



CITY COUNCIL MEETING AGENDA
TUESDAY SEPTEMBER 3, 2024

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 August 20, 2024, Regular City Council Meeting.
 - b. Approval of Accounts Payable (Batch #1; Checks Numbered 23059-23068 and Batch #2; Checks Numbered 23069-23081).
 - c. Large Assembly Permits:
 - i. Fundraiser - 2510 CSAH 92 N. on September 21, 2024.
 - ii. Wedding Ceremony - 7165 Turner Road on October 12, 2024.
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. Baker Park Reserve Long-Range Plan: Presentation and Support Resolution – Three Rivers Park District.
 - a. **RESOLUTION No. 24-0903-03:** Considering approval of a support resolution for the Baker Park Reserve Long-Range Plan.
8. Robert Berens (Applicant) and Andrea Berens (Owner) are requesting the following action for the property located at 5845 Lake Sarah Heights Drive (PID No. 02-118-24-12-0012) in the City of Independence, MN.
 - a. **RESOLUTION No. 24-0903-01:** Considering approval of a variance permitting a reduction of the front yard and side yard setback to allow the construction of a car port and future garage in front of the existing house.

9. Ethan Kindseth (Applicant) and Chris Dahlberg (Owner) are requesting the following action for the property located at 3010 Lindgren Lane (PID No. 13-118-24-21-0002) in the City of Independence, MN.
 - a. **RESOLUTION No. 24-0903-02:** Considering approval of a variance to allow the reconstruction of the existing home (legal non-conforming) on the same foundation with expansion of the height, roof, and enclosed spaces associated with modifications to the roof.
10. Consider Approval to Purchase/Trade In Lawn Mower For Public Works in Accordance with Revised CIP Equipment Plan.
11. Plan Open/Misc.
12. Adjourn.



CITY COUNCIL MEETING AGENDA
TUESDAY AUGUST 20, 2024

CITY COUNCIL MEETING TIME: 6:30 PM

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 and Councilors McCoy, Betts, Spencer and Grotting.

ABSENT: None.

STAFF: City Administrator Kaltsas. City Assistant Administrator Simon, and Director Kroells.

VISITORS: Judy Sutherland, Mendelle DeCamp

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 July 30, 2024, Regular City Council Meeting.
- b. Approval of City Council Minutes from the August 7, 2024, Special City Council Meeting and Workshop.
- c. Approval of Accounts Payable (Batch #1; Checks Numbered 22987-22996, Batch #2; Checks Numbered 22997-23006, Batch #3; Checks Numbered 23007-23032 and Batch #4; Checks Numbered 23033-23058).

Motion by McCoy, seconded by Spencer to approve the Consent Agenda with the corrections suggested by Lynn Betts for the City Council minutes. Ayes: Johnson, McCoy, Betts, Grotting and Spencer. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED. 5.0

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

Churches wanting ideas on things to do for community and waste management committee and Judy Sutherland from MP museum.

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

Betts attended the following meetings:

Night to Unite (3 Houses)

Workshop

Battle of the Badges

Spencer attended the following meetings:

Meetings with Mayor Maas-Kusske, Ray and Chief Dennison for Fire Dept,

Tour de Tonka

Night 2 Unite (4 houses)

Budget Workshop

LMCC Budget

Election poll pad training

MP Fire Dept Budget meeting

Election judge for primary

Battle of the badges

LICA Board Meeting

Grotting attended the following meetings:

Planning Commission Meeting

Budget workshop

Night to Unite

McCoy attended the following meetings:

Budget workshop

Night to Unite (3 houses)

Fire Meeting Lunch

Johnson attended the following meetings:

Metro cities policy (zoom)

NLC environment committee (zoom)

MP museum annual pie social

Haven Homes Advisory Committee Meeting

Attended Marty Kirsch (former mayor of Richfield) funeral

Night to Unite (4 houses)

Budget Workshop

Haven Homes bus ribbon cutting

MP Fire Commission Meeting

Election judge for primary election

West Hennepin Pioneer Museum Long Lake annual meeting and dinner

Battle of the badges

Kaltsas attended the following meetings:

Battle of the badges

7. West Hennepin Public Safety – Director Gary Kroells: Presentation of the July 2024 Activity Report.

July 2625 incident complaints – 259 Independence and 97 Maple Plain

8/1/24 Mika started full time officer

Tour de Tonka bike ride – Kroells worked it, great weather and turnout.

Polo Classic

Battle of the Badges

Working on 2 more hires with backgrounds

Lots of town line road traffic complaints – 2 more 40mph signs, possible shutting it down.

Repairing of the road possibly once work is done.

Brad Spencer-Why are they still closing part of 19, South of 11 all the way to Maple Plain. Why are there still signs up? It might be because they haven't completed the intersection.

Gary Kroells – That is a great question.

Betts – Town Line Road railroad repaired as well? I thought they were going to fix that.

Marving Johnson – Kent had mentioned working on it in the past, but not at the same time.

Mark Kaltsas – there are no plans in this project, but the cities did retain funds for a quiet zone. I have been working on that. IT would make improvements to that crossing.

Marvin Johnson – I thought people were driving at a reasonable speed. Times of the day that are worse.

Gary Kroells – I brought data before you, all areas show speed. It is a 4-5x volume increase on that road and consistent traffic. Someone came in and trimmed up all the trees, so it doesn't feel so tight. I don't think it will be done until late October. Let's put it on the workshop.

Marvin Johnson – is code red still working? Did you use it on gas line?

Gary Kroells – yes, I did use it on that issue. 1.5-2mi notification.

Marvin Johnson – the neighbors south on Game Farm Road and Luce Line Trail

Gary Kroell – we did view that. Half the road is Minnetrista and half is Independence. We are at 40 and Minnetrista is 35. We reduced ours to 35 to be consistent and we have the trail. We looked at Ingerson and considered doing the same and Minnetrista is 30. Put it at 35 for both.

8. Hennepin County – Joint Powers Agreement for Assessment Services.

Kaltsas – we have talked about this because of budgeting purposes. Hennepin County board approved 2025 budget cycle to take all Hennepin County Assessment services and pay for that out of tax dollars instead of individual cities. We contract with Hennepin County and we still have the choice how we tax properties. The cities have used Hennepin County to provide services tour residents. Hennepin County is offering Hennepin County assessment services to no charge to cities. That's an \$80k cost that the city incurs. New contract memorializes. Term of agreement is indefinite. There is a termination clause that allows either party to get out with a 90-day notification. Services are the same with no real change. They clarified certain aspects and city attorney reviewed this for several of their clients. We need to consider approving for free assessment services.

Marvin Johnson – what kind of information do we agree to provide to them?

Kaltsas – building permits, CUPs, improvements to properties. We give them access to our building permits to see what changes have been made.

Brad Spencer – some contract with indy assessors.

Kaltsas – if you continue to contract with a private entity, you'd have to have good reason for why you wouldn't use Hennepin County for free. Valuations seem to be on target but we get to decide that ultimately. What they have provided

Marvin Johnson – private assessor is still under watchful eye of Hennepin County assessor?

Kaltsas – yes but cities have the choice.

Motion by Spencer, second by Betts to approve Contract for Hennepin County for Joint Powers agreement for assessment services. Ayes: Johnson, Spencer and Betts McCoy and Grotting . Nays: None. Absent: None Abstain: None. MOTION DECLARED CARRIED 5-0

Kennedy Graven agreed on changes.

Steve Grotting- I'm surprised you can do it through the county or equivalent dollars would be shared with the municipality.

9. Open/Misc.

Marvin Johnson – there was an email from person on Polo Club Rd dealing with Mediacom changes?

Kaltsas – I don't think I did. I can look to see.

Marvin Johnson – enhancements coming at no cost to anyone.

Kaltsas – Polo Club Rd did get service all the way through so that might be the contact that was made?

Steve Grotting – there was someone complaining about the utility that was put in. Regular cable put in instead of high-speed fiber. Why would you do that? Is Midco in Polo Club?

Kaltsas – no but they want to come back to it with the whole city build out.

Judy Sutherland – president of the West Hennepin and Maple Plain Museum. In 1915 it was our local post office. Then it was the library. Marlys Lindholm and several others have restored it and brought it back to life. They did a wonderful job of redoing that. In Aug 2014 and filed to help protect it. It is well over 100 years old. City is hoping to sell the property. We are doing all we can to raise money. We have memberships 40-45 members. We are doing engraved bricks and sold a lot of those. Family names or in memory of so we can have a nice patio. We sell the cookbook. Last year we had a raffle for a quilt. We do ice cream social and sell buttons. We do need help from both cities.

Betts- where do you plan on moving the building?

Judy Sutherland – they want us to go over by the ballpark. Come see it. Lots of wonderful things in there.

Steve Grotting – how can a guy who moved the Shubert theatre not be able to move it?

Judy Sutherland – lumber is rotten. We can't move it; we have to rebuild. Need money to build a replica.

Marvin Johnson – my thought – even as old as it is,

Brad Spencer- all of the foundation is gone.

Judy Sutherland – we have tried to do all we can do. Adding plywood, pulling dirt away, etc.

Marvin Johnson – there is some law regarding how you can donate or if you can donate to organizations like this. There is a limit on what a city can actually do.

Kaltsas – we can talk about that at our budget workshop coming up.

Steve Grotting – do you have a website?

Judy Sutherland – no

Marvin Johnson – 1st Presbyterian and Lyndale – looking for projects wondering if there are things we can suggest. If we don't have anyone out walking city roads, county has people that can go out and pick up trash along city roads. If someone has some ideas that come to mind, Linda and Amber would appreciate them since they have called city hall wondering.

Hennepin County Solid Waste plan wants people approvals, corrections, changes by the 5th of September. Linda is representing the city at those meetings. She is concerned about the hands at the county with us being so small and what will be demanded of us.

Kaltsas – if there are comments, we can put that together and get it out to the county.

10. Adjourn.

Motion by Spencer, second by McCoy to adjourn at 7:22pm. Ayes: Johnson, Spencer, and Betts McCoy and Grotting. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED.

Respectfully Submitted,

Carrie Solien / Recording Secretary



NON-CITY ASSEMBLY PERMIT APPLICATION

Fees & Definitions:

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

*Medium & Large Assemblies require a \$500 WHPS deposit with application.
(Double fee for application received less than 45 business days prior to event).
NOTE: This application must be approved by Council at Council meeting.

Event Location: 2510 City Rd 92 N *92 N corrected*

Number of People: 200 Date: 9/21/24

Type: ☐ Residential ☐ Corporate ☐ Partnership ☐ Group or Association ☒ Other

FARM

Event Holder's Name(s): Karen Malinak

Event Holder's Address: 2510 City Rd 92 N

Contact Person's Name: Karen Malinak

Email: karen@RaphaFarms Phone #: 763-242-6427
MN.COM

2nd Contact Person Name: _____

Email: _____ Phone #: _____

SECURITY PLANS:

volunteers will be assigned to collect tickets, control traffic at an off site lot & watch children.

Severe Weather Plans (in the event of): We can move into

our 30 x 80' barn if we have bad weather

SOUND PLANS

Amplification and Sound Control: There will be a band and we will keep the volume down.

Outdoor Music: Starting Time: _____ Ending Time: _____

☒ Yes ☐ No

11 AM/PM

3 AM/PM

FOOD and CONCESSION PLANS

Vendor's Name, Address, and License Number (Copies of vendor license, insurance, and permits must be provided.)

No vendors with food

Vendor Work # _____ Vendor Cell # _____

Serving Alcohol:

☐ Yes ☒ No

Selling Alcohol

☐ Yes ☒ No

(*If selling alcohol, contact the City for a Permit.)

Restroom Provisions: Quantity

4

Locations: We will have outdoor tented
bathrooms on the property.

LIGHTING

Type: Outdoor lights Quantity

Location of lights: during the day.

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

PARKING PLANS: 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.

8/8/24
Date

Karen Maloney
Applicant's Signature

Date

Applicant's Signature

Office Use Only

Application Received: 8-14-2024 Application Fee: \$ 100. ^{pd v# 5025} Date Fee Paid: 8-14-2024
Received Date of \$1,000,000 Certificate of Liability Insurance: 8 - 14 - 24
Date West Hennepin Public Safety was notified of event. 8 - 14 - 24

City Official's Signature

[Signature]

West Hennepin Public Safety Official's Signature

Date

8 - 21 - 24

Date

Date Council Approved

NO PARKING on Co Rd 92
PER ORDER OF POLICE

Parking will be at Lyndale Lutheran
8012 County Rd 6
Independence
55359



NON-CITY ASSEMBLY PERMIT APPLICATION

Fees & Definitions:

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

(Requires West Hennepin Public Safety Deposit of \$500)

(Double fees for applications received less than 45 business days prior to event).

Event Location: 7165 Turner Road Maple Plain / Independence MN 55359
Type of event: Wedding Number of people 150-175 Date 10-12-2024 Saturday
☐ Residential ☐ Corporate ☐ Partnership ☐ Group or Association ☒ Other

Event Holder's Name: Rosebrook Farm Address: 7165 Turner Rd
Contact Person: Brian Gilbertson Phone: 612-597-5971
Email: brianlg123@gmail.com
2nd Contact Person: Renee Gilbertson Phone: 651-357-5700
Email: rmgilbertson@gmail.com

Security Plans: _____
Date West Hennepin Public Safety was notified of the event: _____

Severe Weather Plans (in the event of): Burn

Sound Plans - amplification and sound control: DS
Outdoor Music ☒ Yes ☐ No - Starting Time 7 AM/PM, Ending
Time 12 AM 10-13 Sunday

Food and Concessions Plans: Hollywood Catering Co.
Vendor's name, address, and license number (copies of vendor license, insurance and permits
must be provided) 15950 County Rd 122 Watertown, MN 55388
Vendor Work #: 952-955-2424 Vendor Cell #: Joe 612-581-1352

Iden: 1586 Exp 05/27/2025
763-479-0527 (Phone) 1920 County Road 90 763-479-0528 (Fax)
Independence, MN 55359
www.ci.independence.mn.us

Serving Alcohol: Yes: X No: _____
Selling Alcohol: Yes: _____ No: X (If selling alcohol contact the City
Through Vendor for an additional permit)

Restroom Provisions: How many? Trailer 2-4
Location: ON property by garage

Lighting - Type: yard lights, cafe lights How many? _____
Location of lights: Barn, behind barn, driveway, garage, out to parking field

\$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.

