



CITY COUNCIL MEETING AGENDA
TUESDAY JULY 2, 2019
REGULAR MEETING

CITY COUNCIL MEETING TIME: 6:30 PM

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

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 June 18, 2019 Regular City Council Meeting.

b. Approval of Accounts Payable; Checks Numbered 18947-18983 (last check was voided 18946).

c. Approve Hiring of New Public Works Employee.

d. Approval of a Non-City Assembly Permit Application for the Polo Classic to be held 8/4/2019, a Temporary Liquor License, and a Temporary Gambling Permit.

5. Set Agenda – Anyone Not on the Agenda can be Placed Under Open/Misc.

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

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

a. **RESOLUTION 19-0702-01** – Considering approval of a variance to allow reduced side yard setback from the north property line to allow the construction of a new home.

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

a. **RESOLUTION 19-0702-02** – Considering approval of a conditional use permit amendment to allow the construction of a gazebo on the property that is associated with the commercial riding stable.

b. **RESOLUTION 19-0702-03** – Considering approval of a conditional use permit to allow a ground mounted solar system that is less than 500 SF.

9. Discussion on Ox Yoke Sewer Repair/System Update.

a. Review proposal and provide direction relating to the repair and update of the Ox Yoke sewer system.

10. Open/Misc.

11. Adjourn.

City of Independence

Consider Approval to Hire New Public Works Worker

<i>To:</i>	City Council
<i>From:</i>	Mark Kaltsas, City Administrator
<i>Meeting Date:</i>	July 2, 2019

Request:

Consider approval to hire Justin Mielke as Public Works Worker.

Discussion:

The City has solicited applications, scored and evaluated applications and interviewed potential job applicants. Based on a series of interviews, scoring and skill testing, staff recommends that the City hire Justin Mielke to fill the vacant position of Public Works Worker.



RECEIVED
6-27-19

NON-CITY ASSEMBLY PERMIT APPLICATION

Fees & Definitions:

200+ Attendees (Large Assembly) = \$100
100+ Attendees (Medium Assembly) = \$25
50+ Attendees (Small Assembly) = \$25

(Double fee for application received less than 10 business days prior to event).

Event Location: 6755 Turner Rd
Type of event: Fund Raiser Number of people 200 + Date 8/4
☐ Residential ☐ Corporate ☐ Partnership ☒ Group or Association ☐ Other

Event Holder's Name: Pete Chossie Address: 3570 Lake Shore Rd
Contact Person: Craig Rubin Phone: 651-283-9930
2nd Contact Person: _____ Phone: _____

Security Plans: on person on-site
Date West Hennepin Public Safety was notified of the event: yes

Severe Weather Plans (in the event of): Evacuate Facility

Sound Plans - amplification and sound control: Amplification of Comm.
Outdoor Music ☐ Yes ☒ No - Starting Time _____ AM/PM, Ending
Time _____ AM/PM

Food and Concessions Plans: Food Trucks - Catered meals
Vendor's name, address, and license number (copies of vendor license, insurance and permits
must be provided) _____
Vendor Work #: _____ Vendor Cell #: _____

Serving Alcohol: Yes: ☒ No: _____

Selling Alcohol: Yes: X No: _____ (If selling alcohol contact the City for a Permit)

Restroom Provisions: How many?

1/2 Location: 12

Lighting - Type: None How many? _____
Location of lights: _____

\$1,000,000 Certificate of Liability Insurance-provide a copy: _____

Parking Plan: Please provide a site plan showing 1 parking space for each vehicle per 4 guests. If using adjacent property, written permission from property owners must be obtained. Parking on site

6/27/2019
Date

[Signature]
Signature of applicant

Date

Signature of applicant

Office Use Only

Application Received: 6-27-19 Application Fee: 100.00 Date Fee Paid: 6-27-19

Date \$1,000,000 certificate of liability insurance received: _____

Signature of City Official

Date

Signature of West Hennepin Public Safety

Date



RECEIVED

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

<i>To:</i>	City Council
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	July 2, 2019
<i>Applicant:</i>	Katie and Brian Roers
<i>Owner:</i>	Katie and Brian Roers
<i>Location:</i>	2914 Lindgren Lane

Request:

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

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

Property/Site Information:

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

Property Information: 2914 Lindgren Lane

Zoning: *Rural Residential (Shoreland Overlay)*

Comprehensive Plan: *Rural Residential*

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

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

2914 Lindgren Lane (blue outline)



Discussion:

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

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

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

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

(b) the lot of record is in separate ownership from abutting lands, and can meet or exceed

60% of the lot area and setback requirements of this section; and

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

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

Subd. 2. Lot standards.

	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

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

Front Yard Setback:

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

Proposed: N/A

Side Yard Setback (North Side):

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

Provided: 10 feet

Side Yard Setback (South Side):

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

Provided: 19.7 feet

Lakeshore Setback:

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

Proposed: ~60 feet

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

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

520.21. Standards for granting variances. Subdivision 1. The City Council may grant a variance from the terms of this zoning code, including restrictions placed on nonconformities, in cases where: 1) the variance is in harmony with the general purposes and intent of this zoning code; 2) the variance is consistent with the comprehensive plan; and 3) the applicant establishes that there are practical difficulties in complying with the zoning code (Amended, Ord. 2011-08)

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

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

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

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

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

Consideration of the criteria for granting a variance:

- a. The applicant is proposing to use the property in a manner consistent with the Rural Residential District. The applicant has attempted to locate the building in order to provide a viable access to

the lake side of the property. The proposed home meets or exceeds all other applicable setbacks for property zoned Rural Residential and covered by the Shoreland Overlay District.

- b. This property is one of the narrowest in this particular part of the City.
- c. The character of the surrounding area is residential. The proposed single-family home is in keeping with the City's comprehensive plan.

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

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

Neighbor Comments:

The Planning Commission held a public hearing and the neighboring property owners to the north and south of the property spoke in support of the requested variance. The City has not received any other comments relating to the request.

Planning Commission Discussion:

The Planning Commission held a public hearing and discussed the requested variance. Commissioners asked questions of staff. Commissioners noted that in the previous recommendation, a height limitation was considered and asked the neighboring property owner to the north if the original height concern was still relevant. The property owner to the north noted that there was no longer a concern relating to the height of the proposed new home. Commissioners noted that they were satisfied with the reviews plans and recommended approval to the City Council finding that the criteria for granting a variance had been met by the applicant.

Recommendation:

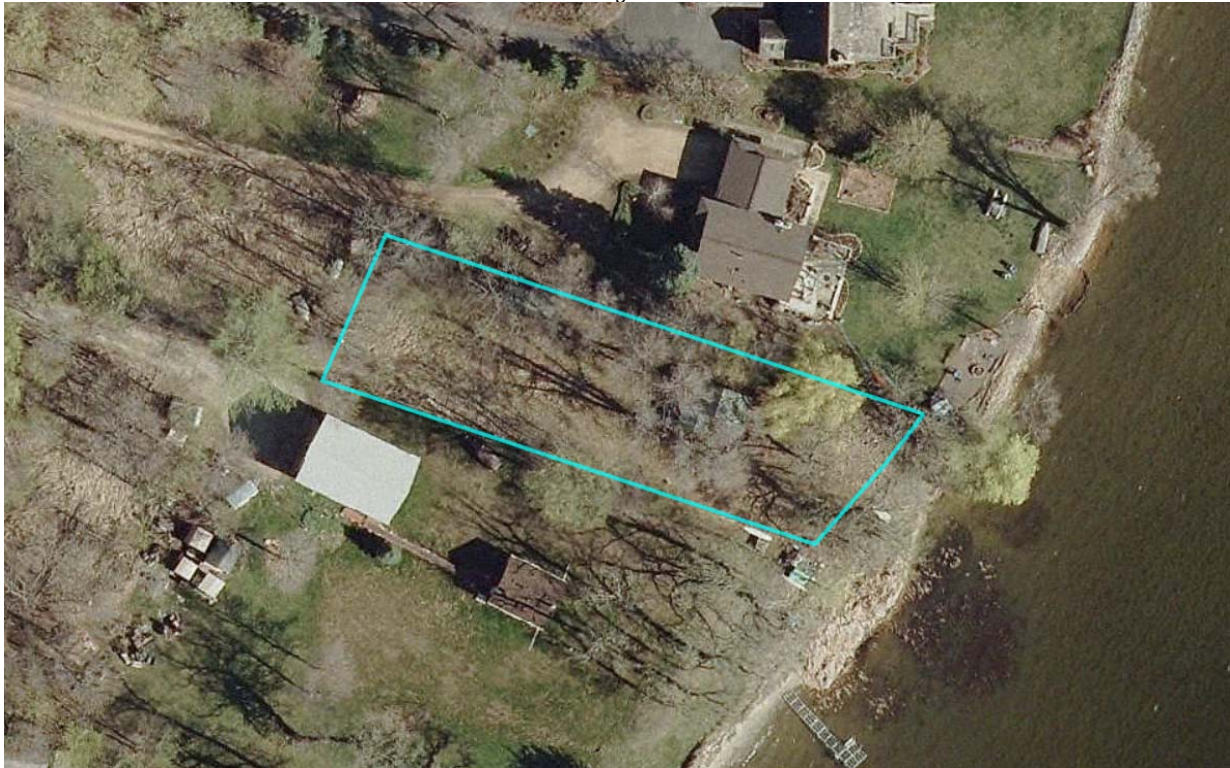
The Planning Commission recommended approval of the requested variance with the following findings and conditions:

1. The variance request meets all applicable conditions and restrictions stated in Chapter V, Section 520.19, Procedures on variances, in the City of Independence Zoning Ordinance.
2. The total impervious surface coverage for this property will not exceed 25% of the total lot area.
3. The City finds that the criteria for granting a variance have been satisfied by the applicant. Specifically, the City finds the following:
 - a. The existing lot width restricts the reasonable use of the property and does not accommodate a home similar to those in the surrounding area.
 - b. The proposed variance will provide for a reduced setback that is similar to the setback already established for properties in the surrounding neighborhood.
 - c. The narrow width of the lot was not a condition created by the current owner and has been a historical condition of the property.
4. The variance will permit an 8-foot reduction of the north side yard setback to allow the proposed site plan attached hereto as **Exhibit B**. The variance allows for a two story building on the subject property with both the first and second story being permitted to encroach into the side yard setback 8 feet. Any modification change or alteration to the structure that does not meet applicable setbacks in the future would require additional review and approval in the form of a variance.
5. 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.
6. The applicant shall pay for all costs associated with the City's review of the requested variance.
7. 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.
8. The variance approval will be valid for one year from the date of City Council approval. Construction of the new home will be required to commence prior to expiration of the variance.
9. The City Council Resolution shall be recorded with the County.

