

MINUTES OF A REGULAR MEETING OF THE
INDEPENDENCE CITY COUNCIL
TUESDAY JANUARY 18, 2022 – 6:30 P.M.
City Hall Chambers

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. SWEARING IN OF NEWLY ELECTED COUNCIL MEMBERS

Beth Horner swore in Brad Spencer.

3. PLEDGE OF ALLEGIANCE.

Mayor Johnson led the group in the Pledge of Allegiance.

4. ROLL CALL

PRESENT: Mayor Johnson, Councilors Spencer, Betts and Grotting(virtual)

ABSENT: McCoy

STAFF: City Administrator Kaltsas, Assistant to Administrator
Horner

VISITORS: WHPS Director Gary Kroells, Spencer Lien, Charlie Johnson,
Mark & Melissa Gaalswyk, Rob Knight, Marty Chelstrom,
Linda Johnson (virtual), Lynda Franklin (virtual)

5. ****Consent Agenda****

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

- a. Approval of City Council Minutes from the January 4, 2022, Regular City Council Meeting.
- b. Approval of Accounts Payable (Batch # 1; Checks Numbered 20963-20966 and Batch # 2; Checks Numbered 20969-20993. Please note that due to a printer malfunction, Checks Numbered 20967 and 20968 were voided).
- c. Approve Annual Contribution to WeCAN and Delano Senior Center for Services Provided to Independence Residents.
- d. 4th Quarter Building Permit Report – For Information

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

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

Marty Chelstrom asked to put a petition on the record.

7. REPORTS OF BOARDS AND COMMITTEES BY COUNCIL AND STAFF

Grotting attended the following meetings:

- None

Spencer attended the following meetings:

- None

Betts attended the following meetings:

- Hwy 12 Coalition
- Police Commission
- Fire Commission

Johnson attended the following meetings:

- Regional Council of Mayors
- Fire Commission
- Police Commission
- WHCC
- Northwest League of Municipalities
- Covid Webinar

Horner attended the following meetings:

- None

Kaltsas attended the following meetings:

- None

8. West Hennepin Public Safety – Director Gary Kroells: Presentation of the December 2021 Activity Report.

Gary Kroells reported on the December Report. Please see full report for details. There were 4,824 incident complaints, 221 in Independence, 136 in Maple Plain. Johnson asked if he had heard any comments about the Regional Mayors meeting with HC attorney to discuss the increase in car jackings and crimes. Kroells said people need to be held accountable for their crimes. Johnson said we appreciate what Kroells and the officers do.

9. Charlie Johnson and Hard Knocks LLC (Applicant/Owner) is requesting the following actions for the property located at 1470 County Road 90 (PID No. 26-118-24-22-0008) in the City of Independence, MN:

a. **RESOLUTION 22-0118-01** – Considering approval of the following:

- A commercial conditional use permit to allow an increase in the total allowable impervious surface coverage above 30%.
- A variance to allow a new building to be constructed using steel siding which does not meet the applicable design standards of the CLI-Commercial Light Industrial zoning district.
- Site plan review to construct a new detached accessory structure and outdoor storage on the property.

Kaltsas explained this is a request for CUP, variance and site plan review to construct a new detached storage unit on the property. It has a CLI building on it currently. The new building is approximately 11,000sqft. There were some setback limitations along the East line that is against AG zoning. Planning commission said the request was valid with some parameters. The impervious surface coverage would be around 46% up from 30%, but they are adding two stormwater management areas to the site for mitigating potential impacts. PC suggested increase landscaping and berming from the public views. Applicant provided updated landscape plan. PC tabled request for material and asked for the applicant to come back with a different type of building material other than the steel siding. Applicant came back with board and baton siding which is an enhanced steel siding instead of a corrugated panel with a stone base. They got approval from wastewater management plans. Planning commissions recommended approval to the City Council. Building will be used for storage of their own equipment.

Charlie Johnson said Kaltsas covered everything.

Motion by Spencer, second by Betts to approve Resolution 22-0118-01. Ayes: Johnson, Grotting, Spencer and Betts. Nays: None. Absent: McCoy. Abstain. None. MOTION DECLARED CARRIED.

10. Adam Young / I & K LLC (Applicant/Owner) are requesting the following actions for the property located at 2076 County Road 90 (PID No. 23-118-24-23-0001) in the City of Independence, MN:

b. **RESOLUTION 22-0118-02** – Considering approval of the following:

- A variance to allow a new building to be constructed using steel siding which does not meet the applicable design standards of the CLI-Commercial Light Industrial zoning district.
- Site plan review to construct a new detached accessory structure and outdoor storage on the property.

Kaltsas said this is a similar request where the applicants consider a new detached accessory building using steel siding. Property zoned CLI on approximately 10 acres. Planning commission reviews several requests. They wanted to see more paving such as the 2 entrances and parking areas also a different building material other than steel. The applicant came back saying both entrances and parking will be paved. Applicant also came back with a stone veneer base with a board and baton siding. Planning commission recommended approval. Johnson asked if the property line on this property the creek. Kaltsas said on the North side it is the creek. Betts asked if the steel siding is less expensive than the board and baton or is it stronger. Kaltsas said steel is definitely cheaper.

Betts asked if one is safer than the other. Kaltsas said no, the material is changing and becoming much more aesthetically. Betts asked if this is going to be insulated. Kaltsas said not necessarily. Spencer confirmed if Hennepin County approved both driveways. Kaltsas said they did approve it if they closed off the residential access road.

Motion by Spencer, second by Johnson to approve Resolution 22-0118-02. Ayes: Johnson, Grotting, Spencer and Betts. Nays: None. Absent: McCoy. Abstain. None. MOTION DECLARED CARRIED.

13. Open/Misc.

Marty Chelstrom requested to submit the signatures for the cluster density issue for the record.

14. Adjourn.

Motion by Spencer, second by Grotting to adjourn at 7:15pm. Ayes: Johnson, Grotting, Spencer and Betts. Nays: None. Absent: McCoy. Abstain. None. MOTION DECLARED CARRIED.

Respectfully Submitted,
Amber Simon / Recording Secretary