06-06-24
Date

Renee Gilbertson
Signature of applicant

Date

Signature of applicant

Office Use Only

Application Received: _____ **Application Fees/Deposit:** \$25 **Date Fee Paid:** 6-13-24

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

Signature of City Official

Date

Signature of West Hennepin Public Safety

Date

Turner Rd

Turner Rd

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SPACE



City of Independence

Baker Park Reserve Long Range Plan

To: City Council
From: Mark Kaltsas, City Administrator
Meeting Date: September 3, 2024

Discussion:

Three Rivers Park District is in the process of updating their long-range plan for Baker Park Reserve. The long-range plan has been reviewed by the city and no comments were made following review. Staff has previously noted that a future trail connection between Perkinsville Road and the park along County Road 19 may be considered at some point in the future.

Three Rivers staff and Independence Commissioner Marge Beard will be present to present the plan at the meeting. Please take an opportunity to review the plan using the link below:

<https://www.letstalkthreerivers.org/baker-park-reserve-master-plan>

Recommendation:

The City Council is being asked to consider approval of the support Resolution for the Baker Park Reserve Long Range Plan.

Attachments: Resolution No. 24-0903-03



RESOLUTION OF THE
CITY OF INDEPENDENCE
HENNEPIN COUNTY, MINNESOTA

RESOLUTION NO. 24-0903-03

**A RESOLUTION OF SUPPORT FOR THE
BAKER PARK RESERVE LONG-RANGE PLAN**

WHEREAS, The City of Independence recognizes Baker Park Reserve as an important component of the regional parks system providing natural resource protection and nature-based recreation to the residents of the City and the region; and

WHEREAS, City staff have been working in partnership with Three Rivers Park District in development of the Long-range Plan to ensure long-range planning preserves Baker Park Reserve's treasured areas while enhancing the recreational and educational offerings; and

WHEREAS, The City of Independence recognizes that Three Rivers Park District has gathered significant public input in the development of the Baker Park Reserve Long-range Plan; and

WHEREAS, The City of Independence recognizes that Three Rivers Park District has drafted the Baker Park Reserve Long-range Plan and accepted and responded to public comments appropriately; and

WHEREAS, The Baker Park Reserve Long-range Plan is consistent with other approved local and regional plans; and

WHEREAS, the City of Independence supports the design, implementation and operation of the Baker Park Reserve pursuant to the Long-range Plan; and

THEREFORE, BE IT RESOLVED, that the City of Independence supports the Baker Park Reserve Long-range Plan.

This resolution was adopted by the City Council of the City of Independence on this 3rd day of September 2024, by a vote of ____ ayes and ____ nays.

Marvin Johnson, Mayor

ATTEST:

Mark Kaltsas, City Administrator

City of Independence

Request for a Variance to Allow a Reduced Front and Side Yard Setback for the Property Located at 5845 Lake Sarah Heights Drive

<i>To:</i>	City Council
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	September 3, 2024
<i>Applicant:</i>	Robert Berens
<i>Owner:</i>	Andrea Berens
<i>Location:</i>	5485 Lake Sarah Heights Drive

Request:

Robert Berens (Applicant) and Andrea Berens (Owner) are requesting the following action for the property located at 5845 Lake Sarah Heights Drive (PID No. 02-118-24-12-0012) in the City of Independence, MN.

- a. A variance permitting a reduction of the front yard and side yard setbacks to allow the construction of a car port/future garage in front of the existing house and a side entrance on the east side of the house.

Property/Site Information:

The subject property is located at 5845 Lake Sarah Heights Drive which is on the south side of the road before it intersects Lake Sarah Heights Cir. The property is comprised of approximately .88 acres. The property has a mix of upland, wooded and wetland areas and has frontage on Lake Sarah.

Property Information: **5845 Lake Sarah Heights Drive**

Zoning: *Rural Residential (Shoreland Overlay)*

Comprehensive Plan: *Rural Residential*

Acreage: .88 acres

Impervious Surface Maximum: 25%

5845 Lake Sarah Heights Drive (blue outline)



Discussion:

The applicant would like to construct a new car port (which may be converted to or initially constructed to a detached garage) in front of the existing house. The home does not currently have a garage. The applicant received permission from the city to move the existing home onto this property in 2021. The applicant provided the city with plans that also allowed for a future garage (shown as a concrete pad on the plans) in front of the existing home on the property.

When the applicant initially planned to move the home onto the property, they were intending the primary access to be on the east side of the house. Once it was moved and set on the foundation, they decided to have the entrance come in from the “front” (north side) and decided not to pursue a side entrance. The

current home has the entrance on the front (north side) of the property. Along with a garage, the applicant would like to construct a side entrance on the east side of the home. In order to make this a reasonably sized entrance that fits with the existing house, they are seeking a 6' variance from the east property line to allow a 12' x 12' entry.

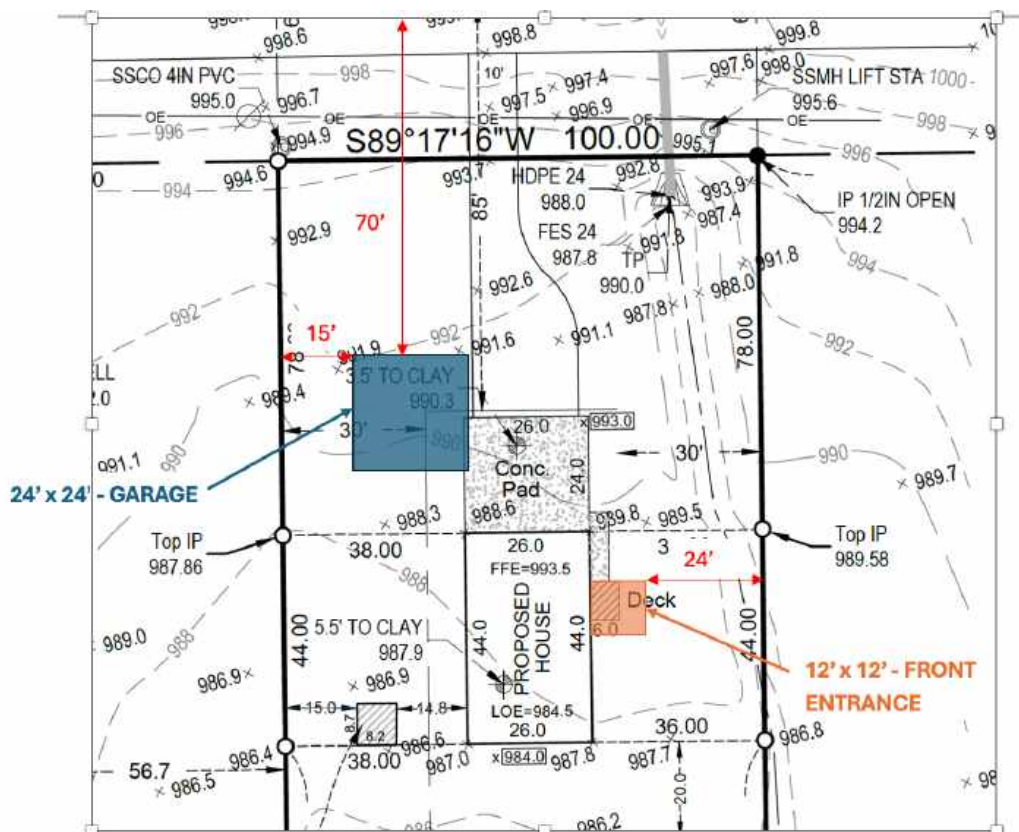
In order to accommodate the proposed detached car port/garage, the applicant is seeking a variance to allow a 15-foot reduction to the front yard setback. The variance would allow the car port/garage to be offset approximately 15 feet from the north face of the existing home. This setback would also minimize grading and tree removal going towards the lake and west property line. Locating the structure further to the south would require more fill and grading. The proposed car port/garage would meet the applicable side yard setback of 15' for detached accessory structures. The requisite setbacks are as follows:

Car Port/Garage

Front Yard Required: 85 feet from centerline of road
Front Yard Proposed: 70 feet from centerline of road
Variance: 15 feet

Side Entrance

Side Yard Required: 30 feet from property line
Side Yard Proposed: 24 feet from property line
Variance: 6 feet



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

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

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

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

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

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

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

Consideration of the criteria for granting a variance:

- a. The applicant is proposing to use the property in a manner consistent with the Rural Residential District.
- b. The property is wooded and positioned in a way that would reduce the impact of the proposed car port/garage addition and side entrance. The neighborhood surrounding this property has a wide array of property types with varying setbacks from the front and side yard setbacks.
- c. Having a garage is consistent with surrounding properties. The existing lot has some grading and wetland challenges along with existing vegetation and tree coverage. While the home was brought onto the property by the owner, this lot does have some physical challenges due to the wetlands, lakeshore, existing tree coverage and grades.

The Planning Commission will need to find that the requested variances meet all applicable criteria for granting a variance.

Neighbor Comments:

The city has not received any written or verbal comments as of the time this report was prepared.

Planning Commission Discussion and Recommendation:

Planning Commissioners discussed the application and asked questions of staff and the applicant. Commissioners noted that the lot was 100 feet wide with 30' side yard setbacks which makes reasonable use challenging. Commissioners also noted that the request for a garage is consistent with past applications and similar properties in this area. Commissioners found that the criteria for granting a variance have been satisfied by the applicant and recommended approval to the City Council.

Recommendation:

The Planning Commission recommended approval of the requested Variance 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. City Council approval of the variance is subject to the following:
 - a. The applicant shall provide an updated survey depicting the proposed structures, applicable building setbacks and proposed grading with any application for a building permit to construct the garage/carport and or front entrance.
3. The requested variance will allow the construction of the proposed detached car port/garage and side entrance in accordance with the approved plans only (plans will become an exhibit of the resolution). The variances shall be as follows:
4. A **15' front yard variance** to allow the proposed detached garage/carport to be located 70' from the centerline of the road rather than 85' as required.
5. A **6' side yard variance** to allow a front entrance to be located 24' from the east property line rather than 30' as required.

Note that the detached garage can be located 15' from the side property line as shown without a variance.

6. The Applicant shall pay for all costs associated with the City's review of the requested variances.
7. Any future improvements or expansion of the principal structure or detached accessory structure will need to be in compliance with all applicable standards relating to the Rural Residential and Shoreland Overlay zoning districts.

Attachments:

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

Property Pictures









RESOLUTION OF THE
CITY OF INDEPENDENCE
HENNEPIN COUNTY, MINNESOTA

RESOLUTION NO. 24-0903-01

**RESOLUTION APPROVING A VARIANCE
TO ALLOW REDUCED FRONT AND SIDE YARD SETBACKS
FOR THE PROPERTY LOCATED AT 5845 LAKE SARAH HEIGHTS DRIVE**

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 2020 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, Robert Berens (“Applicant”) and Andrea Berens (“Owner”) submitted an application for a variance to allow reduced front and side yard setbacks on the property located 5845 Lake Sarah Heights Drive (PID No. 02-118-24-12-0012) (the “Property”); and

WHEREAS, the Property is zoned RR-Rural Residential; and

WHEREAS, the Property is legally described on attached **Exhibit A**; 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 July 16, 2024, and August 20, 2024, 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 Robert Berens and grants the requested variances for the property in accordance with the City’s zoning regulations 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. City Council Approval of the variance is subject to the following:
 - a. The applicant shall provide an updated survey depicting the proposed structures, applicable building setbacks and proposed grading with any application for a building permit to construct the garage/carport and or front entrance.
3. The requested variance will allow the construction of the proposed detached car port/garage and side entrance in accordance with the approved plans depicted on **Exhibit B** attached hereto. The variances shall be as follows:
 - A **15' front yard variance** to allow the proposed detached garage/carport to be located 70' from the centerline of the road rather than 85' as required.
 - A **6' side yard variance** to allow a front entrance to be located 24' from the east property line rather than 30' as required.

Note that the detached garage can be located 15' from the side property line as shown without a variance.
4. The Applicant shall pay for all costs associated with the City's review of the requested variances.
5. Any future improvements or expansion of the principal structure or detached accessory structure will need to be in compliance with all applicable standards relating to the Rural Residential and Shoreland Overlay zoning districts.

This resolution was adopted by the City Council of the City of Independence on this 3rd day of September 2024, by a vote of ____ ayes and ____ nays.