Attachments:

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

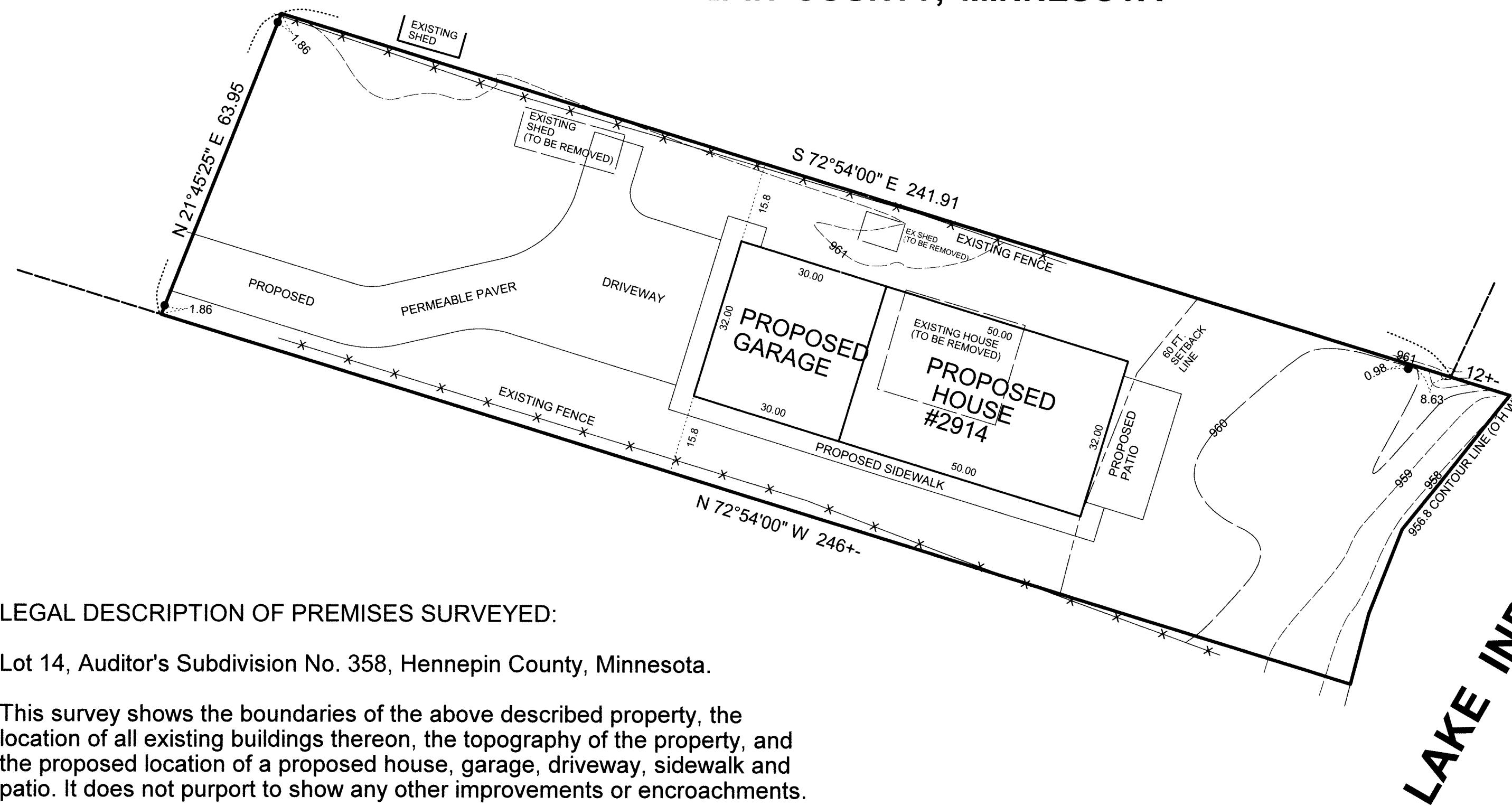
Attachment #1
2914 Lindgren Lane



2914 Lindgren Lane (Looking Northeast)



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

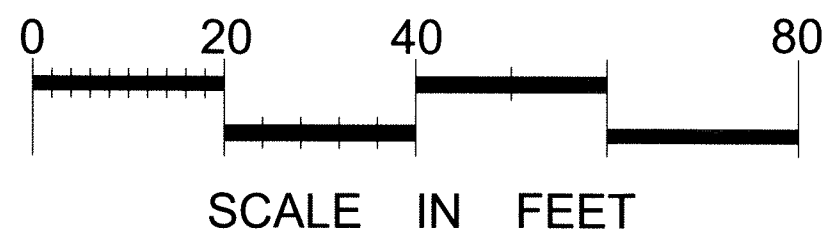


LEGAL DESCRIPTION OF PREMISES SURVEYED:

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

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

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



PROPOSED HARDCOVER CALCULATIONS

LOT AREA = 15735+- S.F.

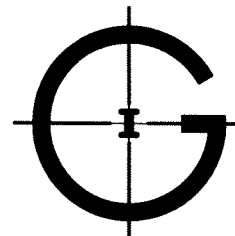
PROPOSED HOUSE AND GARAGE = 2560+-
PROPOSED SIDEWALK = 524+-
PROPOSED PATIO = 312+-

TOTAL = 3396+- S.F.

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

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

DESIGNED	REVISION	DATE	DESCRIPTION
DRAWN			
CHECKED			



GRONBERG & ASSOCIATES, INC.

CONSULTING ENGINEERS, LAND SURVEYORS, SITE PLANNERS

445 NORTH WILLOW DRIVE, LONG LAKE, MN. 55356

952-473-4141

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

Mark A. Gronberg

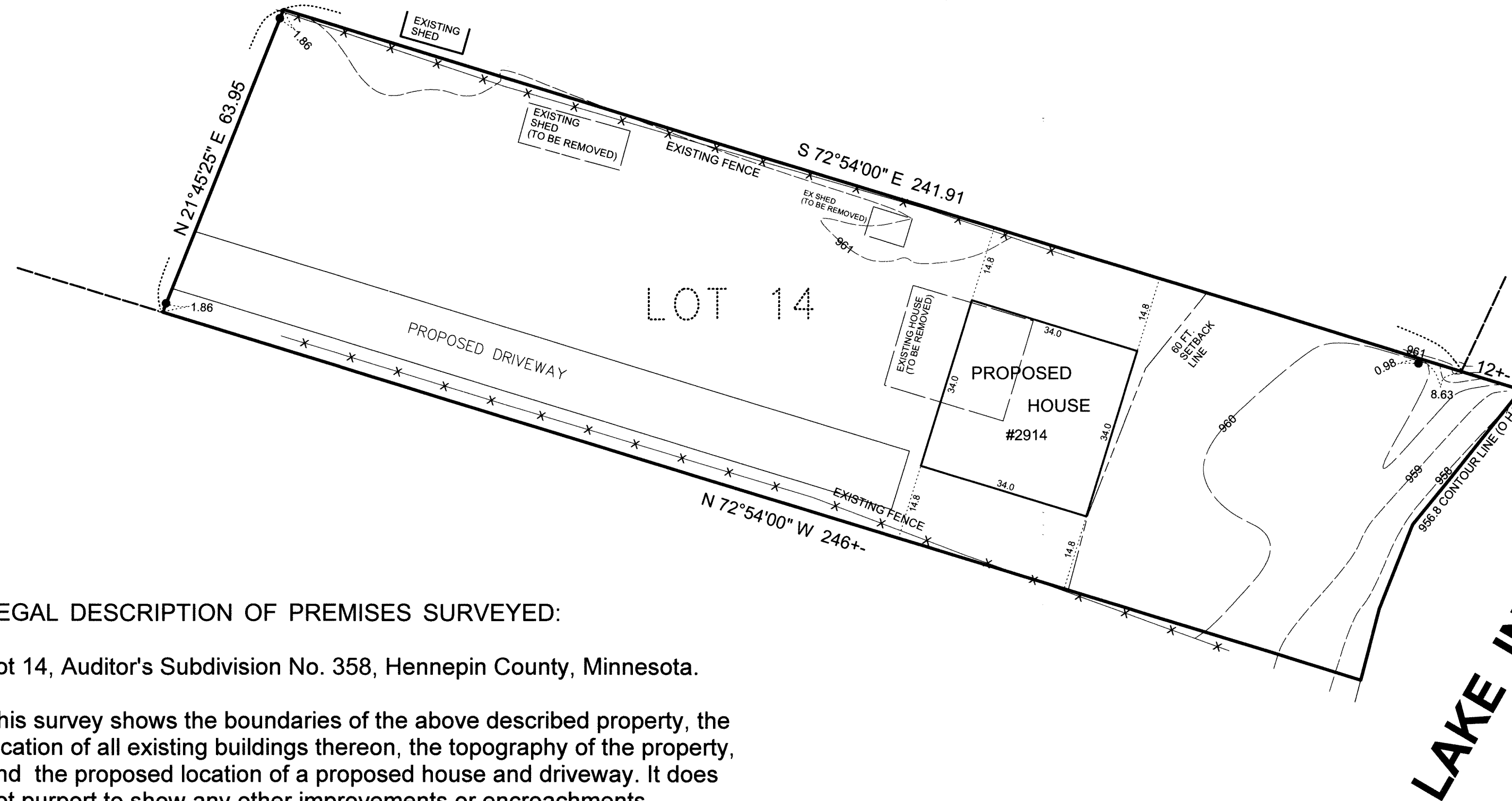
DATE 4-9-14 MN LICENSE NUMBER 12255

SCALE
1"=20'

