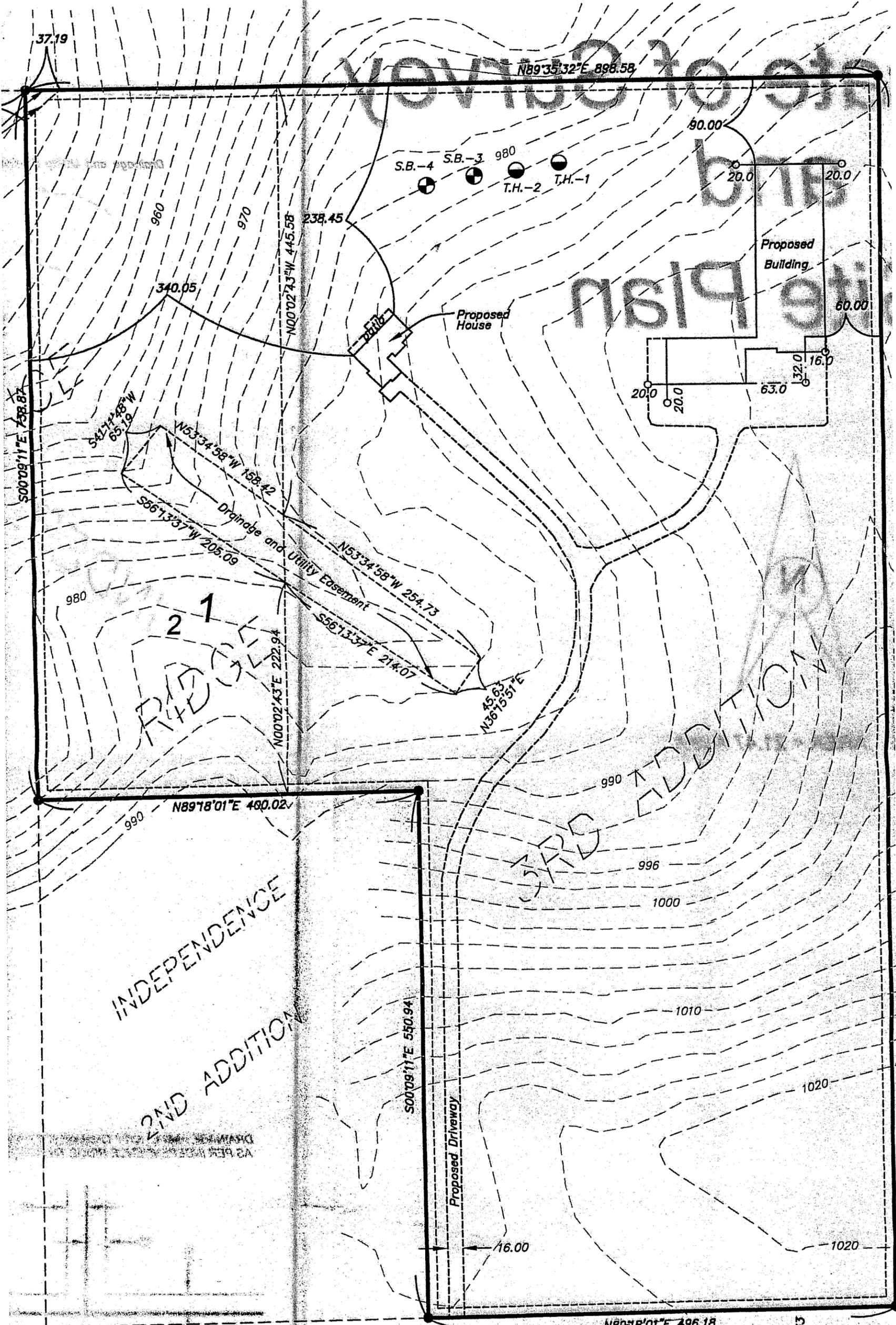
There is sufficient on-site private parking on the property. Therefore, there would be no impact to the surrounding roads and or area.

All necessary utility vendors, sewage, propane, utilities etc. have adequate access to perform the necessary services for use, per vendor ensuring protection from pollution hazards.

The desired use of the property will cause no ill harm to drainage systems, natural topography tree growth water course wet lands historic sites and similar ecological environmental features.

The property will pose no noise threat or odor fumes dust or noise vibration. The Property is insulated providing additional noise protection. The property is set back from the road providing additional privacy to and from the neighbors. The manure management follows appropriate protocol for proper manure management.

The City of Independence is a growing rural community. The community is growing and is equine centric. The approval of this CUP will support and enrich core values of The City of Independence. Thank you for the consideration of the CUP for Bellissimo Farms.



INDEPENDENCE
2ND ADDITION

Certificate of Survey and
Plan on Lot 2
Block 1 INDEPENDENCE
2ND ADDITION

Requested By:

Dan Deikel

Date: _____ Drawn By: _____ Scale: _____ Checked By: _____