Marvin Johnson, Mayor

ATTEST:

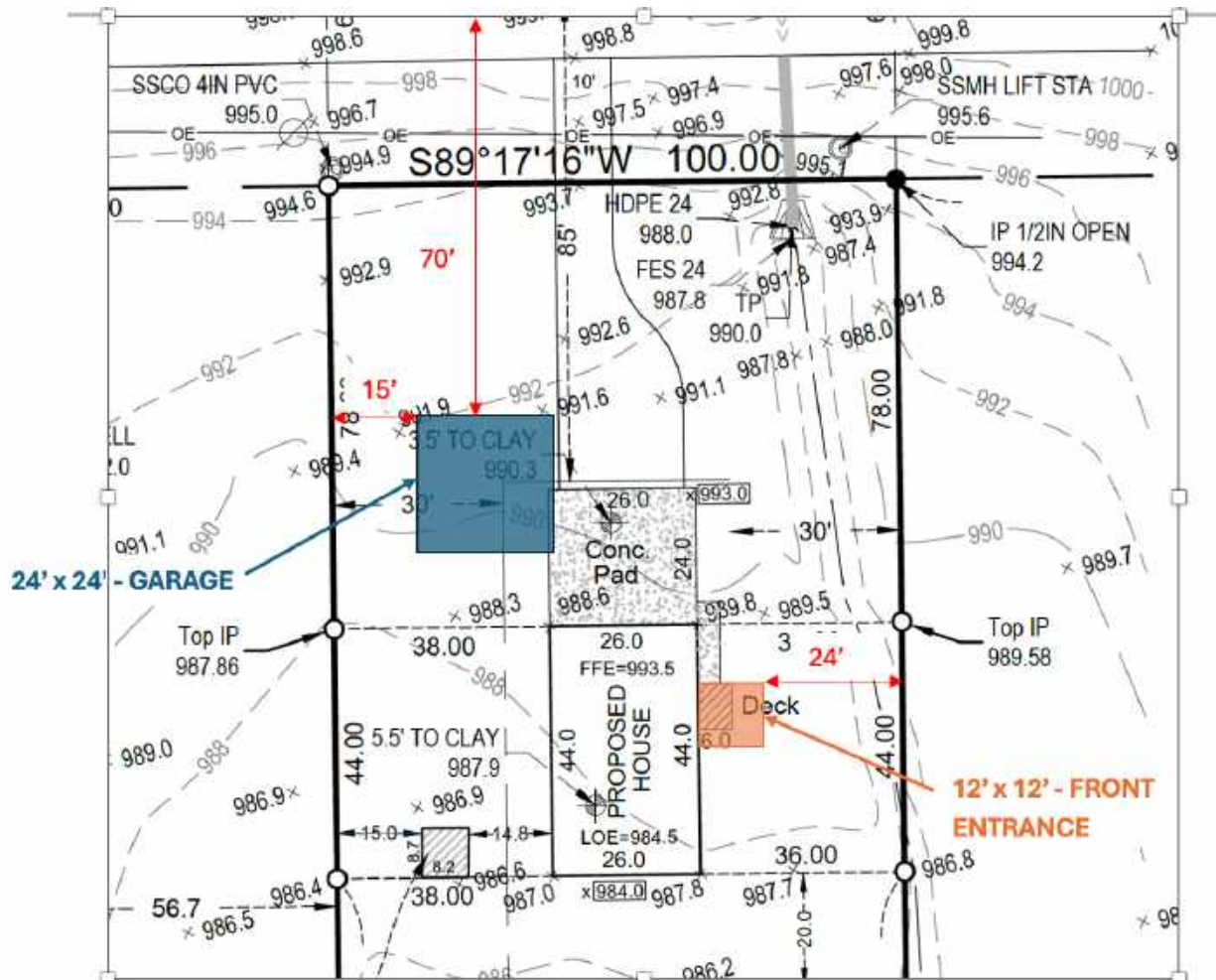
Mark Kaltsas, City Administrator

EXHIBIT A
(Legal Description)

The East 100 feet of the West 200 feet of the following described parcel: That part of Government Lot 2, Section 2, Township 118, Range 24, described as follows:

Commencing at the meander corner on the Northeasterly shore of Lake Sarah and on the North line of said Government Lot 2, as re-set by the Hennepin County Surveyor on May 25, 1959; thence East along said North line 566.7 feet to the Point of Beginning of the property being described; thence continuing East along said North line 600 feet; thence deflecting right 90° to the shore of Lake Sarah; thence West along said shore to its intersection with a line drawn South through the point of beginning at right angles from said North Line; thence North to the Point of Beginning; EXCEPT the North 65 feet thereof.

EXHIBIT B
(Site Plans/Survey)





**CITY OF
INDEPENDENCE
MINNESOTA**

Date Submitted: 05-24-2024

Applicant Information

Name: Robert Berens
Address: 5855 Lake Sarah Hts Dr
Rockford , Minnesota
55373
Primary Phone: 763-370-9284
Email: rberens1945@gmail.com

Owner Information

Name: Andrea Berens
Address: 5845 Lake Sarah Hts Dr
Rockford , Minnesota 55373
Primary Phone: 612-940-6357
Email: Andrea.berens22@gmail.com

Property Address:

PID:

Planning Application Type: Variance

Description:

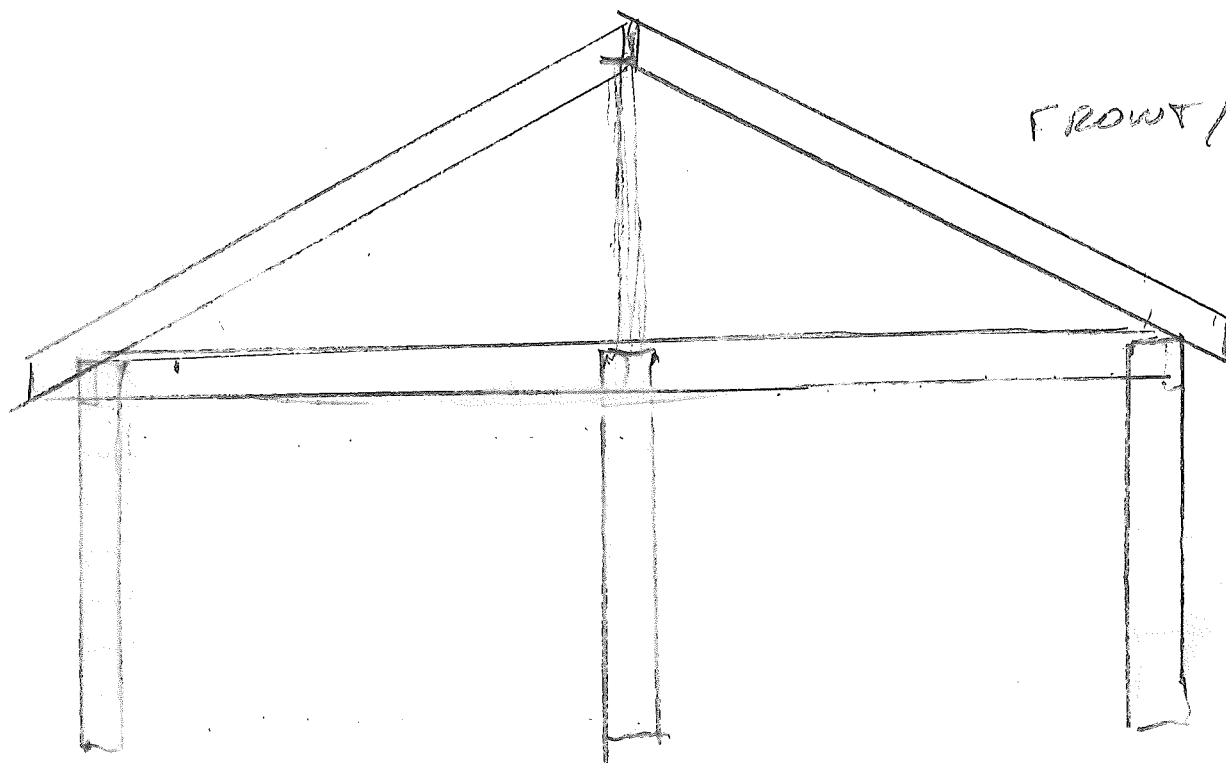
Supporting Documents: Site Survey (Existing Conditions)

Signature:

We moved the house in four years ago with the intent of building a parking space and possible garage attached to the house. We allowed for a 24' x 24' space to meet the 85 foot setback. While working on the house, I determined that I needed to put in an Entry instead of a side entry to accommodate my older daughter who has several palsy. I needed a safer way for her to exit the house. They used up up 5 feet of the planned garage area. I now need to plan for a detached garage, carport, pole building. I need at least a 10 foot variance to go from an 85 foot setback to 75 foot setback and a 15 foot variance is possible it might give me some breathing room allowing for possible roof overhang.

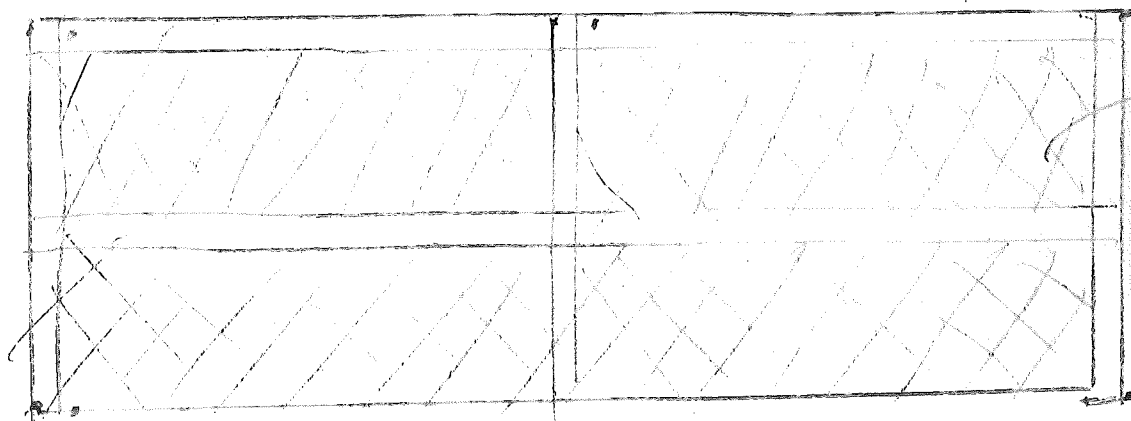
I would ask the variance to extend into the future without putting a deadline for me. I'm wrestling with whether or not I have the ability to do this myself or if I'm going to have to hire it done. Part of the planning will depend on how much room I have to work with.

The Independence office has a copy of the surveys we used when building the house and I have dropped off planning copies to Mark over the past month. I'll try to upload some documents with this, but they're basically duplicates to what I've already provided.



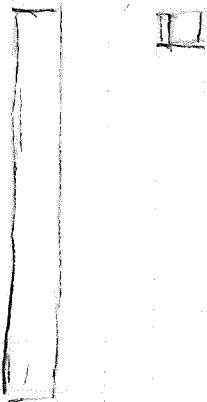
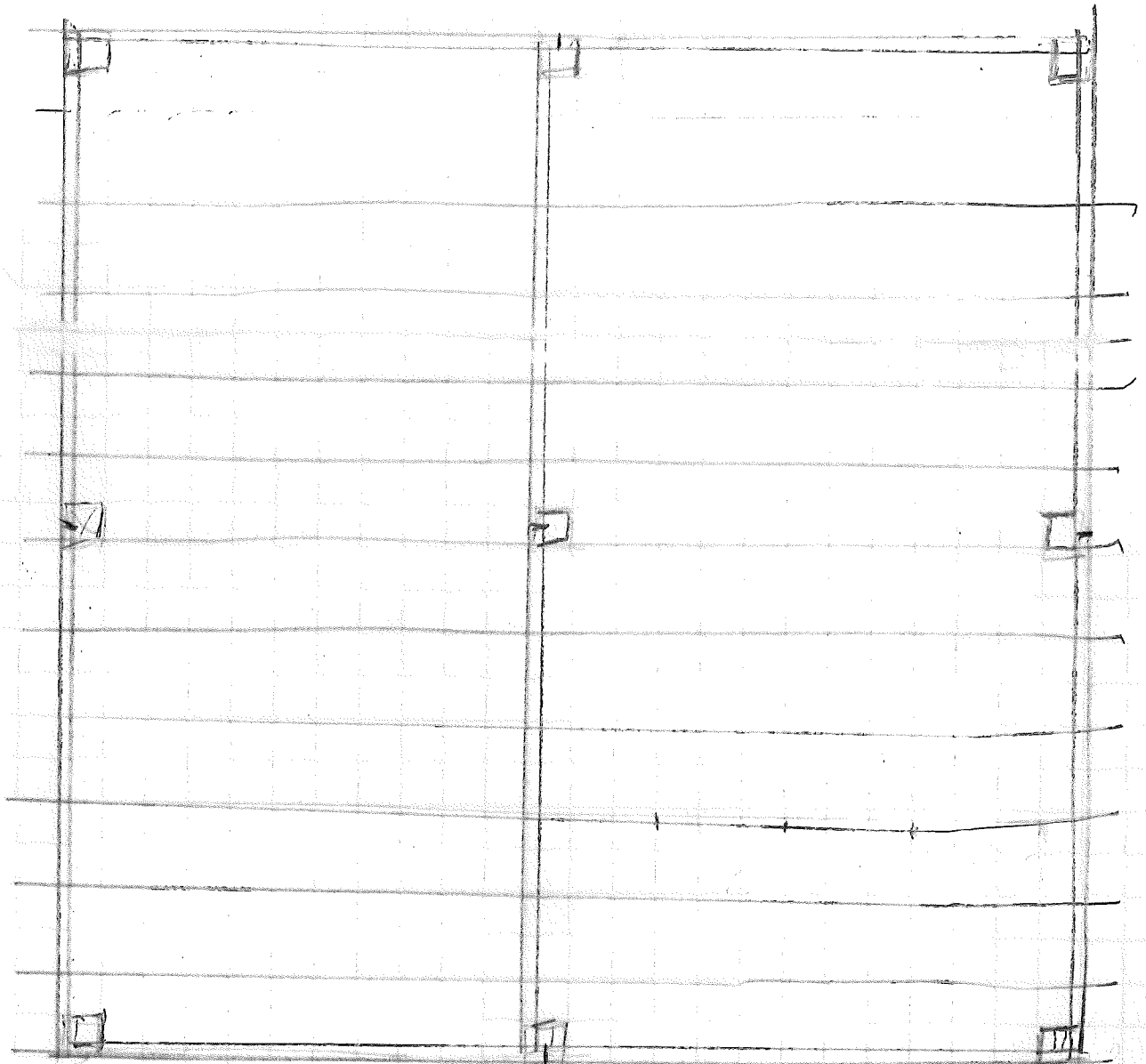
FRONT/BACK