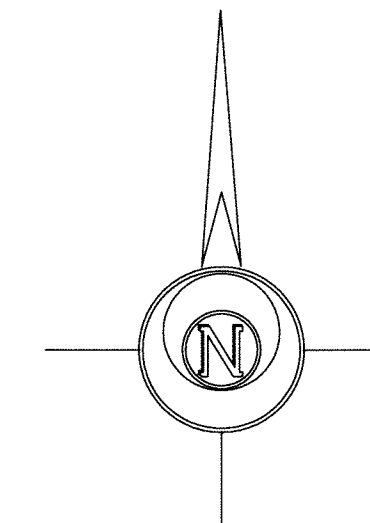
DATE
4-9-14

JOB NO.
14-106

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



LAKE INDEPENDENCE



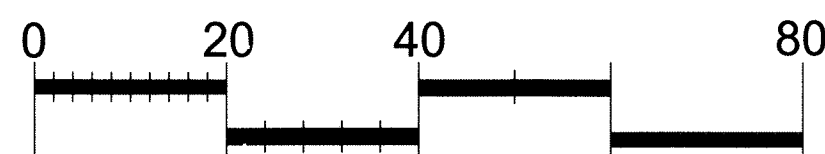
LEGAL DESCRIPTION OF PREMISES SURVEYED:

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

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

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- 958— : Existing contour line

Bearings shown are based upon an assumed datum



SCALE IN FEET

PROPOSED HARDCOVER CALCULATIONS

LOT AREA = 15,375 +- SQ. FT

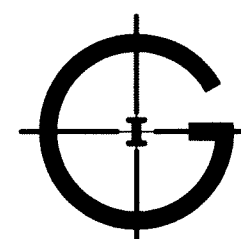
PROPOSED HOUSE = 1156 +-
 PROPOSED DRIVEWAY = 1770 +-

TOTAL = 2926

2926 / 15735 = 18.60%

18075ALT.SCJ

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



GRONBERG & ASSOCIATES, INC.

CONSULTING ENGINEERS, LAND SURVEYORS, SITE PLANNERS

445 NORTH WILLOW DRIVE, LONG LAKE, MN. 55356

952-473-4141

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

Mark S. Gronberg

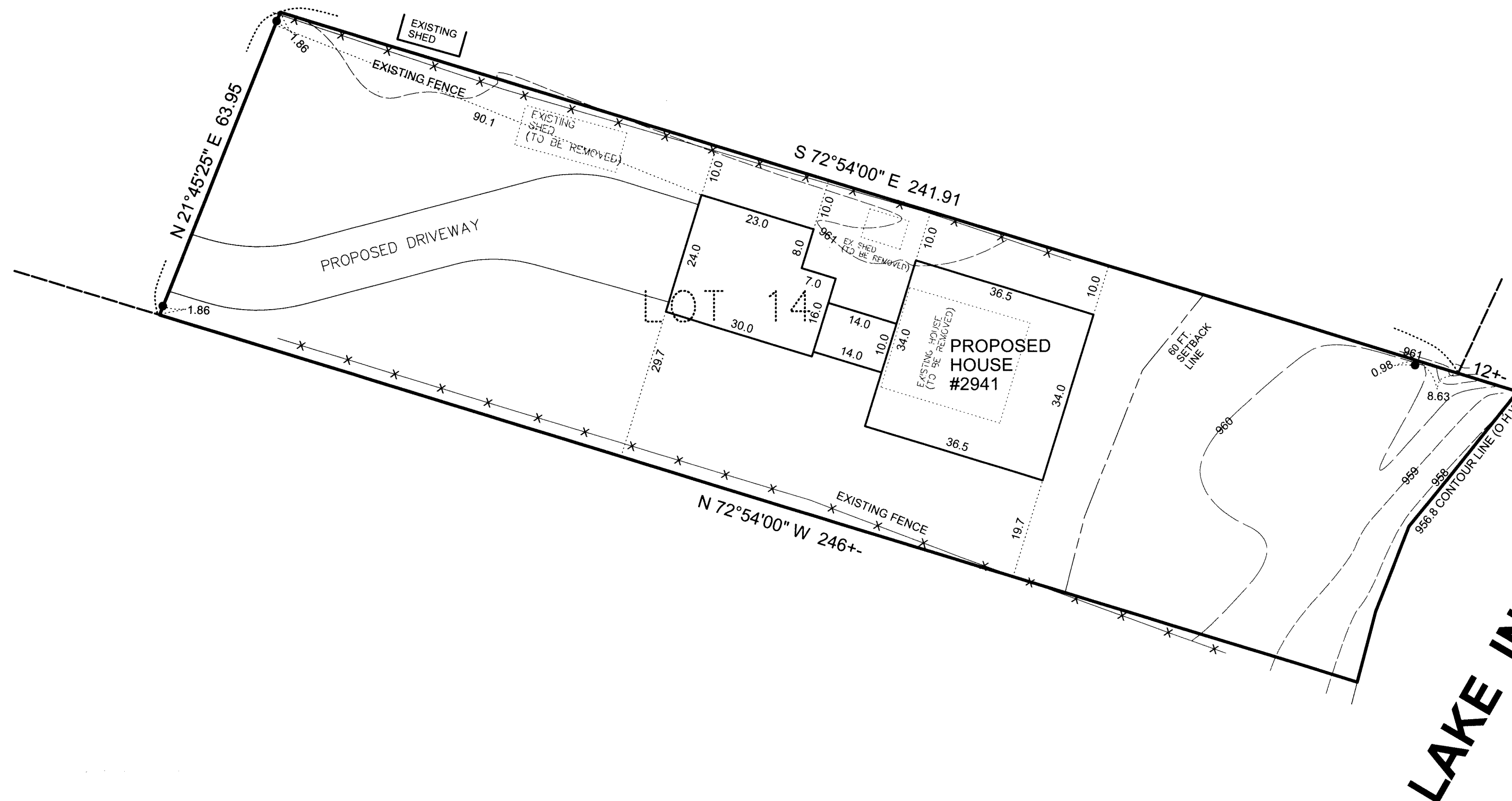
DATE 6-1-18 MN LICENSE NUMBER 12755

SCALE
1"=20'

DATE
4-9-14

JOB NO.
18-075

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



LEGAL DESCRIPTION OF PREMISES SURVEYED:

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

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

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

Bearings shown are based upon an assumed datum

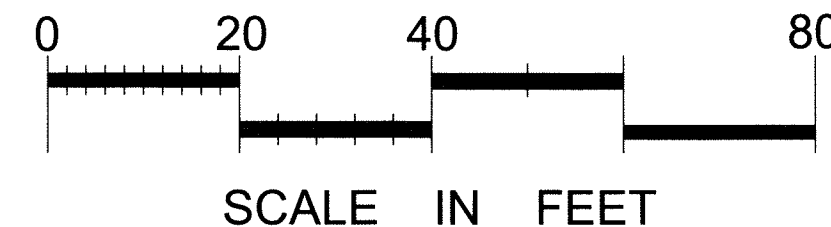
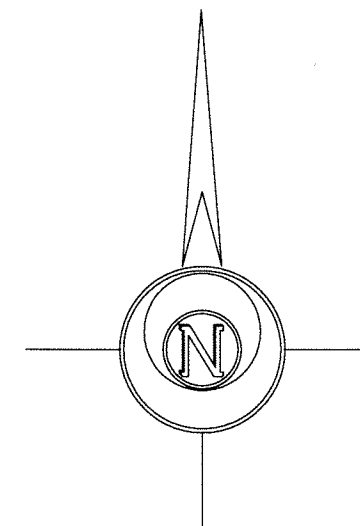
PROPOSED HARDCOVER CALCULATIONS

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

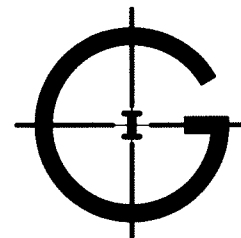
PROPOSED HOUSE = 2045 +-
PROPOSED DRIVEWAY = 1480 +-

TOTAL = 3525 +- SQ. FT.

3525 / 15735 = 22.40%



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



GRONBERG & ASSOCIATES, INC.

CONSULTING ENGINEERS, LAND SURVEYORS, SITE PLANNERS

445 NORTH WILLOW DRIVE, LONG LAKE, MN. 55356

952-473-4141

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Mark D. Gronberg
DATE 4-25-19 MN LICENSE NUMBER 12755

SCALE
1"=20'

DATE
4-9-14

JOB NO.
19-105



RESOLUTION NO. 19-0702-01

A RESOLUTION GRANTING APPROVAL OF A VARIANCE TO ALLOW AN 8-FOOT REDUCTION OF THE NORTH SIDE YARD SETBACK FOR THE PROPERTY LOCATED AT 2914 LINDGREN LANE

WHEREAS, the City of Independence (the “City”) is a municipal corporation under the laws of Minnesota; and

WHEREAS, the City adopted a comprehensive plan in 2010 to guide the development of the community; and

WHEREAS, the City has adopted a zoning ordinance and other official controls to assist in implementing the comprehensive plan; and

WHEREAS, Katie and Brian Roers (the “Applicant”) submitted a request for Variance to allow an 8-foot reduction of the north side yard setback for the property located at 2914 Lindgren Lane (PID No. 13-118-24-24-0006): (the “Property”); and

WHEREAS, the Property is zoned Rural Residential with the Shoreland Overlay; and

WHEREAS, the Property is legally described on **Exhibit A** attached hereto; and

WHEREAS the requested Variance meets all requirements, standards and specifications of the City of Independence zoning ordinance for Rural Residential lots; and

WHEREAS the Planning Commission held a public hearing on June 18, 2019 to review the application for a Variance, following mailed and published noticed as required by law; and

WHEREAS, the City Council has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the applicant and all interested parties; and has now concluded that the application is in compliance with all applicable standards and can be considered for approval.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MINNESOTA, that it should and hereby does approve the application by Katie and Brian Roers and grants a Variance for the property in accordance with the City’s zoning regulations with the following findings and conditions:

1. The variance request meets all applicable conditions and restrictions stated in Chapter V, Section 520.19, Procedures on variances, in the City of Independence Zoning Ordinance.
2. The total impervious surface coverage for this property will not exceed 25% of the total lot area.
3. The City finds that the criteria for granting a variance have been satisfied by the applicant. Specifically, the City finds the following:
 - a. The existing lot width restricts the reasonable use of the property and does not accommodate a home similar to those in the surrounding area.
 - b. The proposed variance will provide for a reduced setback that is similar to the setback already established for properties in the surrounding neighborhood.
 - c. The narrow width of the lot was not a condition created by the current owner and has been a historical condition of the property.
4. The variance will permit an 8-foot reduction of the north side yard setback to allow the proposed site plan attached hereto as **Exhibit B**. The variance allows for a two story building on the subject property with both the first and second story being permitted to encroach into the side yard setback 8 feet. Any modification change or alteration to the structure that does not meet applicable setbacks in the future would require additional review and approval in the form of a variance.
5. 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.
6. The applicant shall pay for all costs associated with the City's review of the requested variance.
7. 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.
8. The variance approval will be valid for one year from the date of City Council approval. Construction of the new home will be required to commence prior to expiration of the variance.
9. The City Council Resolution shall be recorded with the County.