SIDE VIEW



TRELLACE

12' 2x6 - 10



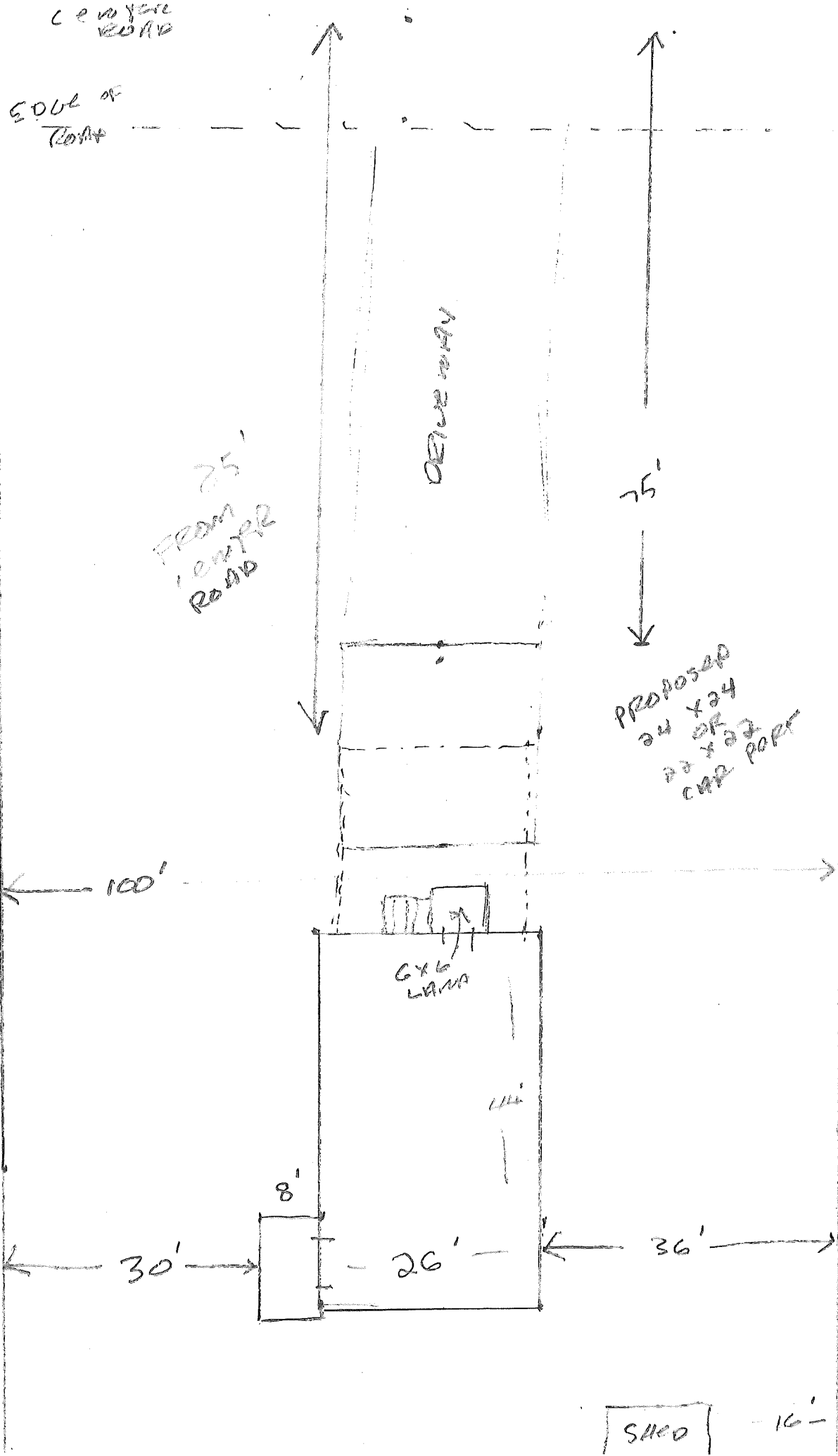
13 TRUSS

27 SHEETS PLYWOOD

8 8' 6x6 TREATED

16 TRELLACE

6-6 2x8 12' TREATED



City of Independence

Request for a Variance from the Lakeshore and Front Yard Setbacks for the Property Located at 3010 Lindgren Lane

<i>To:</i>	City Council
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	September 3, 2024
<i>Applicant:</i>	Ethan Kindseth
<i>Owner:</i>	Chris Dahlberg
<i>Location:</i>	3010 Lindgren Lane

Request:

Ethan Kindseth (Applicant) and Chris Dahlberg (Owner) are requesting the following action for the property located at 3010 Lindgren Lane (PID No. 13-118-24-21-0002) in the City of Independence, MN.

- a. Variances to allow the reconstruction of the existing home (legal non-conforming) on the same foundation with expansion of the height, roof, and enclosed spaces associated with modifications to the roof.

Property/Site Information:

The subject property is located at 3010 Lindgren Lane. The property is located along the north side of Lindgren Lane on the west side of Lake Independence. There is an existing home located on the property. The existing home is considered a legal non-conforming structure, and the 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: ***3010 Lindgren Lane***

Zoning: *Rural Residential (Shoreland Overlay)*

Comprehensive Plan: *Rural Residential*

Acreage: *3.41 acres (1.16 acres above OHWL)*

Impervious Surface Maximum: *25%*

3010 Lindgren Lane (blue outline)



Discussion:

The applicant approached the city about the possibility of taking down the existing home and constructing a new home on the subject property on the foundation of the existing home. The city noted that the existing home is considered a legal non-conforming structure that does not meet current setbacks from the lake and Lindgren Lane. As a result, the home can be fully reconstructed but cannot be expanded, enlarged, or made taller without obtaining applicable variances for the areas proposed to be changed.

In addition to being considered a legal non-conforming structure, the 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

Based on the permitted setbacks, the subject property has a limited building area.

The existing home has the following setbacks:

Lake: 39.7' – (20.3' variance)

Side: na - compliant

Street: 49.7' to centerline of street (51' required) (1.3' variance)

The applicant is proposing to take down the existing home to the foundation and reconstruct a new home on the foundation. The applicant is proposing to increase the overall structure height (roof height expansion can be seen in elevations below) and expand a portion of the home on the main level. The expansion would be on top of the existing tuck under garage and is shown below in blue (in both the plan view and elevation view). The proposed new home would not encroach closer to the lake than the existing home but would enlarge the existing structure so that it is taller and expanded as noted.



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The applicant has prepared a survey, existing house plans, proposed house plans and site plan. The city has reviewed the proposed plans and visited the property. The city discussed the possibility of moving the proposed house to the west and south to meet applicable setbacks. The applicant has noted that the existing trees, elevations and existing site improvements all support the request to rebuild the new home on the existing foundation.

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 leave the majority of the existing site features, deck, patio and landscape in its current location without completely reworking the entire site.

- b. Many of the surrounding properties on Lindgren Lane do not comply with applicable setbacks. This area of the city contains a handful of properties that do not conform to applicable setbacks.
- c. The character of the surrounding area is residential. The proposed single-family home is in keeping with the City's comprehensive plan.

The variances would allow expansion of the existing home so that it has the same setbacks as the existing home (39.7' to the OHWL – representing a 20.3' variance and 49.7' to centerline of Lindgren Lane – representing a 1.7' variance). All other setbacks of the proposed home meet applicable setbacks. The Planning Commission will need to determine if the requested variances to allow the proposed home to be constructed on the existing foundation 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.
2. Setbacks to the side yard, street and lakeshore vary considerably on the surrounding properties.
3. The applicant is proposing to construct the new home on the existing foundation without disturbing the remainder of the site.

Neighbor Comments:

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

Planning Commission Discussion and Recommendation:

Planning Commissioners discussed the application and asked questions of staff and the applicant. Commissioners confirmed that the applicant could rebuild the existing structure as long as there was no change in height or square footage. Commissioners noted that the roof height went from a 3/12 pitch to a 10/12 pitch causing an increase in height that may be desirable. Commissioners noted that there would be no change in the footprint and or impervious surface. Commissioners discussed whether or not there would be any impact to the views from surrounding properties as a result of the increase in overall building mass on the property. It was noted that the house across Lindgren Lane would not be impacted as their view is further south and the subject property has significant tree cover that currently impacts views towards the lake. Commissioners noted that the proposed remodel in the same location would have less impact on the property versus a full rebuild in a new location. Commissioners found that the criteria for granting a variance have been satisfied by the applicant and recommended approval to the City Council.

Recommendation:

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

1. The requested variances meet all applicable conditions and restrictions stated in Chapter V, Section 520.19, Procedures on variances, in the City of Independence Zoning Ordinance.
2. The City finds that the criteria for granting a variance have been satisfied by the applicant. Specifically, the City finds the following:
 - a. Residential use of the property is consistent with the RR-Rural Residential District. The applicant is seeking a variance to allow single-family home on the property.
 - b. The location of the proposed home is in the location of the existing home with the expansion primarily upward.
 - c. The character of the surrounding area is residential. The proposed new home is in keeping and consistent with the surrounding uses found in this neighborhood.
3. The total impervious surface coverage for this property will not exceed 25% of the total lot area.
4. The requested variance will allow the construction of the proposed home in accordance with the approved plans only (plans will become an exhibit of the resolution). The variances shall be as follows:
 - A **20.3' variance from the OHWL of Lake Independence** to allow the proposed home to be located 39.7' from the OHWL rather than 60' as required.
 - A **1.7' front yard variance** to allow the proposed home to be located 49.7' from the front property line rather than 51' as required (measured to the centerline of Lindgren Lane).
5. Any modification, changes 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.
6. The applicant shall pay for all costs associated with the City's review of the requested variances.

Attachments:

1. Application
2. Site Survey – Existing Conditions
3. Existing and Proposed Building Elevations and Floor Plans



RESOLUTION OF THE
CITY OF INDEPENDENCE
HENNEPIN COUNTY, MINNESOTA

RESOLUTION NO. 24-0903-02

**RESOLUTION APPROVING A VARIANCE
TO ALLOW REDUCED FRONT YARD AND OHWL SETBACKS
FOR THE PROPERTY LOCATED AT 3010 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 2020 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, Ethan Kindseth (“Applicant”) and Chris Dahlberg (“Owner”) submitted an application for a variance to allow reduced front yard and OHWL setbacks to allow the reconstruction of the existing home on the property located 3010 Lindgren Lane (PID No. 13-118-24-21-0002) (the “Property”); and

WHEREAS, the Property is zoned RR-Rural Residential; and

WHEREAS, the Property is legally described on attached **Exhibit A**; 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 August 20, 2024, 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

Ethan Kindseth and grants the requested variances for the property in accordance with the City's zoning regulations with the following findings and conditions:

1. The requested variances meet all applicable conditions and restrictions stated in Chapter V, Section 520.19, Procedures on variances, in the City of Independence Zoning Ordinance.
2. The City finds that the criteria for granting a variance have been satisfied by the applicant. Specifically, the City finds the following:
 - a. Residential use of the property is consistent with the RR-Rural Residential District. The applicant is seeking a variance to allow single-family home on the property.
 - b. The location of the proposed home is in the location of the existing home with the expansion primarily upward.
 - c. The character of the surrounding area is residential. The proposed new home is in keeping and consistent with the surrounding uses found in this neighborhood.
3. The total impervious surface coverage for this property will not exceed 25% of the total lot area.
4. The requested variance will allow the construction of the proposed home in accordance with the approved plans depicted on **Exhibit B** attached hereto. The variances shall be as follows:
 - A **20.3' variance from the OHWL of Lake Independence** to allow the proposed home to be located 39.7' from the OHWL rather than 60' as required.
 - A **1.7' front yard variance** to allow the proposed home to be located 49.7' from the front property line rather than 51' as required (measured to the centerline of Lindgren Lane).
5. Any modification, changes 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.
6. The applicant shall pay for all costs associated with the City's review of the requested variances.

This resolution was adopted by the City Council of the City of Independence on this 3rd day of September 2024, by a vote of ____ ayes and ____ nays.

Marvin Johnson, Mayor

ATTEST:

Mark Kaltsas, City Administrator

EXHIBIT A
(Legal Description)

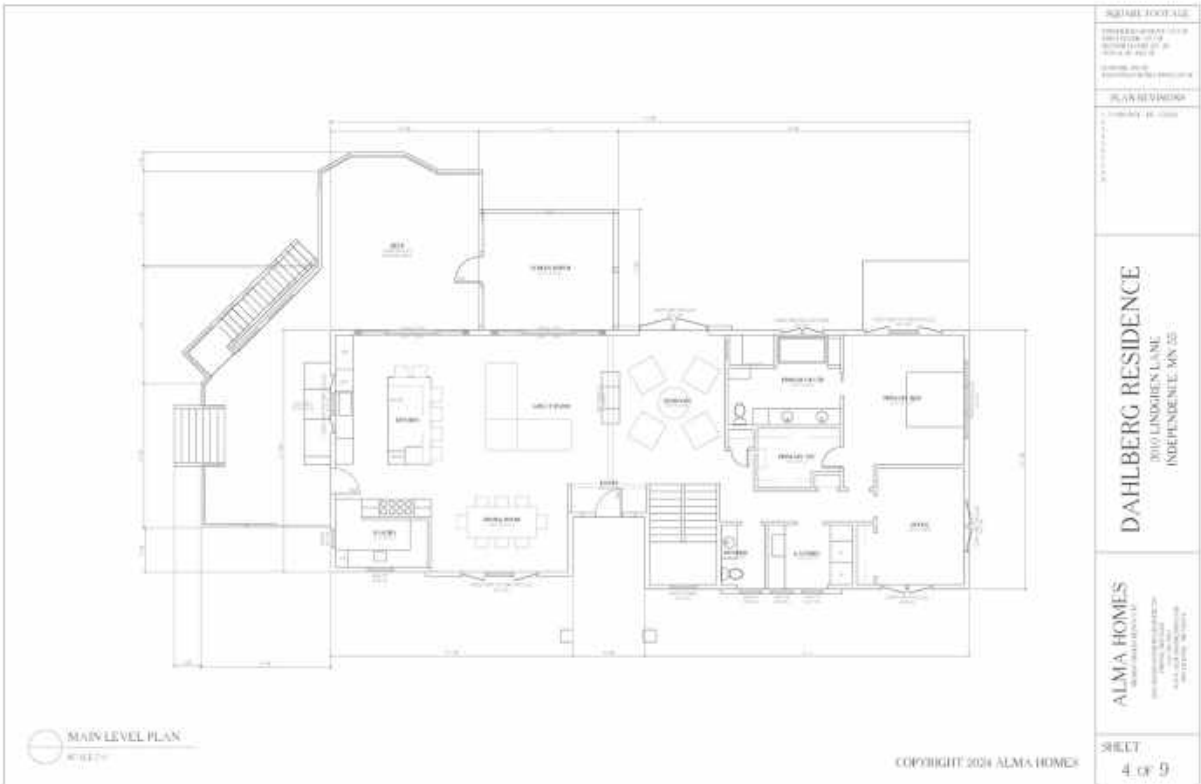
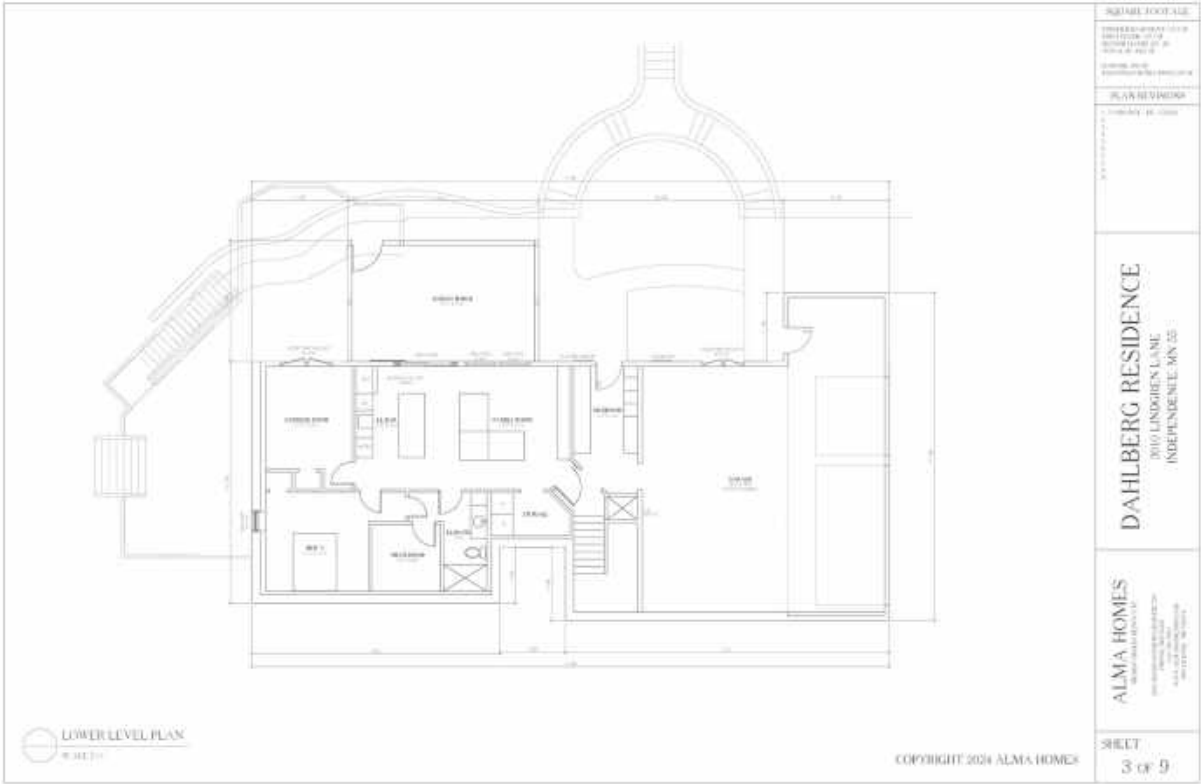
PROPERTY DESCRIPTION:

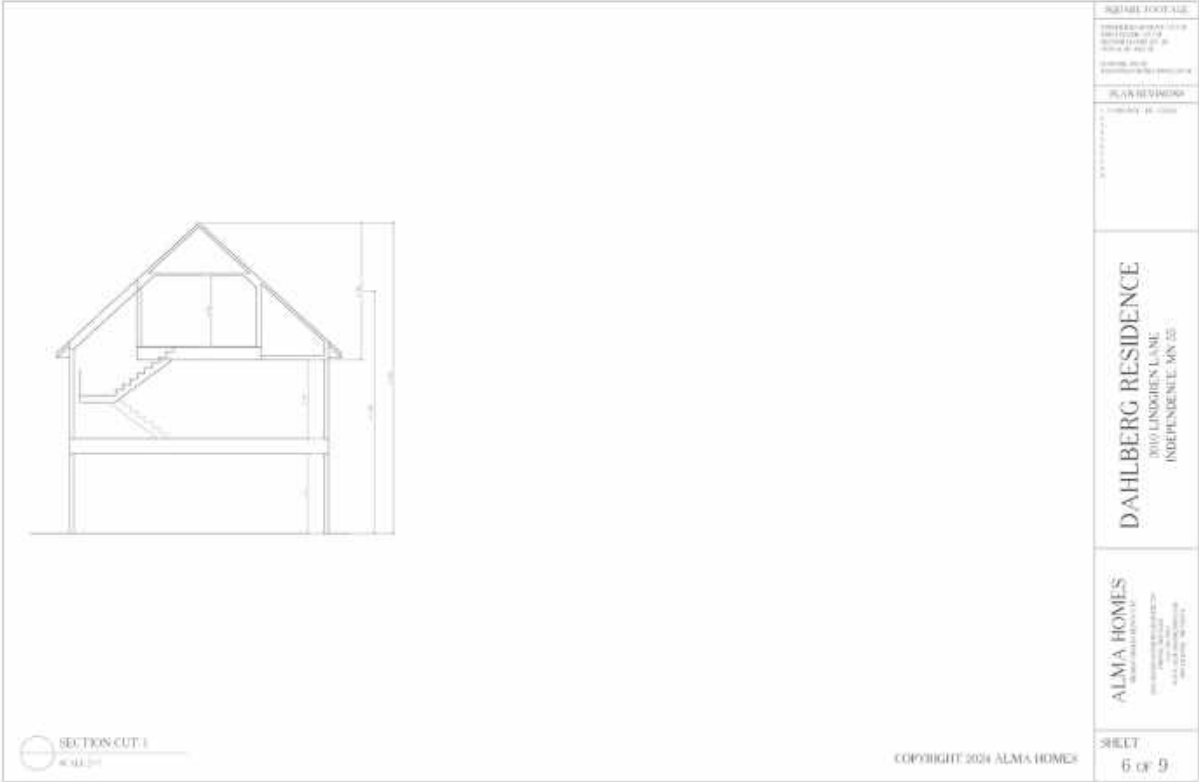
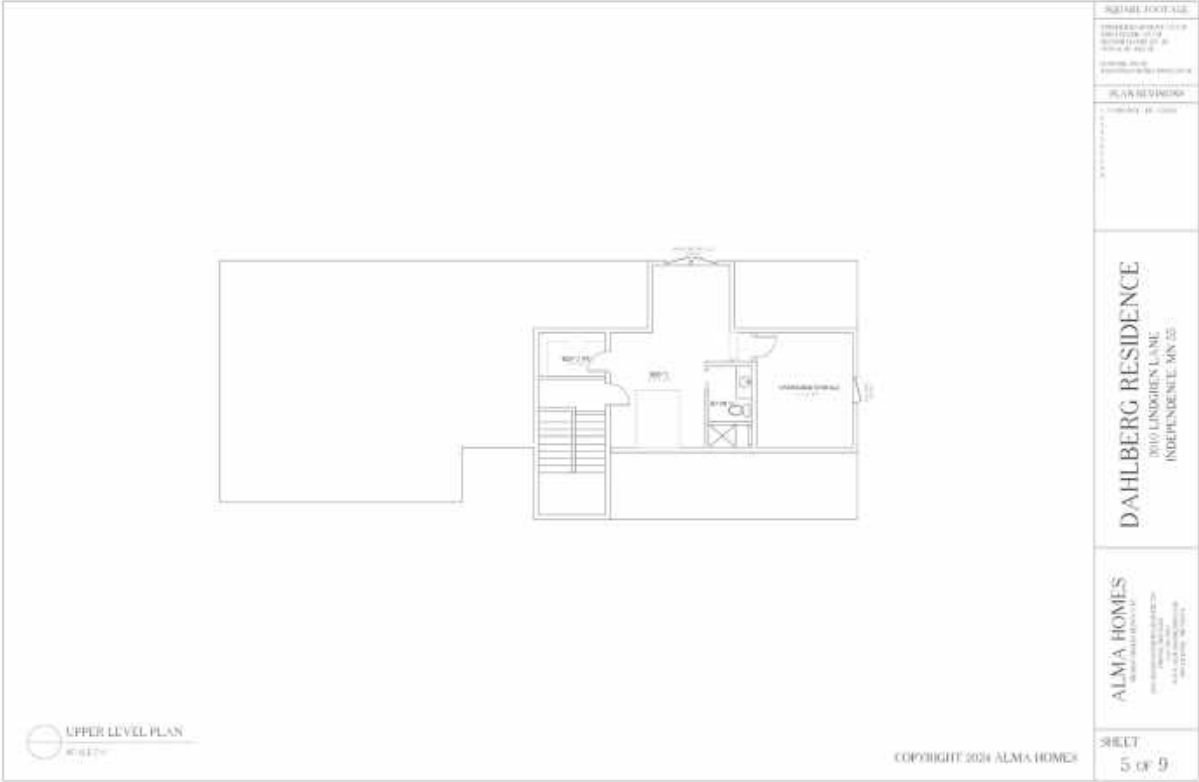
(Per Torrens Certificate of Title No. 1192498)