This resolution was adopted by the City Council of the City of Independence on this 2nd day of July 2019, by a vote of ____ ayes and ____ nays.

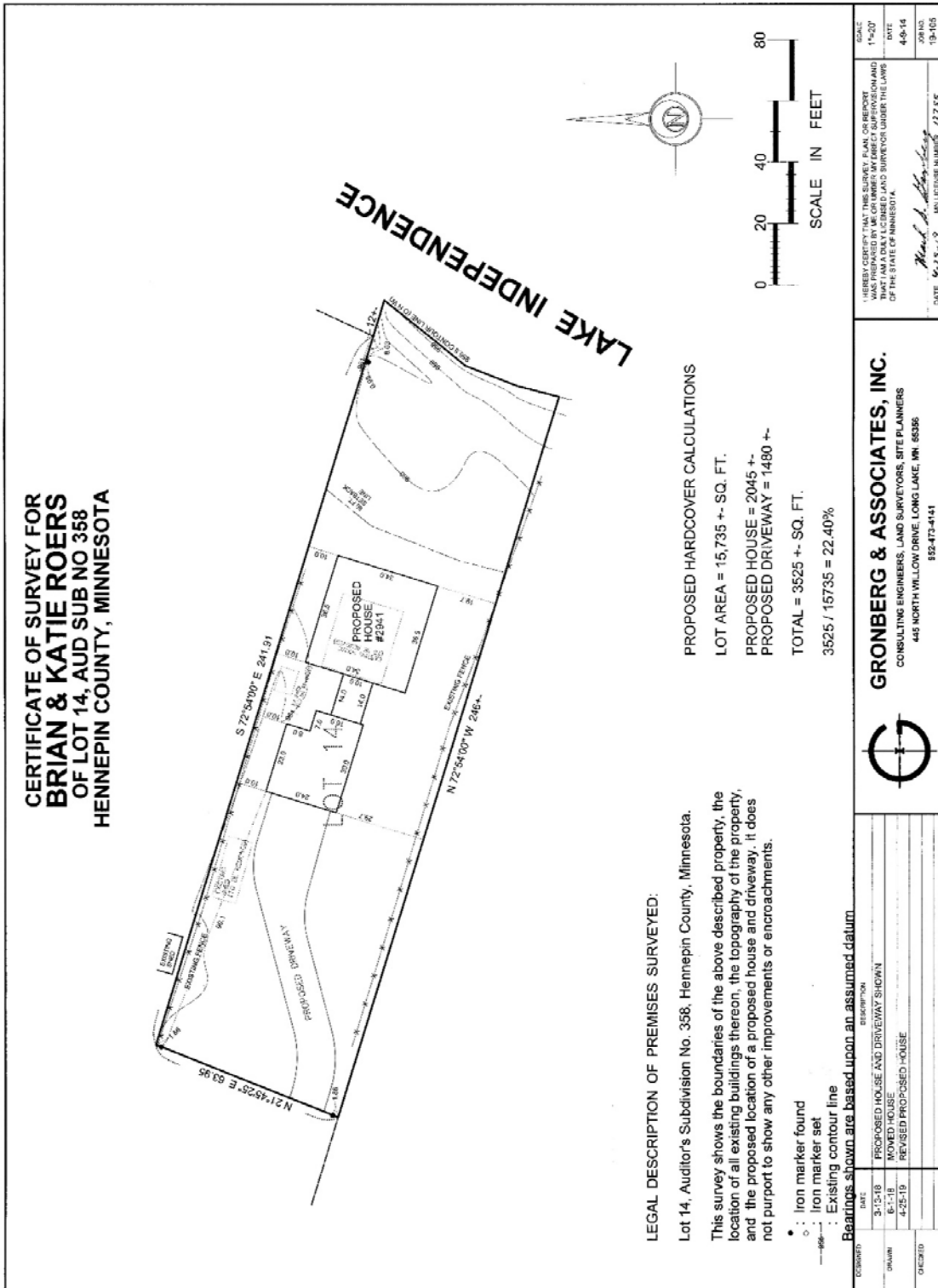
Marvin Johnson, Mayor

ATTEST:

Mark Kaltsas, City Administrator

EXHIBIT A
(Legal Description)

(Site Plan)



City of Independence

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

<i>To:</i>	City Council
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	July 2, 2019
<i>Applicant:</i>	Gary and Linda Ostberg
<i>Property Owner:</i>	Gary and Linda Ostberg
<i>Location:</i>	7297 County Road 6

Request:

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

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

Property/Site Information:

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

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

Subject Property



Discussion:

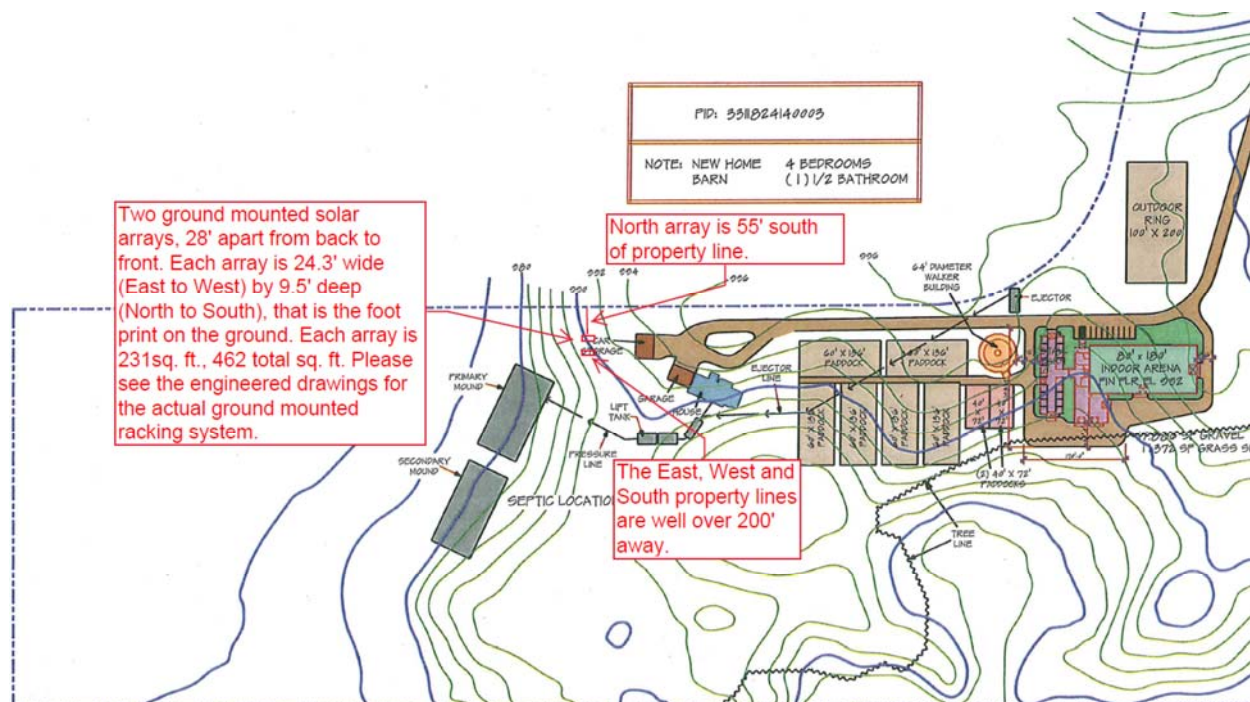
The applicants received approval of a conditional use permit on the subject property to allow a commercial riding stable, associated bunkhouse and detached accessory structure larger than 5,000 SF in 2017. In 2018, the applicant asked for an amendment to the CUP to expand the commercial riding stable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