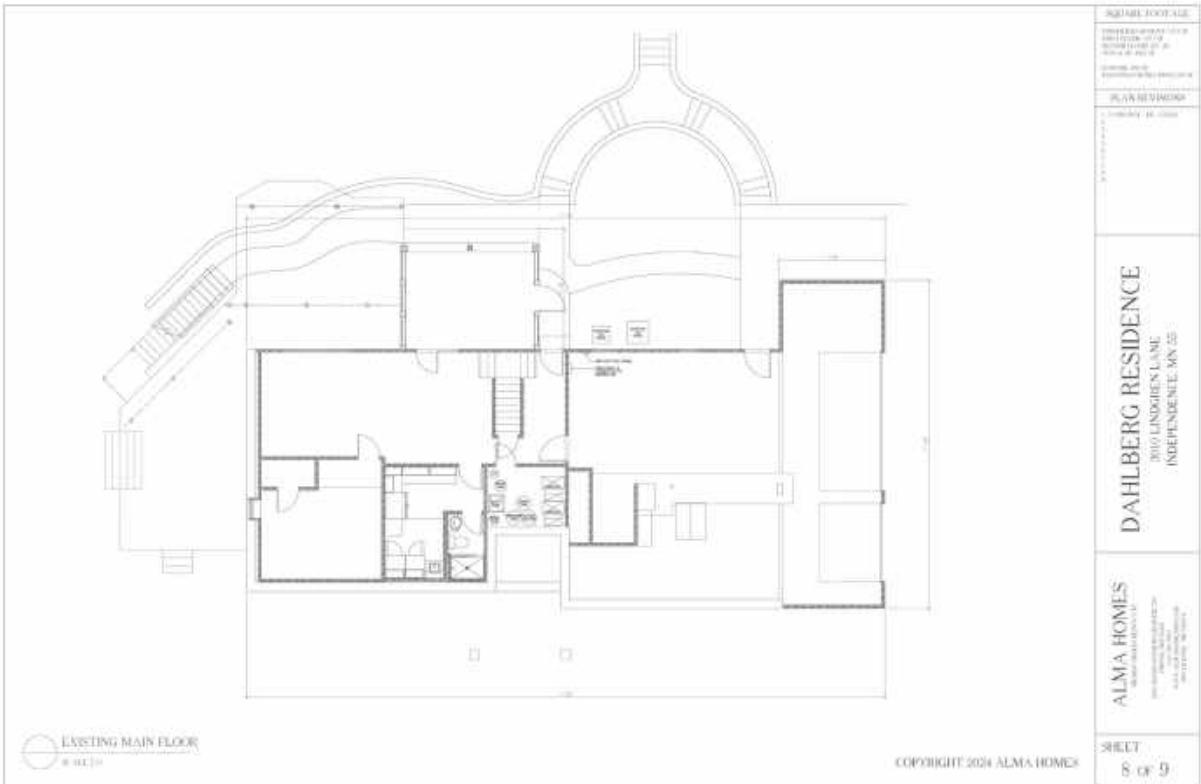
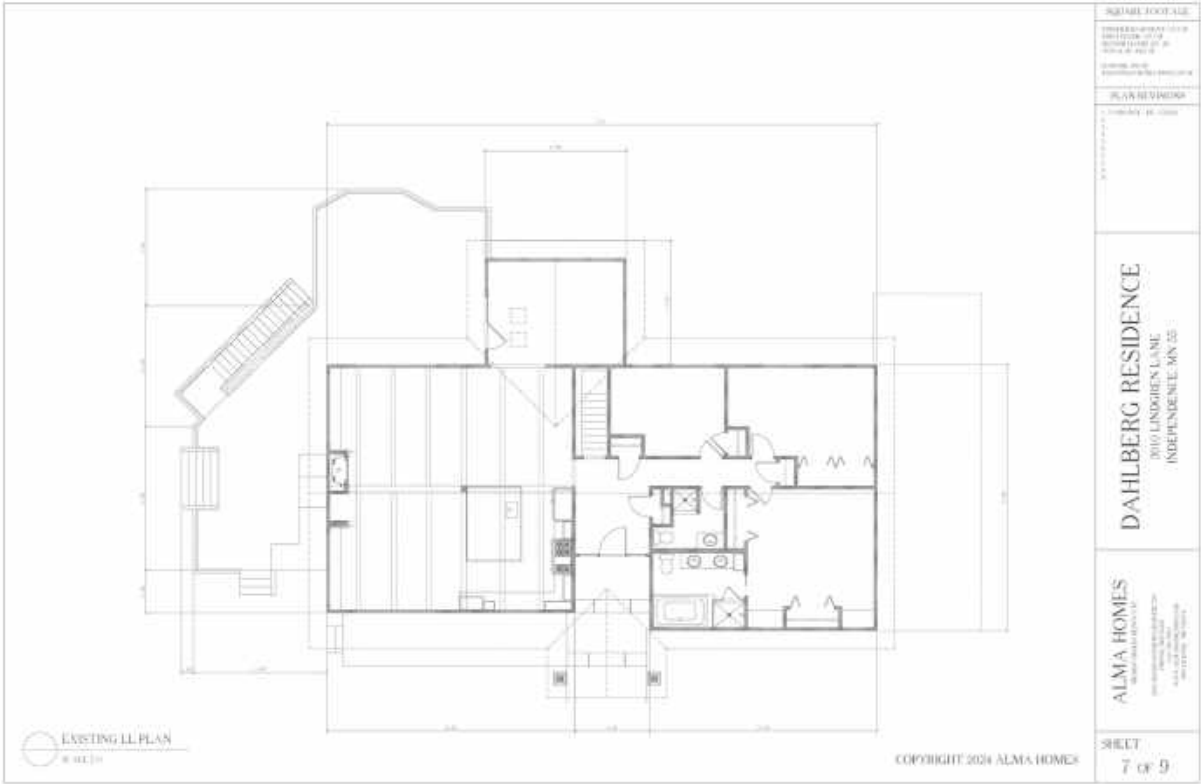
That part of Government Lots 4 and 5, and that part of the accretions to Government Lots 4 and 5, Section 13, Township 118, Range 24, all described as commencing at the Southwest corner of said Government Lot 5; thence on a bearing of East (assuming the West line of said Government Lot 5 as bearing North), along a line hereinafter referred to as line "A" a distance of 1183 feet to the actual point of beginning; thence East along said line "A" a distance of 380.77 feet, which point is marked by a Judicial Landmark set pursuant to Torrens Case No. 14071; thence North 47 degrees 35 minutes West a distance of 102.73 feet, which point is marked by a Judicial Landmark set pursuant to Torrens Case No. 14071; thence North 23 degrees 38 minutes East a distance of 35 feet, which point is marked by a Judicial Landmark set pursuant to Torrens Case No. 14071; thence continuing North 23 degrees 38 minutes East a distance of 325.98 feet to a line drawn parallel with and 400 feet North from said line "A"; thence West along said parallel line to a line bearing North from the actual point of beginning; thence South a distance of 400 feet to the actual point of beginning, according to the Government Survey thereof.

EXHIBIT B
(Site Plans/Survey)













**CITY OF
INDEPENDENCE
MINNESOTA**

Date Submitted: 07-03-2024

Applicant Information

Name: Ethan Kindseth

Address: 2500 Shadywood Road
Suite 750,
Orono, Minnesota 55331

Primary Phone: 612-741-9069

Email: ethan@almahomesmn.com

Owner Information

Name: Chris Dahlberg

Address: 3010 Lindgren Lane
Independence,
Minnesota 55359

Primary Phone: 651-402-5999

Email: chris@dahlbergs.net

Property Address:

PID:

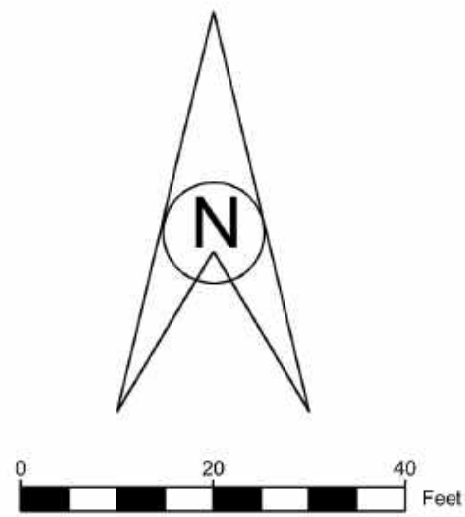
Planning Application Type: Variance

Description:

Supporting Documents: Site Survey (Existing Conditions), Building Plans, Construction Plans

Signature:

Certificate of Survey & Topographic Survey



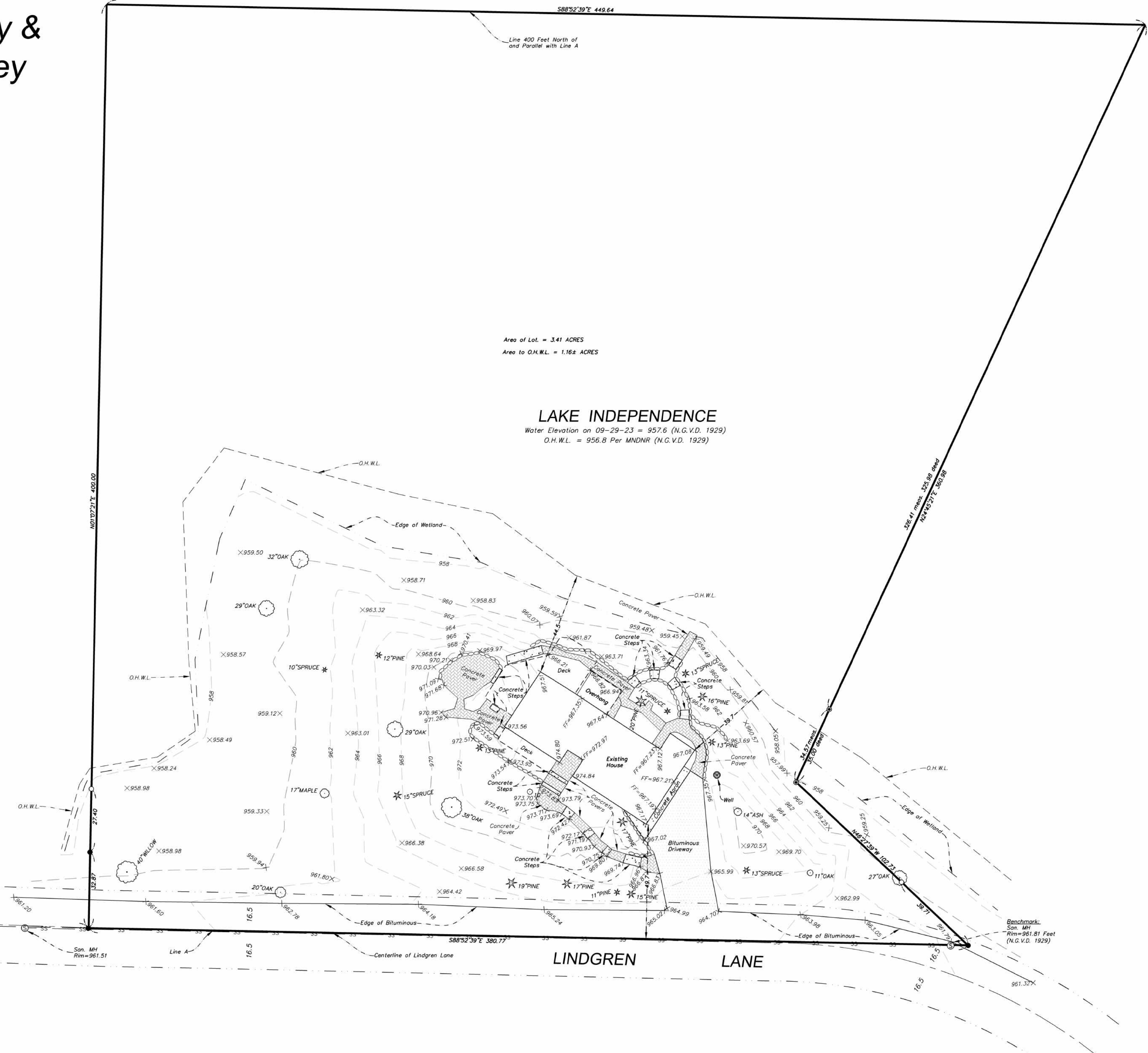
- LEGEND
- 988 — denotes Existing Contour
 - 988.00 X denotes Existing Spot Elevation
 - FF=989.36 denotes Finished Floor Elevation
 - denotes Telephone Pedestal
 - denotes Power Pole
 - denotes Water Valve
 - denotes Sanitary Cleanout
 - denotes Hydrant
 - denotes Sanitary Manhole
 - W — denotes Water Line
 - SS — denotes Sanitary Sewer Line
 - OHE — denotes Overhead Electric Line
 - X — denotes Fence Line

EXISTING HARDCOVER CALCULATIONS:		
AREA TO OHWL =	50,559±	S.F.
	AREA	
Existing House	2,249	S.F.
Overhang	198	S.F.
Decks	842	S.F.
Bituminous Driveway	1,187	S.F.
Concrete Steps	263	S.F.
Concrete Apron	146	S.F.
Concrete Pavers	1,570	S.F.
Retaining Walls	324	S.F.
TOTAL	6779	S.F.
% HARDCOVER	13.4	%

NOTES:
1. Area to O.H.W.L. Includes the Road R/W
2. Bituminous Driveway Area is Measured to the Edge of the City Street. Bituminous for the Street is Not Included

Surveyors Note:
The Bearings shown on the drawing are based upon the Hennepin County Coordinate System and differ from the legal description. The angles formed by the bearings are the same.

PROPERTY DESCRIPTION:
(Per Torrens Certificate of Title No. 1192498)
That part of Government Lots 4 and 5, and that part of the accretions to Government Lots 4 and 5, Section 13, Township 118, Range 24, all described as commencing at the Southwest corner of said Government Lot 5; thence on a bearing of East (assuming the West line of said Government Lot 5 as bearing North), along a line hereinafter referred to as line "A" a distance of 1183 feet to the actual point of beginning; thence East along said line "A" a distance of 380.77 feet, which point is marked by a Judicial Landmark set pursuant to Torrens Case No. 14071; thence North 47 degrees 35 minutes West a distance of 102.73 feet, which point is marked by a Judicial Landmark set pursuant to Torrens Case No. 14071; thence North 23 degrees 38 minutes East a distance of 35 feet, which point is marked by a Judicial Landmark set pursuant to Torrens Case No. 14071; thence continuing North 23 degrees 38 minutes East a distance of 325.98 feet to a line drawn parallel with and 400 feet North from said line "A"; thence West along said parallel line to a line bearing North from the actual point of beginning; thence South a distance of 400 feet to the actual point of beginning, according to the Government Survey thereof.



www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763) 662-4727
Fax: (763) 662-3522

OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.

denotes iron monument found
denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062
denotes found Judicial Land Monument

Project No. **23-0402**

Chris Dahlberg

Requested By:
Date: **09-29-23**
Drawn By: **B.M.H.**
Checked By: **P.E.O.**

Scale: **1"=20'**

Certificate of Survey on Part of Gov't Lots 4 and 5, Sec. 13, T. 118, R. 24, Hennepin County, Minnesota

Revised:

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Paul E. Otto
License # 40062 Date: 10-05-23



 SOUTHWEST ELEVATION
SCALE $\frac{1}{4}"=1'$



 NORTHEAST ELEVATION
SCALE $\frac{1}{4}"=1'$

SQUARE FOOTAGE

FINISHED BASEMENT: 1013 SF
FIRST FLOOR: 1917 SF
SECOND FLOOR: 557 SF
TOTAL SF: 3457 SF

GARAGE: 883 SF
EXISTING FOUNDATION: 2176 SF

PLAN REVISIONS

1. VARIANCE - KE - 7/2/24
2. VARIANCE (DORMER) KE 8/8
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

DAHLBERG RESIDENCE

3010 LINDGREN LANE
INDEPENDENCE, MN 55

ALMA HOMES

DESIGN | BUILD | RENOVATE

2500 SHADYWOOD ROAD SUITE 750
ORONO, MN 55331

612-790-7860

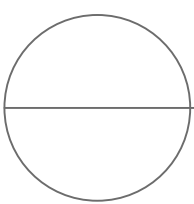
WWW.ALMAHOMESMN.COM

MN LICENSE #BC726074

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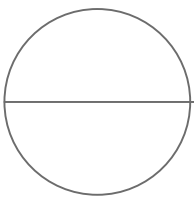
SHEET

1 OF 9



SOUTHEAST ELEVATION

SCALE 1/4"=1'



NORTHWEST ELEVATION

SCALE 1/4"=1'



SQUARE FOOTAGE

FINISHED BASEMENT: 1013 SF
FIRST FLOOR: 1917 SF
SECOND FLOOR: 557 SF
TOTAL SF: 3457 SF

GARAGE: 883 SF
EXISTING FOUNDATION: 2176 SF

PLAN REVISIONS

1. VARIANCE - KE - 7/2/24
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

DAHLBERG RESIDENCE

3010 LINDGREN LANE
INDEPENDENCE, MN 55

ALMA HOMES

DESIGN | BUILD | RENOVATE

2500 SHADYWOOD ROAD SUITE 750
ORONO, MN 55331

612-790-7860

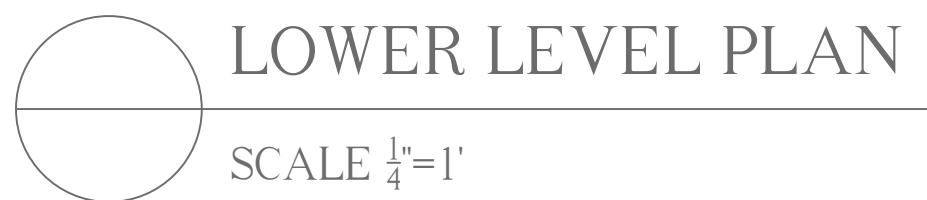
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MN LICENSE #BC726074

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SHEET

2 OF 9



3 OF 9

FINISHED BASEMENT: 1013 SF
FIRST FLOOR: 1917 SF
SECOND FLOOR: 557 SF
TOTAL SF: 3457 SF

PLAN REVISIONS

1. VARIANCE - KE - 7/2/24
- 2.
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- 8.
- 9.
- 10.

DAHLBERG RESIDENCE

3010 LINDGREN LANE
INDEPENDENCE, MN 55

ALMA HOMES

DESIGN | BUILD | RENOVATE

2500 SHADYWOOD ROAD SUITE 750

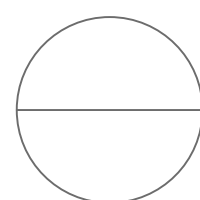
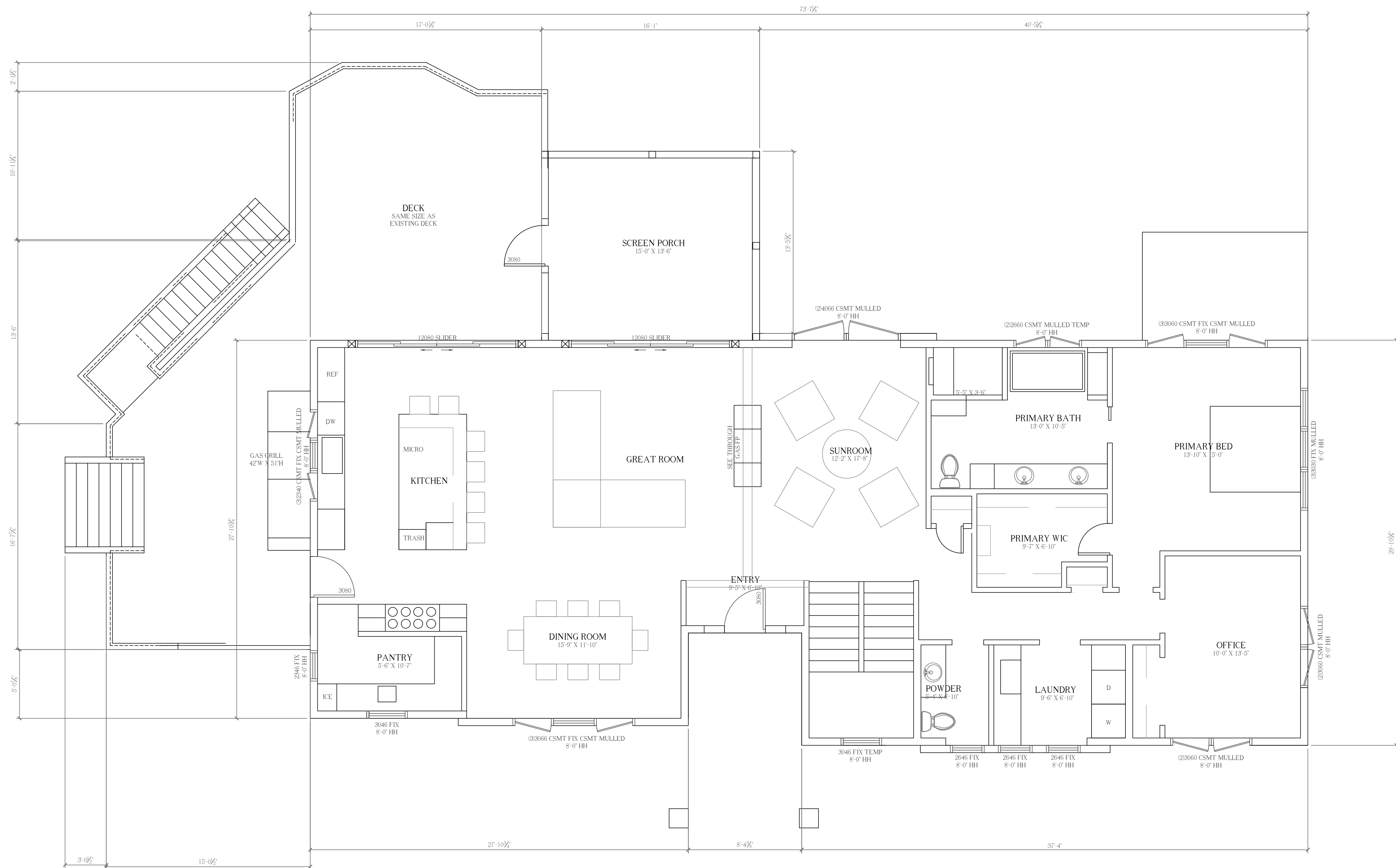
PRONO, MN 55331

612-790-7860
WWW.AIMAHOMESMN.COM

MN LICENSE #BC726074

SHEET

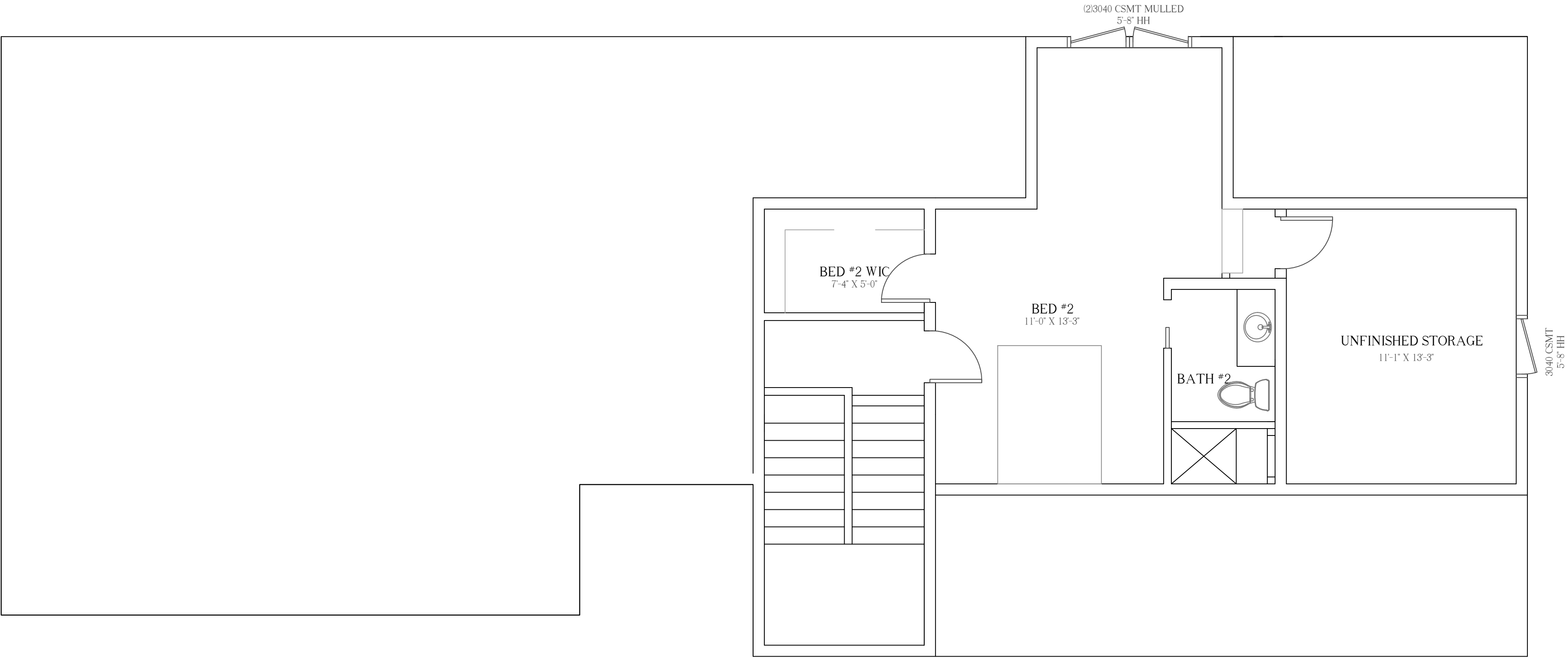
4 OF 9



MAIN LEVEL PLAN

SCALE $\frac{1}{4}"=1'$

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SQUARE FOOTAGE

FINISHED BASEMENT: 1013 SF
FIRST FLOOR: 1917 SF
SECOND FLOOR: 557 SF
TOTAL SF: 3457 SF

GARAGE: 883 SF
EXISTING FOUNDATION: 2176 SF

PLAN REVISIONS

- 1. VARIANCE - KE - 7/2/24
- 2.
- 3.
- 4.
- 5.
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- 9.
- 10.

DAHLBERG RESIDENCE

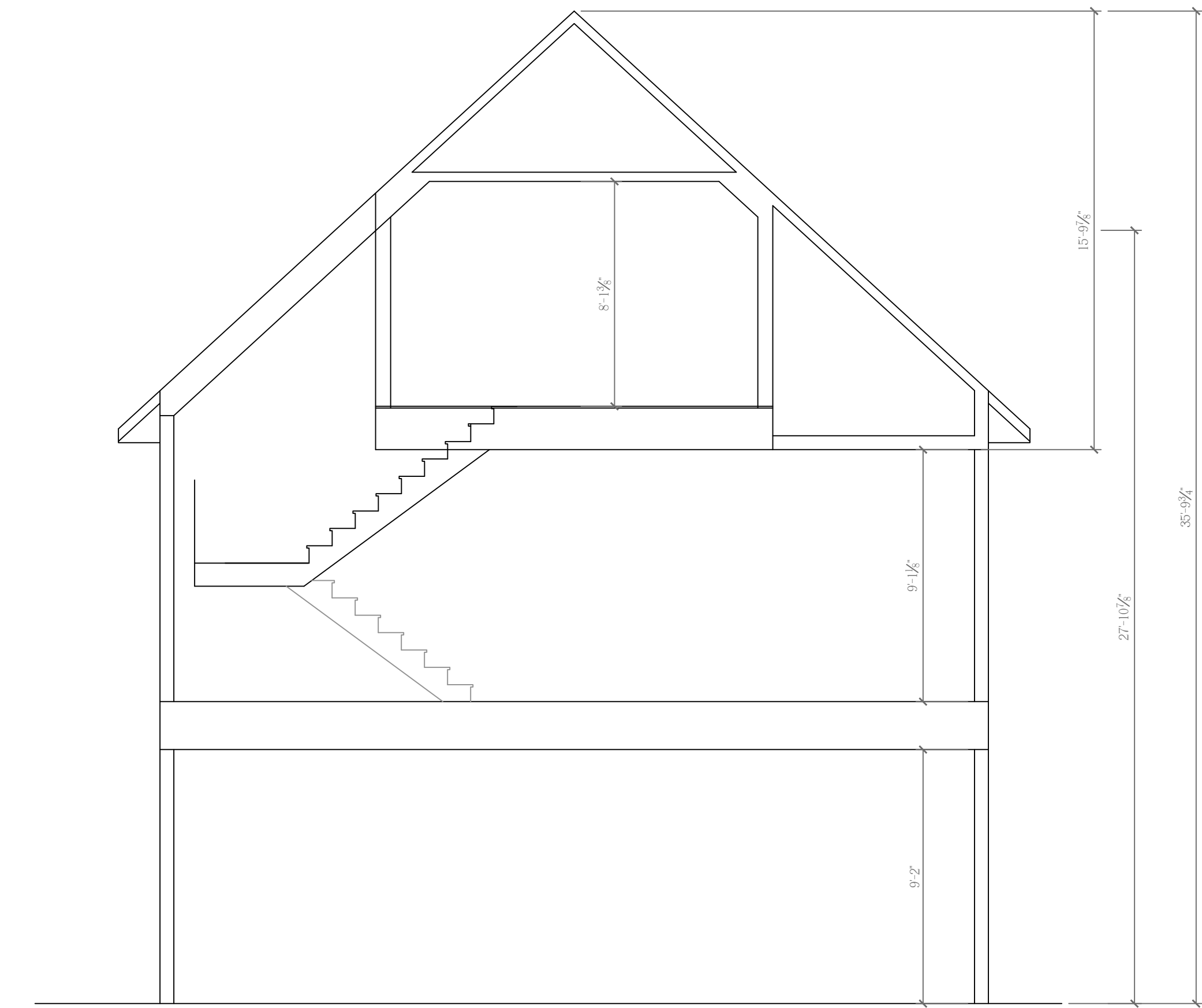
3010 LINDGREN LANE
INDEPENDENCE, MN 55

ALMA HOMES

DESIGN | BUILD | RENOVATE

2500 SHADYWOOD ROAD SUITE 750
ORONO, MN 55331
612-790-7860
WWW.ALMAHOMESMN.COM
MN LICENSE #BC726074

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SECTION CUT 1

SCALE 1/4"=1'