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

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

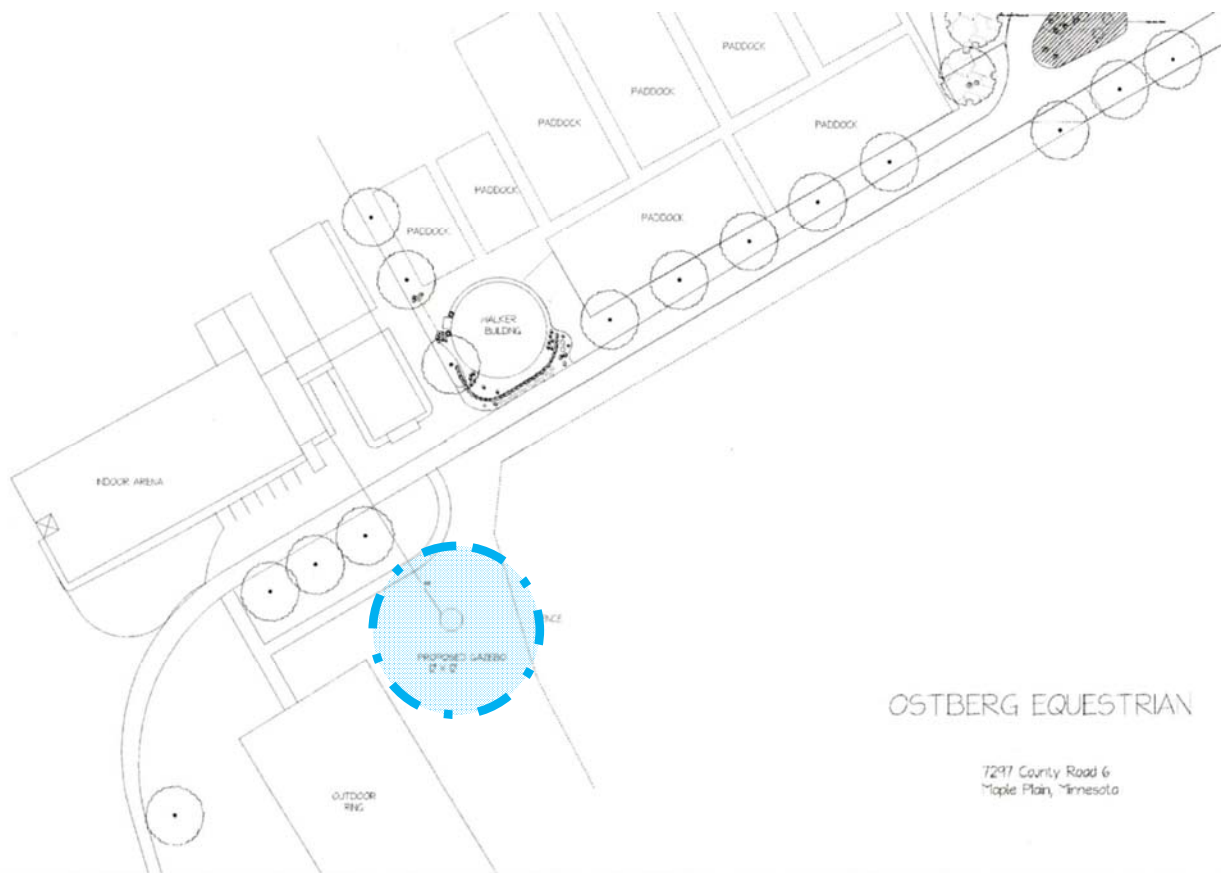
- (a) Ground-mounted systems shall only be allowed on a parcel with an existing principal structure.*
- (b) Ground-mounted systems shall be located only in rear or side yards.*
- (c) Ground-mounted systems shall not be located in the Shoreland Overlay District.*
- (d) Ground-mounted systems shall be wholly screened from view from the public right-of-way and adjacent residential structures. Methods for screening shall include berming, fencing, landscaping and/or combination thereof.*
- (e) Ground-mounted systems shall be located on a parcel of at least 2.5 acres.*
- (f) Ground-mounted systems shall be setback 40 feet from the rear yards.*
- (g) Ground-mounted systems shall be setback 30 feet from the side yards.*
- (h) Ground-mounted systems shall have a maximum area of 500 SF.*
- (i) The maximum height for any component of the system shall be 15 feet.*
- (j) Ground-mounted systems shall be in compliance with any applicable local, state and federal regulatory standards, including building, electrical and plumbing codes.*
- (k) Ground-mounted systems and their support structures shall be designed by a certified professional to meet applicable professional standards for the local soil and climate conditions.*

The proposed ground mounted solar system would be located in the side yard adjacent to the existing home on the property. The proposed solar system would be comprised of two separate ground mounted arrays. The total square footage of the two arrays would be 462 SF. This would be less than the 500 feet maximum SF permitted. The arrays would be setback approximately 55 feet from the north property line (side yard). The required setback is a minimum of 30 feet.



The proposed ground mounted system would have a maximum height of 10 feet to the top of the highest portion of the panels. The City requires systems to be wholly screened from view of the public right of way and adjacent residential structures. There are currently no residential structures located near the proposed location. The proximity of the proposed ground mounted system to the nearest residence and or public right of way is ~1,000 feet. The City will need to discuss whether or not additional screening should be added to the north property line. One additional consideration relating to screening is that the panels will be oriented to face south. This will help to mitigate glare and or other visual impacts to surrounding properties.

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



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

1. The conditional use will not adversely affect the health, safety, morals and general welfare of occupants of surrounding lands.
2. The proposed use will not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity for the proposes already permitted or on the normal and orderly

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

3. Existing roads and proposed access roads will be adequate to accommodate anticipated traffic.
4. Sufficient off-street parking and loading space will be provided to serve the proposed use.
5. The proposed conditional use can be adequately serviced by public utilities or on-site sewage treatment, and sufficient area of suitable soils for on-site sewage treatment is available to protect the city from pollution hazards.
6. The proposal includes adequate provision for protection of natural drainage systems, natural topography, tree growth, water courses, wetlands, historic sites and similar ecological and environmental features.
7. The proposal includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance.
8. The proposed conditional use is consistent with the comprehensive plan of the City of Independence.
9. The proposed use will not stimulate growth incompatible with prevailing density standards.

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

Neighbor Comments:

The City has not received any written or oral comments regarding the proposed amendment to the conditional use permit. Planning Commission held a public hearing and received no additional questions or comments pertaining to the request.

Planning Commission Discussion:

The Planning Commission reviewed the requested CUP and CUP Amendment and asked questions of staff. Commissioners discussed the requirement for screening the solar panels. Commissioners asked if the City had any other examples of where screening was required. Staff noted that the City has required screening for different CUP's in the past, but there have been no ground mounted solar systems installed in the City. Commissioners reviewed the proximity of the panels to the surrounding properties and structures and found that the need for screening for this particular request was not warranted. Commissioners also reviewed the proposed gazebo and found no issues with the requested amendment to add the gazebo to the property. Commissioners recommended approval of both the CUP and CUP Amendment.

Recommendation:

The Planning Commission recommended approval of the request for a conditional use permit and conditional use permit amendment with the following findings and conditions:

1. The proposed conditional use permit and amendment request meets all applicable conditions and restrictions stated in Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
2. The conditional use permit previously granted will remain in full force and the following conditions will be added to the permit:
 - a. The conditional use permit will allow an approximate 150 SF enclosed gazebo to be located in accordance with the approved site plan attached hereto as **EXHIBIT B**. The conditional use permit will be reviewed annually by the City to ensure conformance with the conditions set forth in the resolution.
 - b. A new conditional use permit will allow a ground mounted solar system to be located on the subject property and in accordance with the approved site plan attached hereto as **EXHIBIT B**.
3. The ground mounted solar system shall be constructed in accordance with all applicable zoning code, building code and other relevant standards.
4. The applicant shall pay for all costs associated with the review and recording of the resolutions granting approval of the conditional use permit and conditional use permit amendment.
5. The conditional use permit and conditional use permit amendment shall be recorded with the County.

Attachments:

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



PLANNING APPLICATION

Case No. _____

Type of application

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

Site Location— Additional addresses on back and legal description attached

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

Proposal -Full documentation must accompany application

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

Applicant

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

Owner Information (if different from applicant)

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

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

City of Independence

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

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.

Application for Planning Consideration Fee Statement

The City of Independence has set forth a fee schedule for the year 2019 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 noted on the current fee schedule. 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:

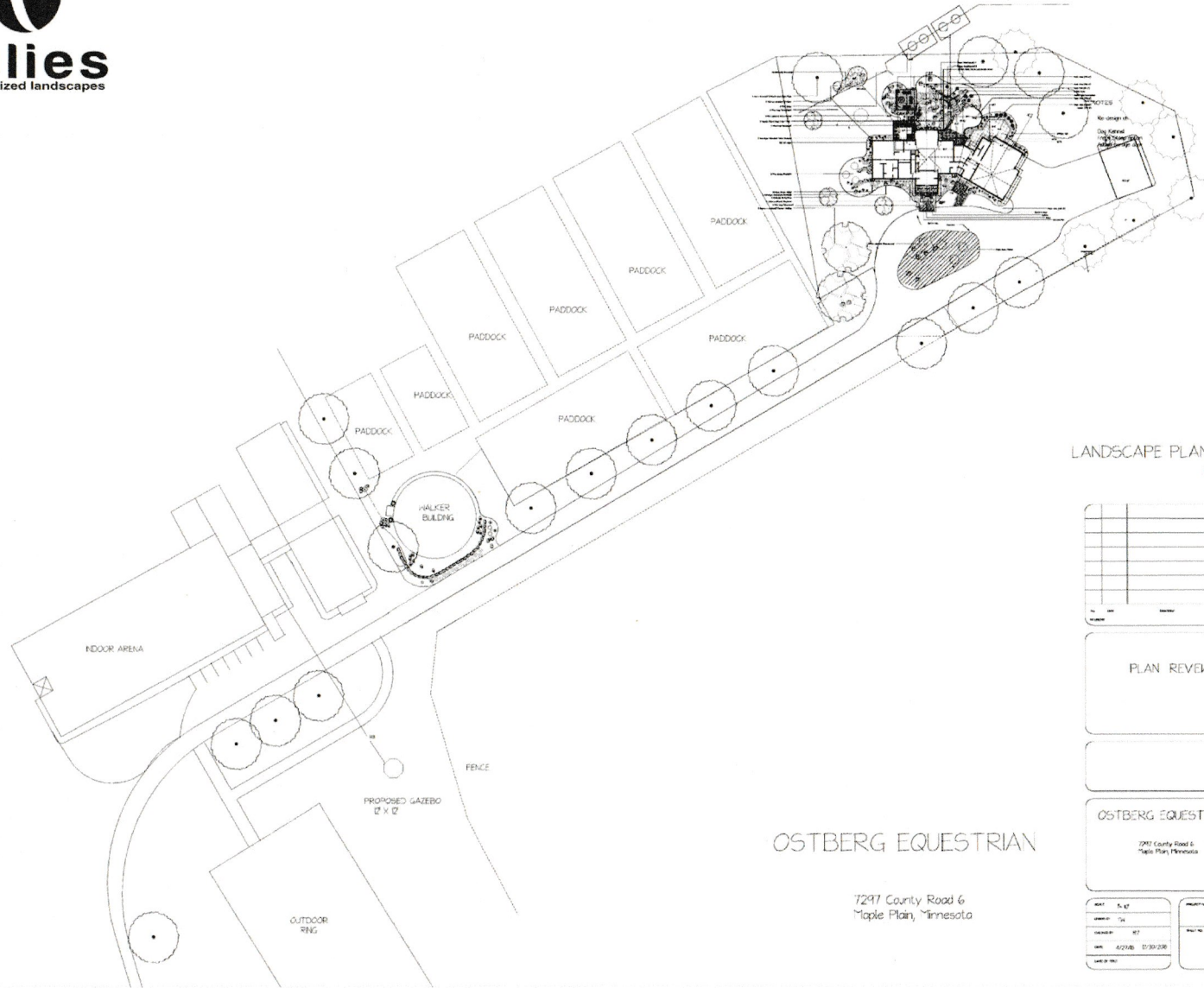
Date:

May 8, 2019

Owner Signature (if different):

Date:

5/13/2019



LANDSCAPE PLAN VIEW
DATE: 3/25/2016

NO.	DATE	DESCRIPTION
1	3/25/2016	ISSUED FOR PERMIT

PLAN REVIEW

OSTBERG EQUESTRIAN

7297 County Road 6
Maple Plain, Minnesota

DATE	BY	PROJECT NO.
3/25/2016	BT	
DATE	BY	PROJECT NO.
3/25/2016	BT	

OSTBERG EQUESTRIAN

7297 County Road 6
Maple Plain, Minnesota







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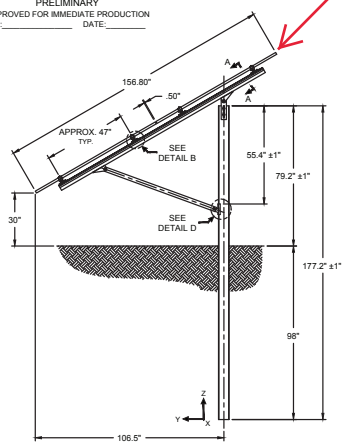
RAM CONSTRUCTION SERVICES
General Contracting, Inc.

PROJECT NAME:	OSTBERG EQUESTRIAN
PROJECT NUMBER:	INDEPENDENCE, MN
BUILDING DESCRIPTION:	64'-0" DIAMETER
DESIGN NUMBER:	WALKER BUILDING

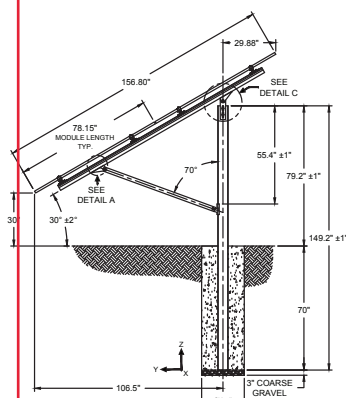
DRAWN BY: R.S.
DATE: 7/9/2018
SHEET 1 OF 4

10' tall to top of panel.

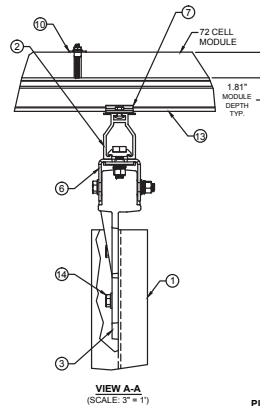
PRELIMINARY
APPROVED FOR IMMEDIATE PRODUCTION BY: _____ DATE: _____



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

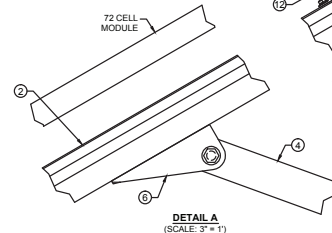


**TYPICAL PV ARRAY
N-S ELEVATION (W/ CONCRETE PIER)**
(SCALE: 3/8" = 1')

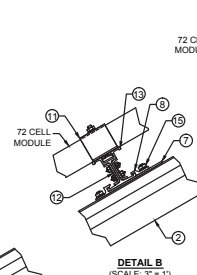


VIEW A-A
(SCALE: 3" = 1')

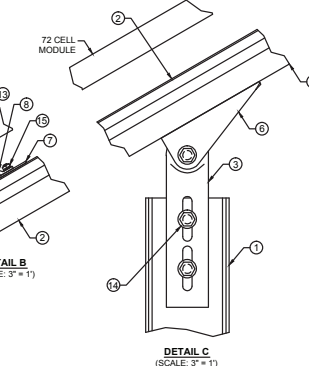
PLEASE NOTE:
VIEW A-A SHOWN @ 0° FOR
RACKING CLARITY AND
DETAILS A-D ARE SHOWN @ 30°



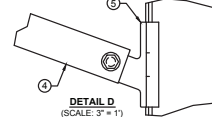
DETAIL A
(SCALE: 3" = 1')



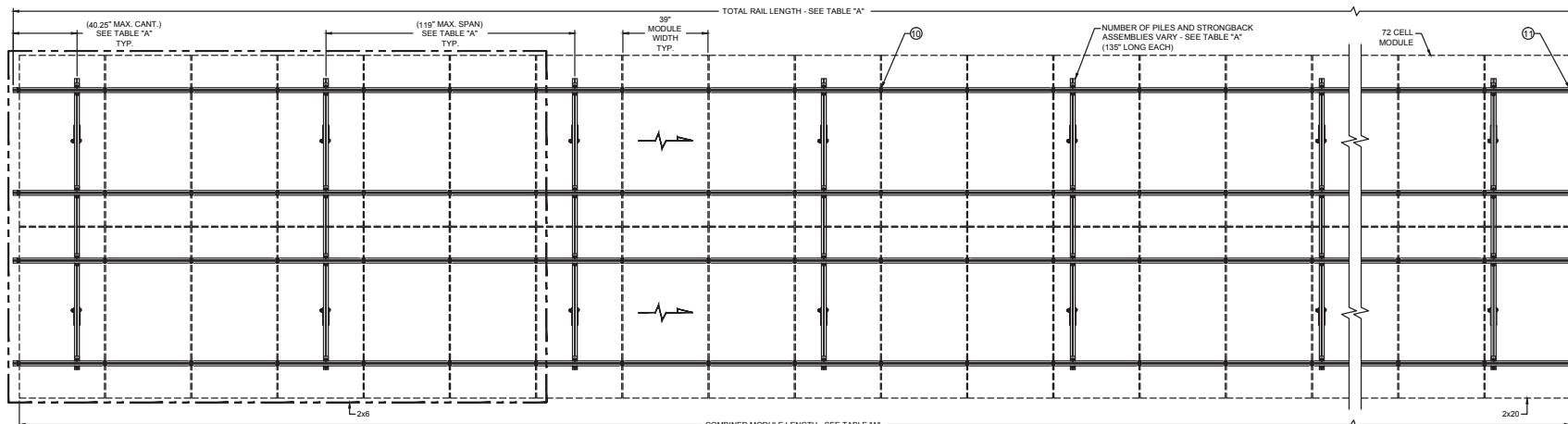
DETAIL B
(SCALE: 3" = 1')



DETAIL C
(SCALE: 3" = 1')



DETAIL D
(SCALE: 3" = 1')



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

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

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

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

PE STAMP

GENERAL INFORMATION AND SYSTEM DETAILS

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

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

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

MANUFACTURER'S TOLERANCES:
LATERAL POST PLACEMENT (X-Z PLANE): ±2.0" FOR TILT ANGLES < 20°
±1.5" FOR TILT ANGLES ≥ 20°
LATERAL POST PLACEMENT (Y-Z PLANE): ±0.5" WITHIN ARRAY
POST HEIGHT VARIATION (X-Y PLANE): ±0.5"
POST VERTICALITY TOLERANCE: < 2.0° ALL DIRECTIONS
POST ROTATIONAL TOLERANCE: ±5.0°
ARRAY TILT ANGULAR TOLERANCE: ±2.0°

MODULE INFORMATION

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

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REVISIONS:
IF A PLAN VIEW WAS DEVELOPED BY A THIRD PARTY, A PRINT SCALE FOR THE PLAN VIEW SHOULD BE PROVIDED. THE DESIGNER ASSUMES ALL RESPONSIBILITY FOR THE DESIGN TO ACTUAL CONSTRUCTION CONDITIONS.

REVISION TABLE

REV. BY: APP. BY: DATE:



4000 B VASSAR DRIVE NE
ALBUQUERQUE, NM 87117
1-800-889-3585

WERNER ELECTRIC

STOCK 72 CELL KITS
50 PSF SNOW

PPM-72 CELL-H-50PSF-KIT

REV. 3-27-15 DRAWN: RJ

DATE: 3-27-15 CHECKED: DK

SCALE: 1" = 1' OF





RESOLUTION NO. 19-0702-02

A RESOLUTION GRANTING APPROVAL OF AN AMENDMENT TO THE
CONDITIONAL USE PERMIT AS REQUESTED BY GARY AND LINDA OSTBERG FOR
THE PROPERTY LOCATED AT 7297 COUNTY ROAD 6 AND
IDENTIFIED BY PID NO. 3311824140003

WHEREAS, the City of Independence (the “City”) is a municipal corporation under the laws of Minnesota; and

WHEREAS, the City adopted a comprehensive plan in 2010 to guide the development of the community; and

WHEREAS, the City has adopted a zoning ordinance and other official controls to assist in implementing the comprehensive plan; and

WHEREAS, Gary and Linda Ostberg, (the “Applicant”) submitted a request for an amendment to the Conditional Use Permit to allow the construction of a gazebo on the property located on CSAH 6 and Identified by (PID No. 33-118-24-14-0003) (the “Property”); and

WHEREAS, the Property is legally described on **Exhibit A** attached hereto; and

WHEREAS, the Property is zoned Agriculture; and

WHEREAS the requested amendment to the Conditional Use Permit meets all requirements, standards and specifications of the City of Independence zoning ordinance for Agriculture lots; and

WHEREAS the Planning Commission held a public hearing on June 18, 2019 to review the application for an amendment to the Conditional Use Permit, following mailed and published noticed as required by law; and

WHEREAS, the City Council has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the applicant and all interested parties; and has now concluded that the application is in compliance with all applicable standards and can be considered for approval; and

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MINNESOTA, that it should and hereby does approve the application by

Gary and Linda Ostberg for an amendment to the Conditional Use Permit to allow a construction of an automated horse walker building on the property per the City's zoning regulations with the following conditions:

1. The proposed conditional use permit amendment request meets all applicable conditions and restrictions stated in Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
2. The conditional use permit previously granted will remain in full force and the following conditions will be added to the permit:
 - a. The conditional use permit will allow an approximate 150 SF enclosed gazebo to be located in accordance with the approve site plan attached hereto as **EXHIBIT B**.
 - B. The conditional use permit will be reviewed annually by the City to ensure conformance with the conditions set forth in the resolution.
3. The applicant shall pay for all costs associated with the review and recording of the resolution granting approval of the conditional use permit amendment.
4. The conditional use permit and conditional use permit amendment shall be recorded with Hennepin County.

This resolution was adopted by the City Council of the City of Independence on this 2nd day of July 2019, by a vote of ____ ayes and ____ nays.

Marvin Johnson, Mayor

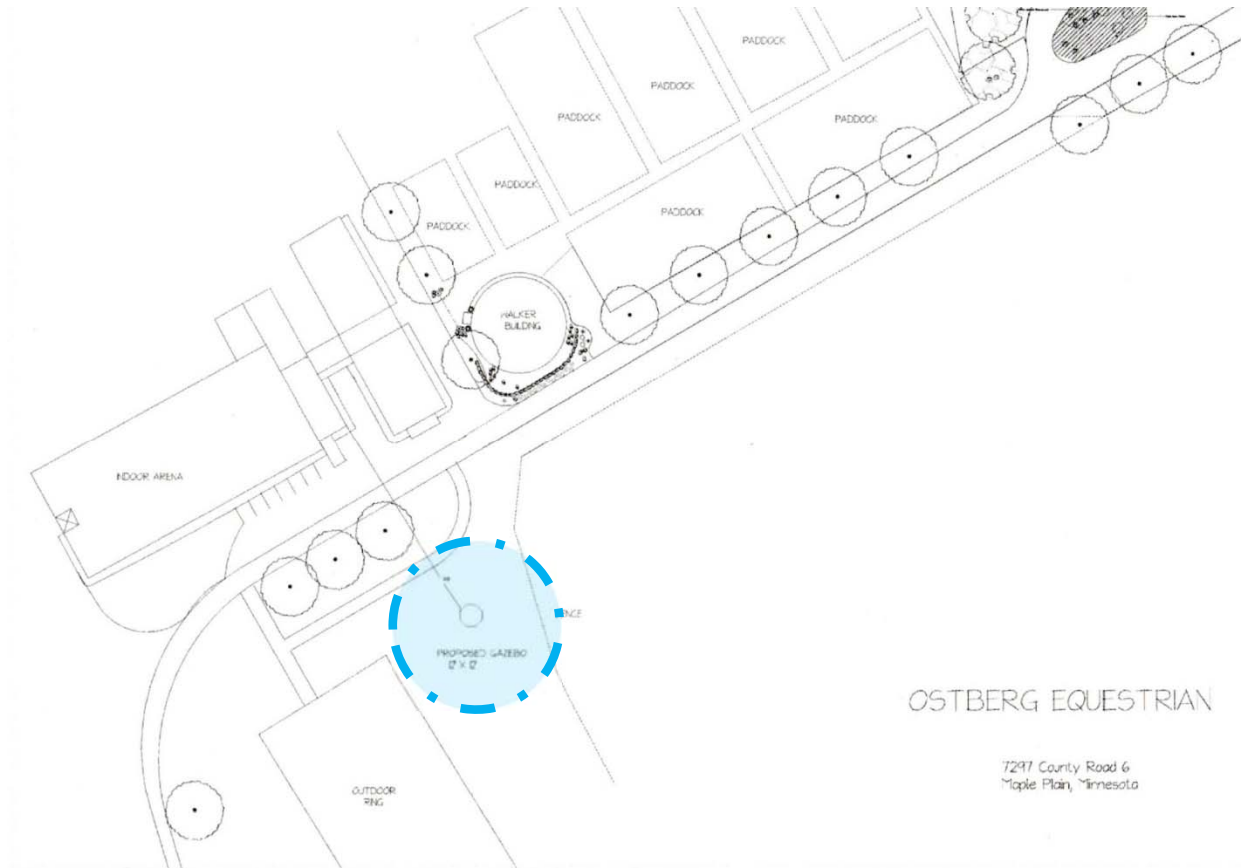
ATTEST:

Mark Kaltsas, City Administrator

EXHIBIT A
(Legal Description)

EXHIBIT B

(Site Plan)





RESOLUTION NO. 19-0702-03

A RESOLUTION GRANTING APPROVAL OF A CONDITIONAL USE PERMIT TO
ALLOW A GROUND MOUNTED SOLAR SYSTEM LESS THAN 500 SF AS REQUESTED
BY GARY AND LINDA OSTBERG FOR THE
PROPERTY LOCATED AT 7297 COUNTY ROAD 6

WHEREAS, the City of Independence (the “City”) is a municipal corporation under the laws of Minnesota; and

WHEREAS, the City adopted a comprehensive plan in 2010 to guide the development of the community; and

WHEREAS, the City has adopted a zoning ordinance and other official controls to assist in implementing the comprehensive plan; and

WHEREAS, Gary and Linda Ostberg, (the “Applicant”) submitted a request for a Conditional Use Permit to allow a ground mounted solar system on the property located on CSAH 6 and Identified by (PID No. 33-118-24-14-0003) (the “Property”); and

WHEREAS, the Property is legally described on **Exhibit A** attached hereto; and

WHEREAS, the Property is zoned Agriculture; and

WHEREAS the requested Conditional Use Permit meets all requirements, standards and specifications of the City of Independence zoning ordinance for Agriculture lots; and

WHEREAS the Planning Commission held a public hearing on June 18, 2019 to review the application for a Conditional Use Permit, following mailed and published noticed as required by law; and

WHEREAS, the City Council has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the applicant and all interested parties; and has now concluded that the application is in compliance with all applicable standards and can be considered for approval; and

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MINNESOTA, that it should and hereby does approve the application by Gary and Linda Ostberg for a Conditional Use Permit to allow a ground mounted solar system that is less than 500 SF on the property per the City's zoning regulations with the following 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 be approved subject to the following conditions:
 - a. A new conditional use permit will allow a ground mounted solar system to be located on the subject property and in accordance with the approved site plan attached hereto as **EXHIBIT B**.
3. The ground mounted solar system shall be constructed in accordance with all applicable zoning code, building code and other relevant standards.
4. The applicant shall pay for all costs associated with the review and recording of the resolution granting approval of the conditional use permit.
5. The conditional use permit shall be recorded with Hennepin County.

This resolution was adopted by the City Council of the City of Independence on this 2nd day of July 2019, by a vote of ____ ayes and ____ nays.

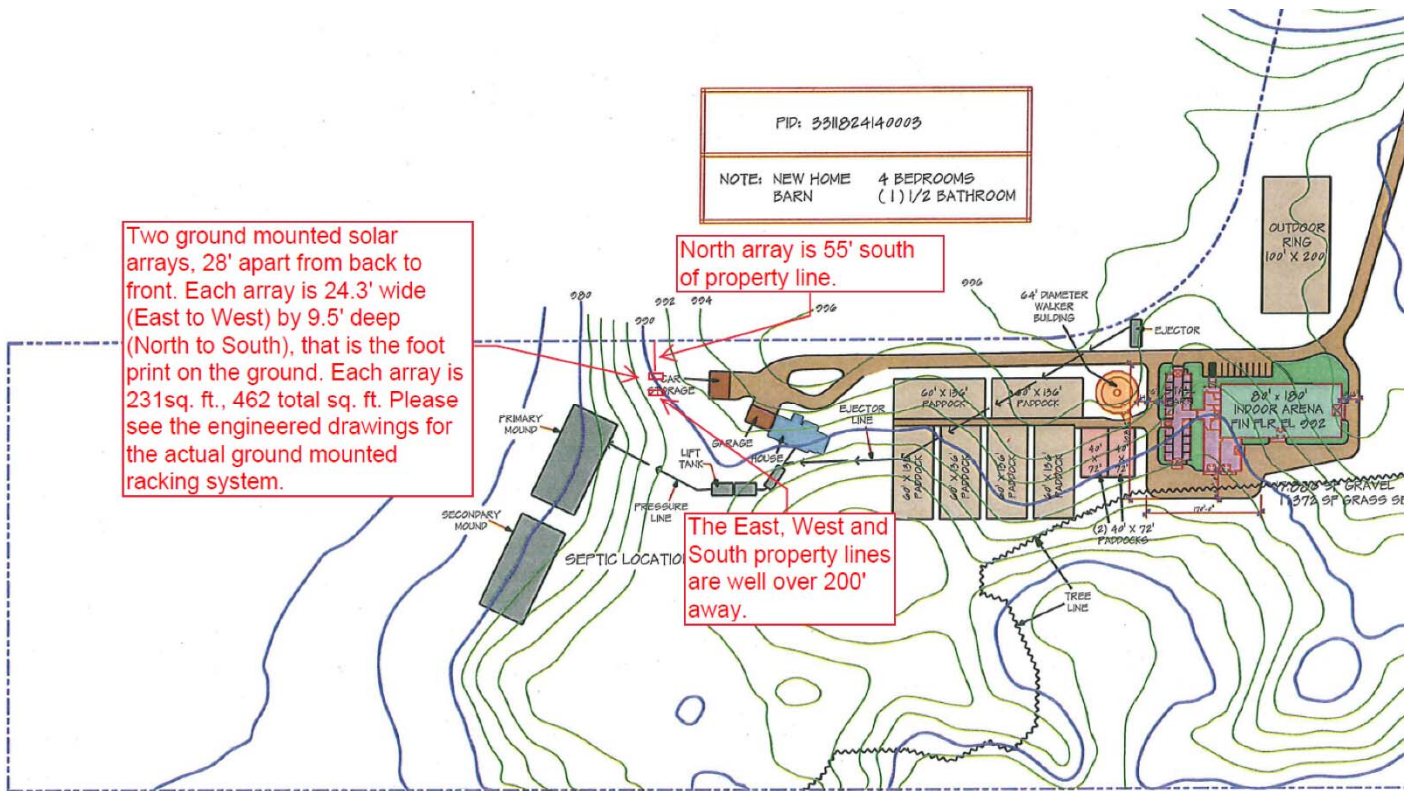
Marvin Johnson, Mayor

ATTEST:

Mark Kaltsas, City Administrator

EXHIBIT A
(Legal Description)

(Site Plan)



City of Independence

Discussion Relating to Ox Yoke Sewer Update

<i>To:</i>	City Council
<i>From:</i>	Mark Kaltsas, City Administrator
<i>Meeting Date:</i>	July 2, 2019

Request:

Discussion and direction relating to the Ox Yoke sewer update/repairs.

Discussion:

The City has received an estimate to upgrade the existing sanitary sewer system that serves Ox Yoke and the two adjacent residential properties. The City has had a series of meetings with Ox Yoke and the City's current operator of the existing mound system that serves the restaurant to discuss issues that are causing the system to not work properly. The concentration of the discharge (CBOD and TSS) from the system is too high to be handled by the existing system. The City has been working with a company named Septic check to design an upgrade to the existing system that can handle the discharge. Septic Check from Milaca has prepared an estimate for the upgrade to the system that ranges from \$50,000 on the low end to \$75,000 on the high end depending on the options that would be included (see attached). The City believes that the proposed system is the best solution moving forward. After additional discussion with the designer, the City believes that only one of the three existing control panels would need to be replaced with this project. As a result, the base bid amount of \$49,850 would be the total project cost.

Staff has discussed the proposed update with Ox Yoke based on direction previously provided by the City Council relating to funding for the project. At this time the owner is asking the City to assess a portion of the update costs to the Ox Yoke property. The City had initially discussed assessing 50% (\$24,925) of the project cost to the property. The owner is asking for additional consideration to assess 70% of the project cost or \$35,000 to the property. In exchange for the additional assessment amount, the City would reduce the assessment period from 10 years to 5 years. The City has prepared a detailed breakdown of the two options based on an assessment plus interest (5%).

Staff is seeking City Council discussion and direction relating to the proposed sewer update and funding.

Attachments:

Sewer Funding Options
Proposed Sewer Update

Ox Yoke Sewer Finance Options

OPTION 1: 10 Years/\$24,925		
Principal	\$	24,925
Interest		5.00%
Payments		10
Annual Assessment		\$3,227.90

OPTION 2: 5 Years/\$35,000		
Principal	\$	35,000
Interest		5.00%
Payments		5
Annual Assessment		\$8,084.12

DATE: 3/25/2019

RE: Ox Yoke and Community septic system

Mark,

Per your request, after our last meeting we have taken and analyzed samples of the wastewater prior to the Multi-flo system at Ox Yoke. The sample results were within the range we expected and similar to previous sample events. The average CBOD used below was based on previous and current sampling. The proposal below should be used as a budgetary estimate until final plans and spec's are reviewed and approved.

Community System Update

The proposal below includes using the existing collection system as is. The Multi-flo treatment unit tanks would remain in place and would be retrofitted with a High Strength treatment plant as defined below. See the attached site plan for more details.

- 1855 GPD Ave flow, 3000 GPD Peak flow
- Influent BOD 750 mg/l (19 lbs. CBOD peak)
- Effluent BOD/TSS/FOG 50/50/20 mg/l
- Remove Multi-Flo treatment unit equipment, retro fit SMART TREAT MBBR inside existing tanks. Includes performance guarantee.
- Install a new 2500 gallon 2 compartment clarifier after Multi-Flo's.
- Maintenance expenses
 - Blower - K05 3 hp 230 v (90 scfm, 2.3 psi)
 - Monthly Electrical Expenses = \$160/month
 - Assuming 12 amps, running 24/7 at 11 cents per KW.
 - Ongoing maintenance costs: 4 visits the first year, then TBD per year. Unless sample results exceed limits. \$375/visit with sampling required.
- Install tanks and treatment: \$44,850
- System design and sampling: \$2,500
- Electrical connections: \$2,500 (Budget)
- Total system Budget: \$49,850
 - *Does not include existing pump or panel replacements.*

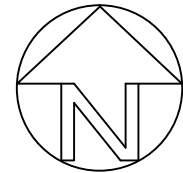
Additional repairs to consider:

- Pump replacements: The main lift station pumps are extremely large for the application and it may benefit you to change them out to smaller pumps at some point. Both installation and repairs costs, along with electrical expense. The existing pumps in both the time dose tank and mound system could be inspected as well for wear and age to determine if replacement at time of installation would be recommended.
- Control panels: All existing control panels are in what I would consider poor condition. These panels would be much cheaper to replace at the time of installation of the pretreatment system versus repair as needed in the future.
 - Option 1: Replacing panels with current “like” models: This option would include replacing the existing main lift panel, time dose lift station panel, and the mound system panel with new current standard panels. It is estimated that the material expense and labor to wire the control panels for all three of these lift stations would be approximately \$15,000
 - Sub option monitoring: Online monitoring and alarm notification can be added to each of the three control panels for approximately \$1500 per panel. Monthly fees of \$25/panel also would apply.
 - Option 2: Replacing existing panels with one master control panel: This option would include a custom control panel to operate all existing and new pumps/motors from a single location. Estimated material and wiring expense: \$25,000
 - Sub Option Monitoring: Online monitoring and alarm notification can be added to the control panels for approximately \$1500. A Monthly fee of \$25/panel also would apply.

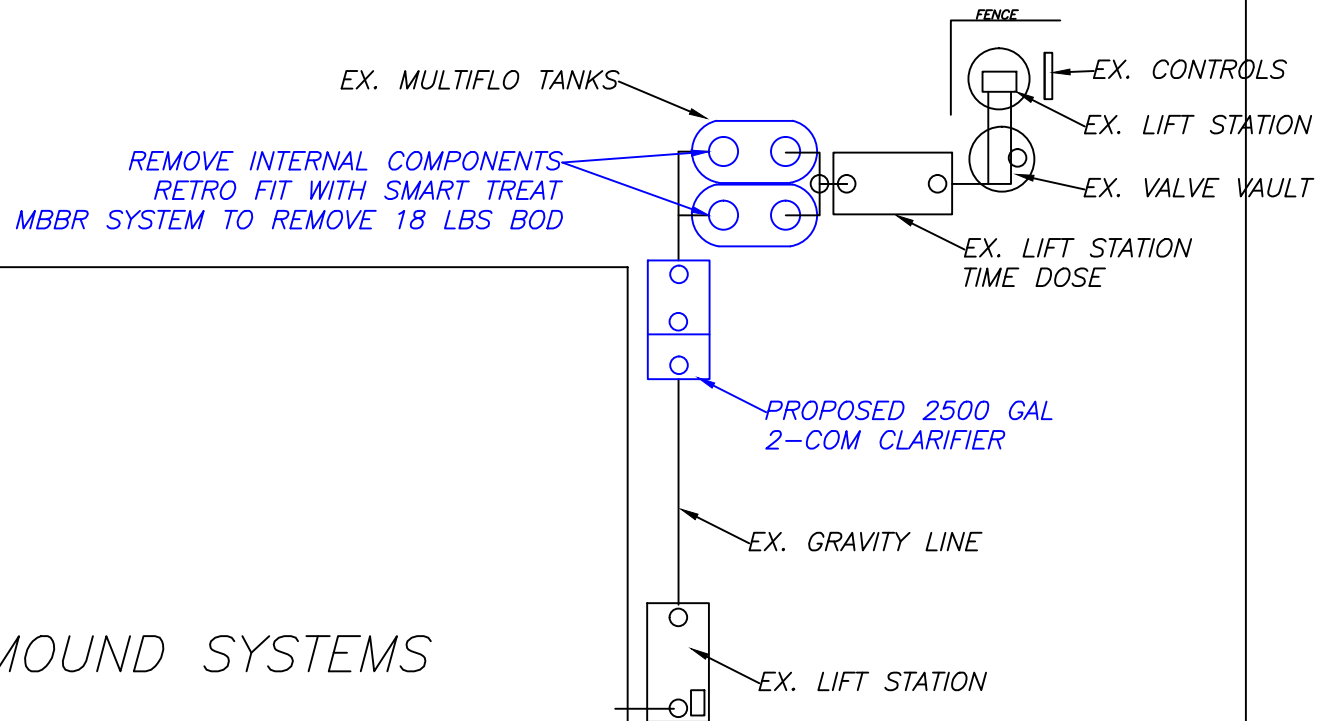
Sincerely,



Brian Koski, Lic. No. B-276130
Operation and Maintenance Manager
Cell: 218-428-0391
brian@septiccheck.com



SCALE - 1" = 20'



EXISTING MOUND SYSTEMS

PREPARED FOR:

OX YOKE

PROPERTY LOCATION
INDEPENDENCE, MN

LEGAL DESCRIPTION

SEPTIC CHECK
8074 KEYSTONE RD MILACA, MN 56353
(320)-983-2447 (FAX) (320)-983-2151

I hereby certify that this site plan was prepared by me or
under my direct supervision.

DATE
Brian Koski M. P. C. A. License # 2624 4/30/2018

PAGE TITLE

SHEET NUMBER

1 OF 1