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DAHLBERG RESIDENCE

3010 LINDGREN LANE
INDEPENDENCE, MN 55

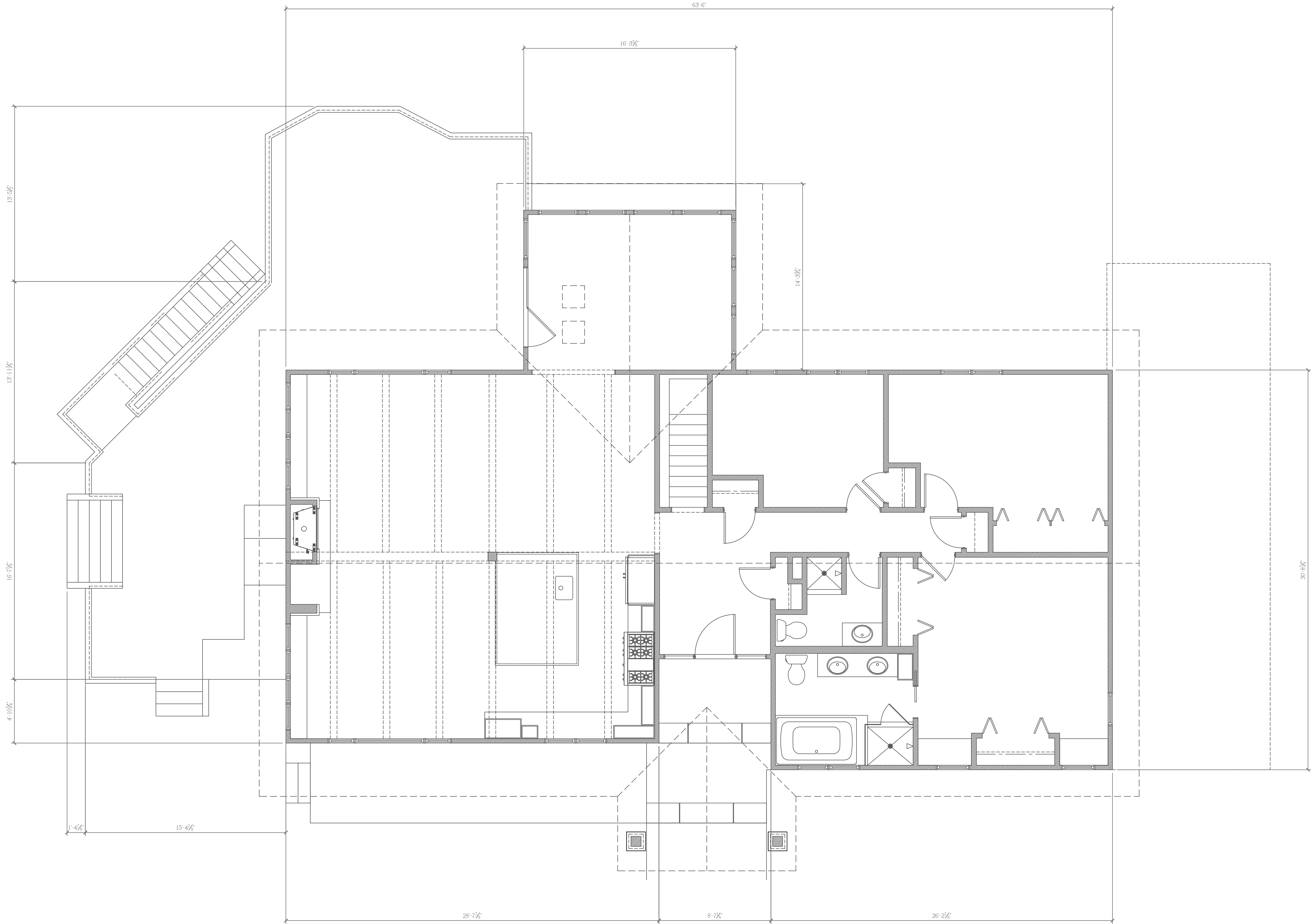
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SHEET

6 OF 9



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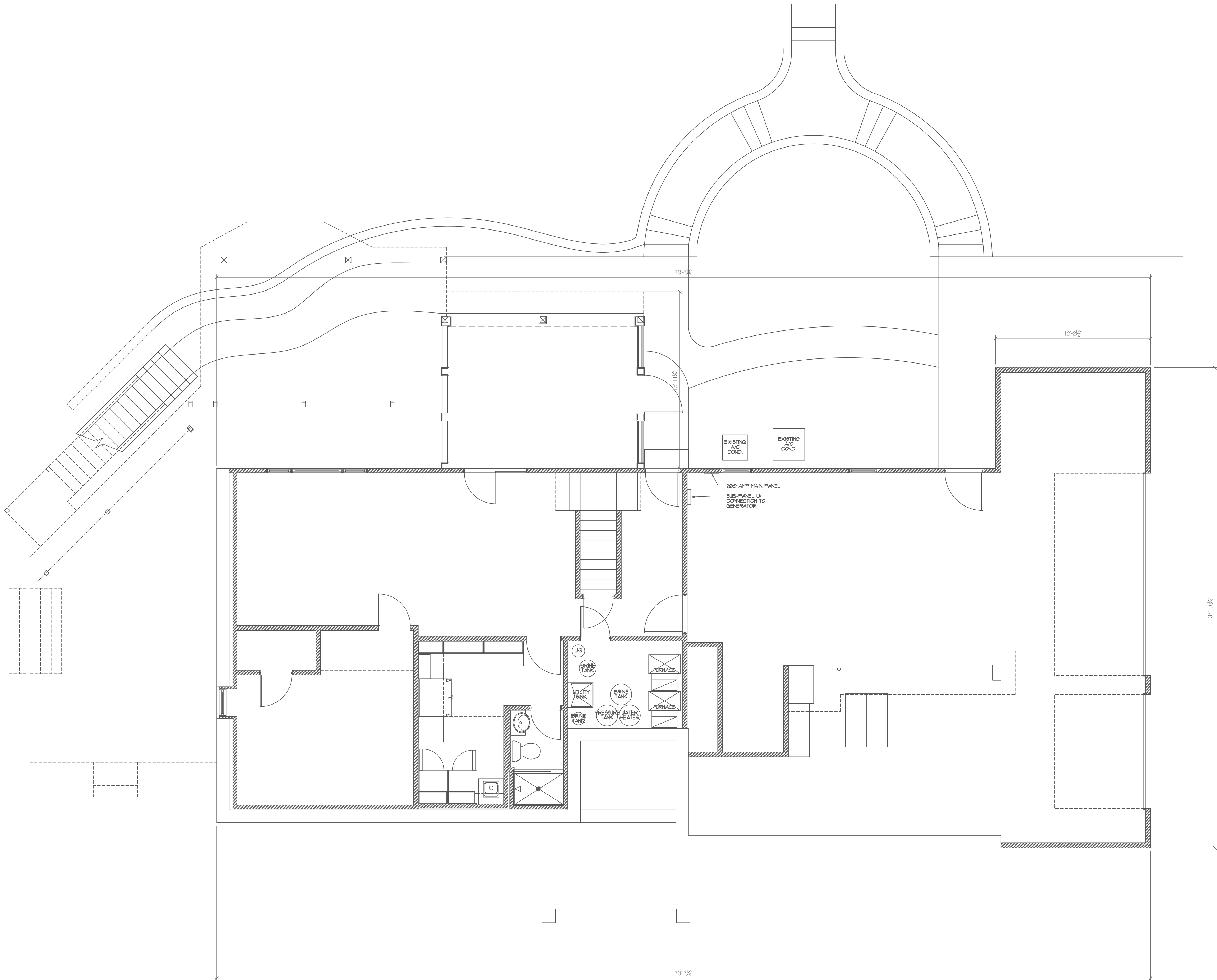
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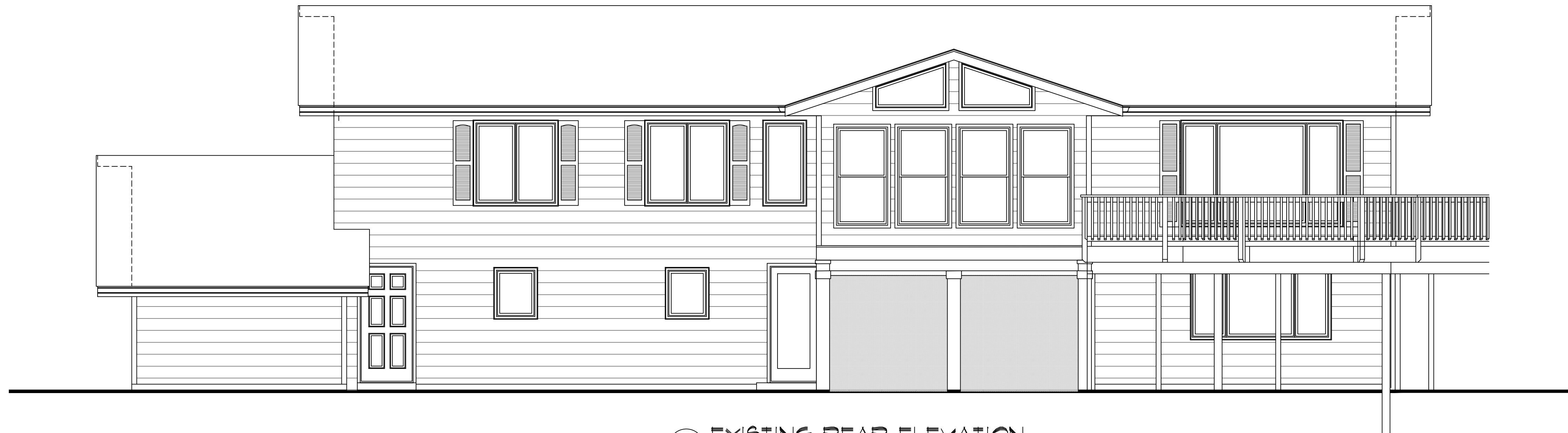
MN LICENSE #BC726074

SHEET

8 OF 9



2 EXISTING FRONT ELEVATION
SCALE: 3/16" = 1'-0"



4 EXISTING REAR ELEVATION
SCALE: 3/16" = 1'-0"



3 EXISTING SIDE ELEVATION
SCALE: 3/16" = 1'-0"

EXISTING ELEVATIONS
SCALE 1/4"=1'

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9 OF 9

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City of Independence

Public Works Lawn Mower Trade-in and New Mower Purchase

To: City Council
From: Mark Kaltsas, City Administrator
Meeting Date: September 3, 2024

Discussion:

Public Works discussed trading in the existing Kubota lawn mower and purchasing a new Toro lawn mower at the August 28th City Council workshop. The existing Kubota mower has been experiencing known mechanical issues and it was noted by the dealer that they have seen these issues return multiple times on similar mowers. Public Works staff have also noted that the new Toro mower is a more agile and will promote increased efficiencies that cannot be realized by the current mower.

The city maintains a 10-year public works equipment capital improvement plan (CIP) that has been recently revised to include this purchase. The CIP allows the city to purchase equipment using planed funds so that no debt is incurred.

Recommendation:

The City Council is being asked to consider approval of the purchase of the new lawn mower and trade-in of the existing mower. The net cost for the new mower is **\$8,248.00**.

Trade:	2015 Kubota F3990 4WD	(\$7,000)
Purchase:	2024 Toro ZMaster 6000 Series	\$15,248

Attachments: Equipment Quotation



MTI Distributing
Equipment Quote
August 15, 2024



Shawn Bode
City of Independence

Quote Expiration Date: 9/14/2024

MINNESOTA STATE CONTRACT PRICING - CONTRACT #243333

Qty	Model Number	Description	Quote Price Each	Quote Price Extended
1	72960	Toro ZMaster 6000 Series 60in, 31hp	\$15,248.00	\$15,248.00
Trade:				
1	XM-UE	2015 Kubota F3990 4WD, 72" Side Discharge, 1140 hours		(\$7,000.00)
			Equipment Total	\$15,248.00
			Trade	(\$7,000.00)
			6.875% Sales Tax	Exempt
			Total	\$8,248.00

Net 30 Terms with qualified credit

Equipment delivery and set-up at no additional charge

All commercial products purchased by a credit card will be subject to a 2.5% service fee.

Thank you for the opportunity to submit this quote. If you have any questions, please do not hesitate in contacting us.

Larry Gorman
Outside Sales Representative
612-877-0830

Karen Wangensteen
Inside Sales Representative
763-592-5643

MTI Distributing, Inc. • 4830 Azelia Avenue N. #100 • Brooklyn Center, MN 55429

I commit to the purchase as detailed on quote above. I reserve the right to opt out of intended purchase at any time prior to scheduled delivery.

Name:

Signature:

Date: