



CITY COUNCIL MEETING AGENDA
TUESDAY OCTOBER 1, 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 September 17, 2024, Regular City Council Meeting.
 - b. Approval of Accounts Payable (Batch #1; Checks Numbered 23116-23128 and Batch #2; Checks Numbered 23129-23149).
 - c. Approval of Election Judges for 2024 General Election.
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. Patrick Felton (Applicant) and Jim VanDeVen (Owner) are requesting the following action for the property located at 7645 Turner Road (PID No. 28-118-24-31-0002) in the City of Independence, MN.
 - a. **RESOLUTION No. 24-1001-01:** Considering approval of a conditional use permit to allow an Accessory Dwelling Unit (ADU) to be attached to the principal home on the property.
8. Metropolitan Council: Draft - Imagine 2050 Regional Development Plan (Base for 2050 Comprehensive Plans).
 - a. High-level overview of the draft plan and what that means for Independence.
9. Open/Misc.
10. Adjourn.



CITY COUNCIL MEETING MINUTES
TUESDAY SEPTEMBER 17, 2024

6:30 PM REGULAR MEETING

1. Call to Order

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

2. Pledge of Allegiance

Mayor Johnson led the group in the Pledge of Allegiance.

3. Roll Call

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

ABSENT: None

STAFF: Chief Gary Kroells, City Administrator Mark Kaltsas and Assistant City Administrator Amber Simon

VISITORS:

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 28, 2024, City Council Workshop.
- b. Approval of City Council Minutes from the September 3, 2024, Regular City Council Meeting.
- c. Approval of Accounts Payable (Batch # 1; Checks Numbered 23087-23100, Batch # 2; Checks Numbered 23101-23115). (NOTE: *Checks Numbered 23082-23086 Voided Due to Printing Error*).

Motion by Grotting, second by McCoy to approve the Consent Agenda. Ayes: Johnson, Spencer, Betts, McCoy and Grotting. 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.

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

Betts attended the following meetings:

- Hwy 12 Meeting

Spencer attended the following meetings:

- TAC Zoom meeting with Lake Independence Citizens Association, DNR Board of Water and Soil
- Maple Plain Fire Department – lawyer for Maple Plain, Julie and Mark about merging Maple Plain Fire Department and Loretto Fire Department. Next step is Maple Plain Fire District Commission will meet with Chief Lure and see what this looks like.

Grotting attended the following meetings:

- Workshop
- Planning Commission

McCoy attended the following meetings:

- Police Commission

Mayor Johnson attended the following meetings:

- National League of Cities energy and enviro natural resources (2 Zoom meetings)
- Waffle breakfast Delano Fire Department and Delano Senior Center
- Regional Council of Mayors Meeting
- Police Commission
- Chamber of Commerce
- NW League
- Interviews for Police Sergeant position

Kaltsas attended the following meetings:

- Kaltsas – interviews with 4 of our own officers. High quality of officers, tough decision.

7. West Hennepin Public Safety Monthly Report for August 2024 - Chief Gary Kroells.

- August 2024 – YTD
- 3057 - 237 Independence, 109 Maple Plain

Johnson - Gary commented about since they re-striped the roundabout there hasn't been any accidents or people going over the roundabout.

Kroells – line adjustment made a big impact. 1st time in 10 years reporting only 1 crash in 2 months where usually there are many more.

8. Consider Approval of the 2025 Preliminary Budget and Tax Levy:

- a. **RESOLUTION NO. 24-0917-01** – Establishing the General and Debt Service Preliminary Tax Levy and Setting a Date for the 2024 Truth in Taxation Meeting for December 3, 2024, at 6:00 PM.
- b. **RESOLUTION NO. 24-0917-02** – Establishing the Pioneer Sarah Creek Watershed Management Commission Preliminary Tax Levy.

Kaltsas – preliminary budget slideshow to show the public. Series of workshops for preliminary budget for 2025. Needs to be done by 9/30/24 for 2025 fiscal year. It establishes a ceiling for budget but can reduce it moving forward but cannot raise it. For 8 years council has recommended not increasing tax rate for residents of the city. We have been efficient in providing services to our residents and increase market valuations. Maintain flat tax rate. That means if your house stays at a flat valuation (\$500k) and stayed at that value, the amount of taxes paid to city would not change year over year. City only makes up 30% of taxes, city does not control county taxes or school taxes. We can only control the city or 30%. This year we have been able to bring a budget of 6.73% year over year for operating levy. \$258k in total year over year spending on \$4m budget. Pioneer Sarah Creek Watershed District at a flat rate – capital improvement plan. Independence has no multi-family developments, and we have a fairly modest commercial tax base. We are comprised of residential and AG as biggest tax capacity. When we first talked about flat tax rate – we have decreased our tax rate by about 10% over last 10 years. 31.21%. How we compare to Greenfield. We are almost equal in size, population, makeup of city, and Greenfield does not provide community policing to residents and policing makes up over half of our budget. Levy summary has been stable year over year. Responsible budgeting, no big swings. Consistent increase. We have been able to weather the inflation storm. General fund revenue 2025 projected comes from property taxes. 88% of our revenue. We do have license and permits, intergovernmental, fines and forfeitures, interest and investments. Out of the \$103,550 intergovernmental line item is new transportation Small Cities Road Fund. It's the first year we are budgeting revenue in that account for 2025.

Johnson – it was only approved a year at a time here and there.

Kaltsas – between Fire and Police, that makes up 50% of the total expenditures for the city.

Streets are the next biggest piece and financial administration.

Johnson – what's the transfer out

Kaltsas – anything we do for capital planning. key changes – rate year over year went down – Police project an increase. Significant insurance increases for emergency services, fire stayed flat, streets increased by 30% - we have a placeholder going into streets for gravel road project. We are looking at spending a bit more money on that and residents will see a fairly significant project in 2025 and annually rolled out year after year. Necessary maintenance work, stormwater, culverts and surfacing. This budget would adopt 5-year road plan. We need funding to reinvest. Almost the entire increase is going to our gravel roads/Public Works. We have opportunity to go down by December, but not up. We can keep talking about it and get it to where we want it to be.

Johnson – good explanation. We have been doing this for the last 6 months, but we have to vote on initial levy tonight and PH in December.

Motion by Betts, second by McCoy to approve Resolution 24-0917-01. Ayes: Johnson, Spencer, Betts, McCoy and Grotting. Nays: None. Absent: Abstain. None. MOTION DECLARED CARRIED. 5-0

Watershed district resolution

Johnson – we established this levy. Pioneer Sarah Creek Watershed serves a portion of the city residents. It looks at insuring water quality complies with regulation – Lake Independence and Lake Sarah and other smaller ones. Improve water quality from run off into lakes. This levy is one that we levy against the residents that are in that district. If you are in Minnehaha then you would be on their district, not this one.

Motion by Spencer, second by Grotting to approve Resolution 24-0917-02. Ayes: Johnson, Spencer, Betts, McCoy and Grotting Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED. 5-0

9. Discuss City Council Meeting Schedule Change Due to General Election Date Conflict.
Kaltsas – we do have Planning Commission items from October 15 meeting, we have an extra Tuesday in October, 29th meeting, cancel November 5 and keep the next one.

Motion by Spencer – cancel November 5th, reschedule for October 29th at 6:30pm, seconded by McCoy. **Ayes: Johnson, Spencer, Betts, McCoy and Grotting Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED. 5-0**

Kaltsas – set canvassing meeting, 7th or 8th morning meeting at the next meeting.

10. Open/Misc.

11. Adjourn

Motion by Spencer, second by Betts to adjourn at 7:11pm. Ayes: Johnson, Spencer, Betts, McCoy and Grotting. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED 5-0

Respectfully Submitted,
Carrie Solien/Recording Secretary

City of Independence

Approval of Election Judges for the 2024 Elections

| | |
|---------------|-----------------|
| To: | City Council |
| From: | Amber Simon |
| Meeting Date: | October 1, 2024 |

Discussion:

The City Council is required to appoint election judges for the upcoming General election to be held on November 5th. Staff has prepared a list of election judges for consideration by the City Council. The following election judges can be considered for appointment by the City Council:

- JonPaul Story
- Julie Larson
- Leith Dumas
- Marvin Johnson
- Barbara Janas
- Thomas Janas
- Brad Spencer
- Lisa Spencer
- Sarah Baker
- Susan Ritts
- Nick Lafond
- Lynette Boyd Timpe
- Charles Hayes
- Damon Kocina
- Lori McNamara
- Beth Horner
- Steve Horner
- Allison Bauman
- Chris Burr
- Darcy Ciatti
- Sandra Gronberg
- Steve Grotting
- Allison Hirschberg
- Elizabeth Lang
- Chris Lyrek

- Judy MacGibbon
- Martha McCabe
- Sally Simpson
- Elizabeth Suszynski
- Tammy Wenz
- Carrie Solien
- Linda Johnson
- Amber Simon
- Leslie Locke
- Carla Smith
- Heather Dahlberg

Recommendation:

It is recommended that the City Council approve appointing the three additional listed election judges.

■City of Independence

***Request for a Conditional Use Permit to Allow an Attached Accessory Dwelling Unit
on the Property Located at 7645 Turner Road***

| | |
|----------------------|----------------------------|
| <i>To:</i> | City Council |
| <i>From:</i> | Mark Kaltsas, City Planner |
| <i>Meeting Date:</i> | October 1, 2024 |
| <i>Applicant:</i> | Patrick Felton |
| <i>Owner:</i> | Jim VanDeVen |
| <i>Location:</i> | 7645 Turner Raod |

Request:

Patrick Felton (Applicant) and Jim VanDeVen (Owner) are requesting the following action for the property located at 7645 Turner Road (PID No. 28-118-24-31-0002) in the City of Independence, MN:

- a. A conditional use permit to allow an Accessory Dwelling Unit (ADU) to be attached to the principal home on the property.

Property/Site Information:

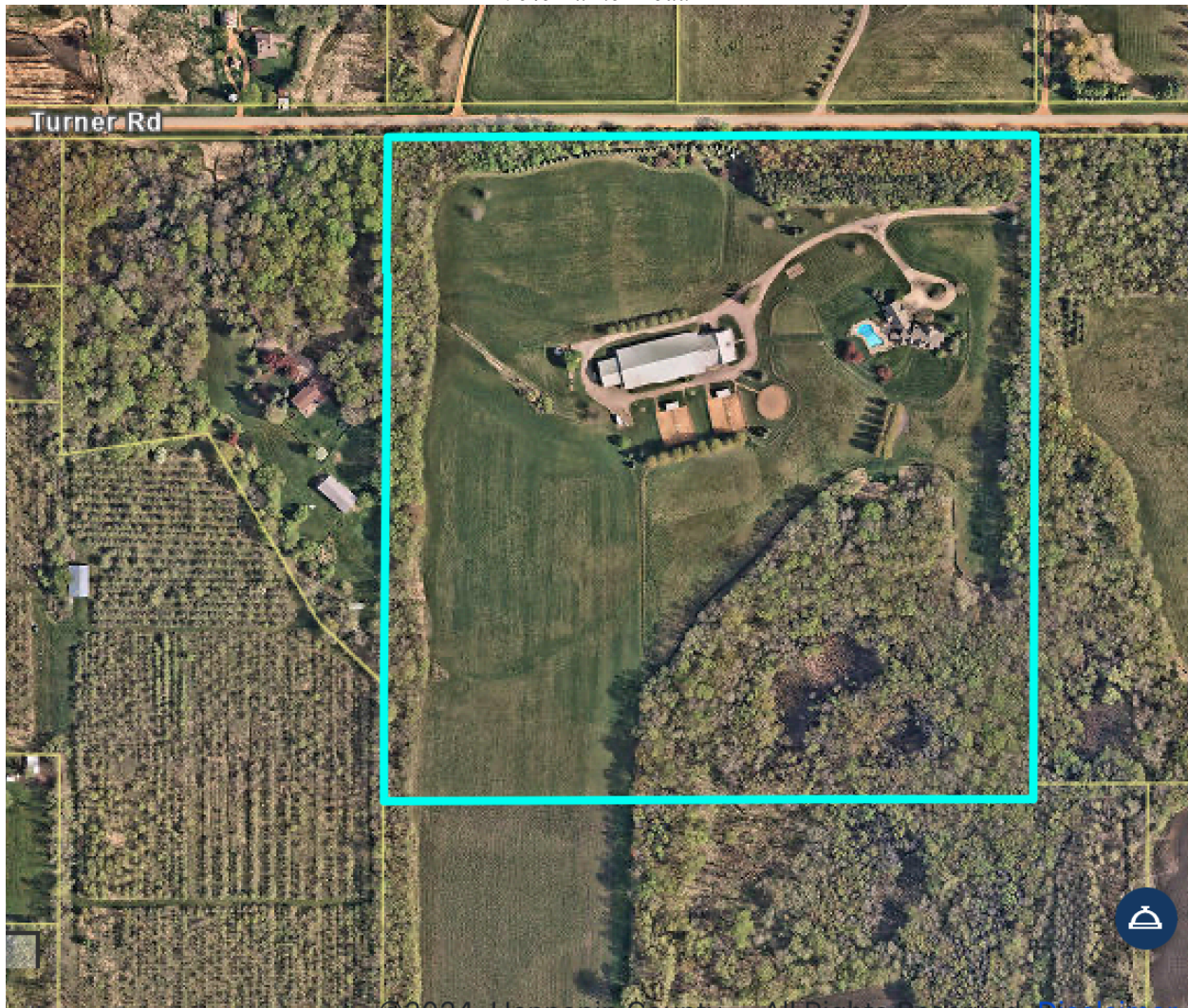
The property is located at 7645 Turner Road which is on the south side of Turner Road between just east of CSAH 92. The property has an existing single-family home and detached barn/riding arena.

Property Information: 7645 Turner Road

Zoning: *Ag-Agriculture*

Comprehensive Plan: *Ag- Agriculture*

Acreage: *40 acres*



Discussion:

The applicant approached the City about the possibility of constructing an attached accessory dwelling unit (ADU) that would be connected to the existing home on the property.

The City considers ADU's as a conditional use in the AG-Agriculture zoning district. The applicant has prepared plans for the attached accessory dwelling unit (site plan and architectural plans). The City has adopted standards requiring the ADU to be proportional and subordinate to the principal structure. The proposed principal house and accessory dwelling unit have the following specifics:

Principal Home:

4,000+ SF 1st and 2nd Floors (33% * 4,000 exceeds maximum allowable of 1,200 SF)

Accessory Dwelling Unit:

Allowed SF

1,200 SF allowed

Proposed SF

1,200 SF (Excludes attached garage/mechanical room and exterior porch)

| <u>Setbacks</u> | <u>Required</u> | <u>Proposed</u> |
|-----------------|-----------------|--------------------|
| Front Yard | 85' from CL | 300'+ |
| Side Yard | 30' | 200' + (east side) |
| Rear Yard | 40' | N/A |

The proposed accessory dwelling unit is comprised 2 bedrooms, 2 baths, kitchen, family room, dining room, mud room, mechanical and attached garage. There is also an attached garage/mechanical room and shop that would not be included in the total SF calculation. In order for the City to consider a CUP for an accessory dwelling unit, the applicant will need to demonstrate how they meet all applicable criteria for granting a conditional use permit and for an accessory dwelling unit. The City has criteria broadly relating to Conditional Use Permits and then more focused criteria relating specifically to accessory dwelling units.

An accessory dwelling unit must meet the following criteria:

Subd. 2. "Accessory Dwelling Unit." A secondary dwelling unit that is:

- (a) *Physically attached to or within a single-family dwelling unit or within a detached^a accessory building that has a principal structure on the parcel; and*

The applicant is proposing to construct an attached accessory dwelling.

- (b) *Subordinate in size to the single-family dwelling unit; and*

The proposed accessory dwelling unit would be subordinate in size to the single-family dwelling unit.

- (c) *Fully separated from the single-family dwelling unit by means of a wall or floor, with or without a door; and*

The proposed accessory dwelling unit would be fully separated by the attached garage separating the principal home and the proposed accessory structure.

- (d) *Architecturally compatible with the principal structure (using materials, finishes, style and colors similar to the principal structure); and*

The proposed ADU has been designed to be architecturally similar to the proposed principal structure. Architecture and materials appear to be consistent with the existing home.

- (e) The lesser of 33% of the above ground living area of the principal structure or 1,200 square feet, and no less than 400 square feet; and*

The principal structure has more than 4,000 square feet of above ground living space not including the walkout basement. 33% of 4,500 square feet allows an ADU up to the maximum of 1,200 square feet. The applicant has proposed a 1,200 SF detached accessory structure.

- (f) Not in excess of the maximum square footage for accessory structures as permitted in this code; and*

The existing property is 40 acres in size and there are no limitations on total accessory structure SF.

- (g) Has permanent provisions for cooking, living and sanitation; and*

The applicant is proposing to construct permanent provisions for cooking; living and sanitation (see attached depiction).

- (h) Has no more than 2 bedrooms; and*

The applicant is proposing to have two (2) bedrooms within the proposed accessory dwelling unit.

- (i) Limited to relatives of the homesteaded owner occupants or the homesteaded owners of the principal structure. The total number of individuals that reside in both the principal dwelling unit and accessory dwelling unit may not exceed the number that is allowed by the building code; and*

The owner of the property is proposing that the accessory dwelling unit will be occupied by a family member.

- (j) Uses the existing on-site septic system^b or an approved holding tank; and*

The proposed accessory structure will be connected to the existing septic system. The applicant will need to verify that the existing septic system be expanded to accommodate the additional bedrooms.

- (k) Respectful of the future subdivision of the property and the primary and secondary septic sites. The City may require a sketch of the proposed future subdivision of a property; and*

The accessory structure does not impede the ability of the owner to subdivide the property in the future or utilize a secondary septic site.

- (l) In compliance with the adopted building code relating to all aspects of the dwelling unit.*

The applicant will be required to obtain a building permit for all proposed improvements.

^a On lots less than 2.5 acres, the accessory dwelling unit must be attached to the principal dwelling unit or located/constructed within an existing detached accessory structure that meets all criteria of this section.

^b The existing on-site septic system will be required to be inspected by the City to ensure compliance with all applicable standards. Any system that does not meet all applicable standards shall be brought into compliance as a part of the approval of the accessory dwelling unit.

The applicant has discussed the proposed improvements to the property with the City. The applicant has submitted a site survey, floor plan and illustrations of the proposed ADU and principal structure. The accessory dwelling unit will need to meet all applicable building codes and building regulations.

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

- 1. The conditional use will not adversely affect the health, safety, morals and general welfare of occupants of surrounding lands.*
- 2. The proposed use will not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity for the proposes already permitted or on the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.*
- 3. Existing roads and proposed access roads will be adequate to accommodate anticipated traffic.*
- 4. Sufficient off-street parking and loading space will be provided to serve the proposed use.*
- 5. The proposed conditional use can be adequately serviced by public utilities or on-site sewage treatment, and sufficient area of suitable soils for on-site sewage treatment is available to protect the city form pollution hazards.*
- 6. The proposal includes adequate provision for protection of natural drainage systems, natural topography, tree growth, water courses, wetlands, historic sites and similar ecological and environmental features.*

7. *The proposal includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance.*
8. *The proposed condition use is consistent with the comprehensive plan of the City of Independence.*
9. *The proposed use will not stimulate growth incompatible with prevailing density standards.*

There are several items that should be noted by the City:

1. The subject property has an existing CUP for a caretaker apartment in the existing barn.

Ultimately the City will need to find that the criteria for granting a conditional use permit have been satisfied by the applicant. The proposed attached ADU appears to be designed to meet all applicable standards and is consistent with the existing structure.

Neighbor Comments:

The City has not received any written comments regarding the proposed conditional use permit to allow an accessory dwelling unit.

Planning Commission Discussion and Comments:

Commissioners discussed the application for an attached ADU and asked questions of the applicant and staff. Commissioners noted that the property has 40 acres of property and the proposed ADU will be constructed to blend in with the existing home. Commissioners discussed that proposed ADU appeared to meet all applicable requirements. Commissioners noted that the farm is not a commercial property but does have a CUP for a quest apartment in the existing barn. Commissioners recommended approval to the City Council.

Recommendation:

The Planning Commission recommended approval of the requested Conditional Use Permit with the following findings and conditions:

1. The proposed Conditional Use Permit request meets all applicable conditions and restrictions stated in Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
2. The Conditional Use Permit will be issued subject to the following items being completed:

- a. The Conditional Use Permit will be subject to the applicant obtaining and completing a building permit for all applicable improvements required for a dwelling unit.
 - b. The ADU can be no greater than 1,200 SF.
 - c. The Applicant will need to provide the city with verification that the existing septic system can accommodate, or be expanded to accommodate, the proposed ADU. The city will review information submitted and confirm the septic system status prior to issuance of any building permits.
3. The proposed ADU shall be constructed in accordance with the approved plans shown on attached **Exhibit B**. The ADU cannot be expanded or enlarged without the review and approval of the City. Any expansion of the ADU will require an amendment to the conditional use permit following all applicable procedures.
 4. The Applicant shall pay for all costs associated with the City's review of the requested conditional use permit.

Attachments:

1. **RESOLUTION**
2. Application
3. Site Plan/Survey
4. Proposed Accessory Dwelling Unit Floor Plan
5. ADU Architectural Elevations



RESOLUTION OF THE
CITY OF INDEPENDENCE
HENNEPIN COUNTY, MINNESOTA

RESOLUTION NO. 24-01001-01

**A RESOLUTION GRANTING APPROVAL OF A CONDITIONAL USE PERMIT
TO ALLOW AN ACCESSORY DWELLING UNIT
ATTACHED TO THE PROPOSED PRINCIPAL STRUCTURE
ON THE PROPERTY LOCATED AT 7645 TURNER ROAD**

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 Patrick Felton (Applicant) and Jim VanDeVen (Owner) is requesting a conditional use permit to allow an accessory dwelling unit on the property located at 7645 Turner Road (PID No. 28-118-24-31-0002) in the City of Independence, MN:

WHEREAS, the Property is zoned AG Agriculture (“AG”); and

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

WHEREAS, Section 530.01, Subd. 4 of the City Code provides that an “accessory dwelling unit” is a conditional use in the AG Agriculture zoning district; and

WHEREAS the requested accessory dwelling unit, with the conditions imposed by this Conditional Use Permit, meets all requirements, standards and specifications of the City of Independence zoning ordinance for AG property; and

WHEREAS the Planning Commission held a public hearing on September 17, 2024, 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, with the conditions noted below, 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 Jim VanDeVen to grant a Conditional Use Permit for the subject property in accordance with the City's zoning regulations with the following findings and conditions:

1. The proposed Conditional Use Permit request meets all applicable conditions and restrictions stated in Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
2. The Conditional Use Permit will be issued subject to the following items being completed:
 - a. The Conditional Use Permit will be subject to the applicant obtaining and completing a building permit for all applicable improvements required for a dwelling unit.
 - b. The ADU can be no greater than 1,200 SF.
 - c. The Applicant will need to provide the city with verification that the existing septic system can accommodate, or be expanded to accommodate, the proposed ADU. The city will review information submitted and confirm the septic system status prior to issuance of any building permits.
3. The proposed ADU shall be constructed in accordance with the approved plans shown on attached **Exhibit B**. The ADU cannot be expanded or enlarged without the review and approval of the City. Any expansion of the ADU will require an amendment to the conditional use permit following all applicable procedures.
4. The Applicant shall pay for all costs associated with the City's review of the requested conditional use permit.

This resolution was adopted by the city council of the City of Independence on this 1st day of October 2024, by a vote of ____ ayes and ____ nays.

Marvin Johnson, Mayor

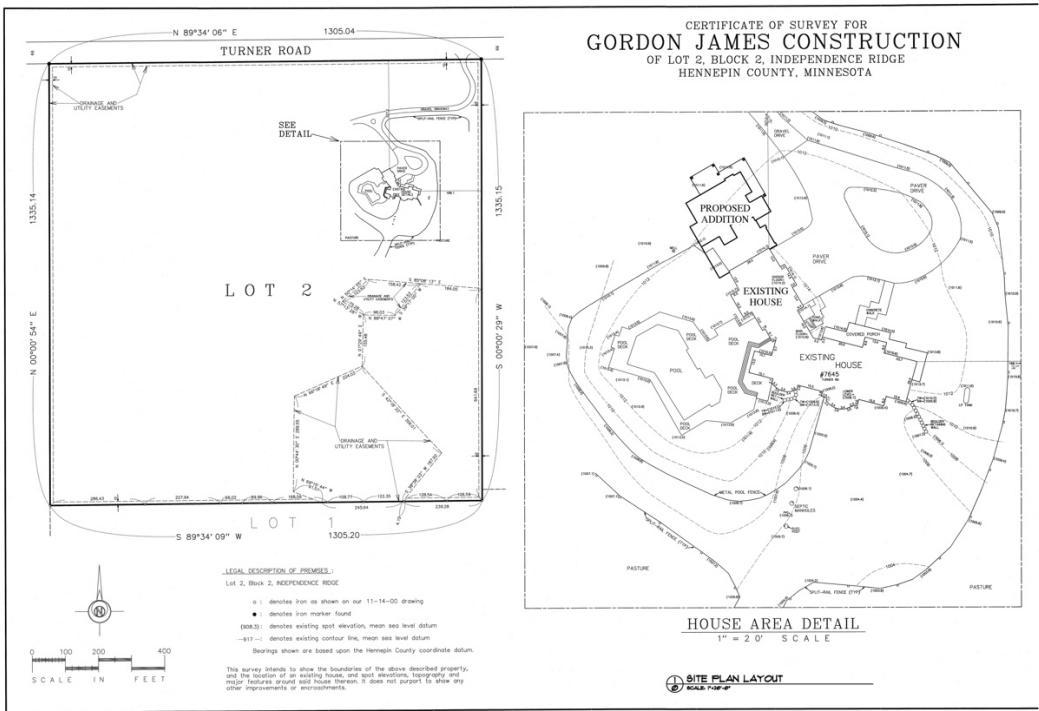
ATTEST:

Mark Kaltsas, City Administrator

Exhibit A
(Legal Description)

Lot 2, Block 2, Independence Ridge

Exhibit B
(Approved Plan)



MINNESOTA
REGISTERED LAND SURVEYOR
112 EAST LAKES DRIVE
WATKINS, MN 55389
Phone: 763.427.1100
Fax: 763.427.1101

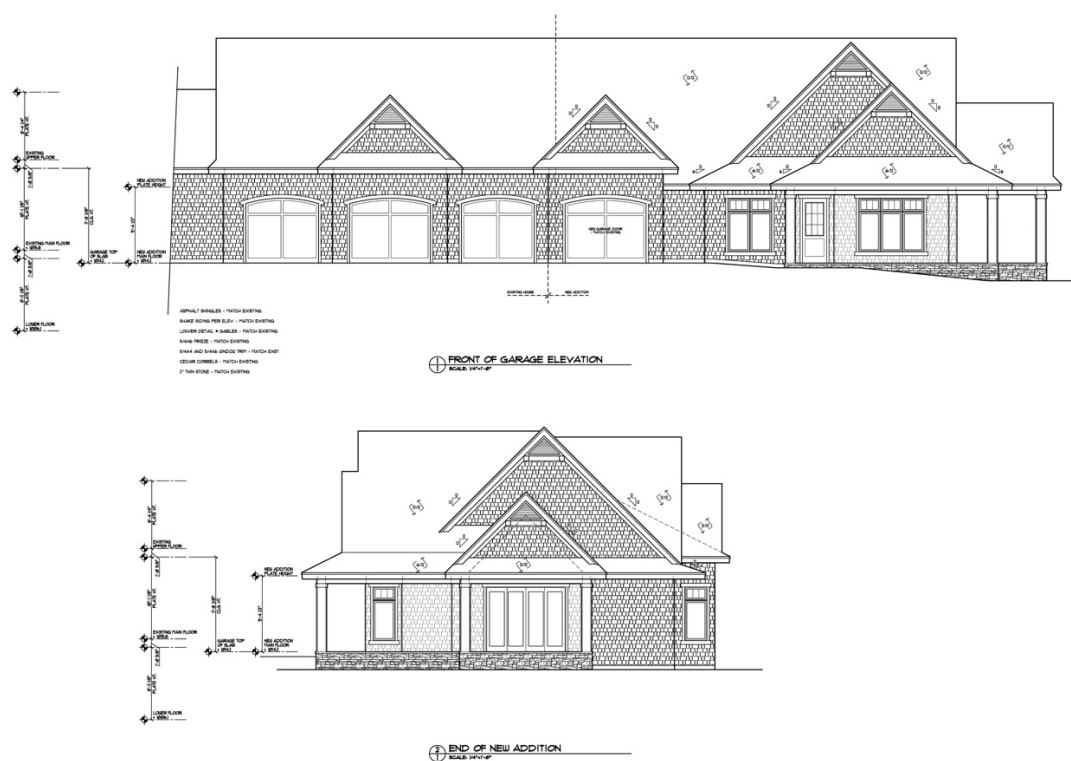
WILLIAM J. VAN DE VEN
777 A.A. 1, 100 A
THROUGH 1000 A.A.

EXHIBIT B
GORDON JAMES CONSTRUCTION
112 EAST LAKES DRIVE
WATKINS, MN 55389

CONDITIONAL USE SET

VAN DE VEN RESIDENCE
112 EAST LAKES DRIVE
WATKINS, MN 55389

1 OF 4



MINNESOTA
REGISTERED LAND SURVEYOR
112 EAST LAKES DRIVE
WATKINS, MN 55389
Phone: 763.427.1100
Fax: 763.427.1101

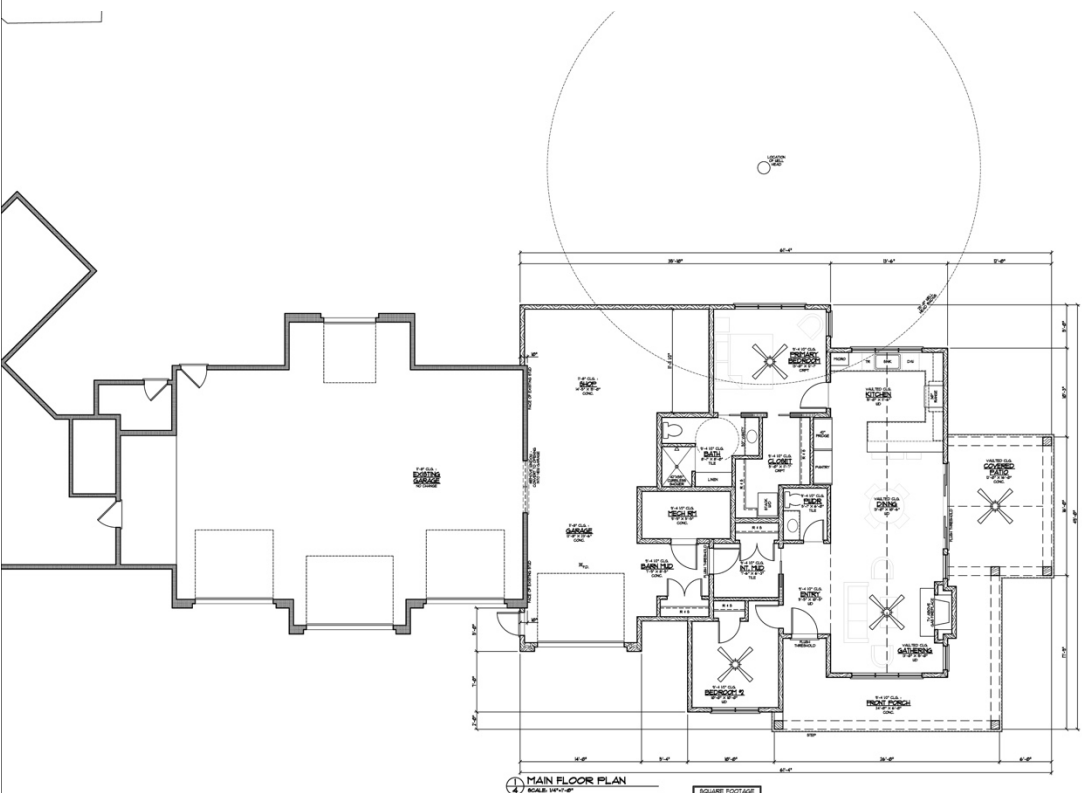
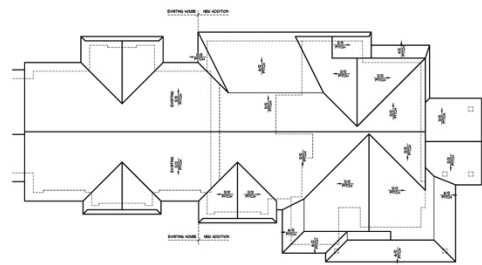
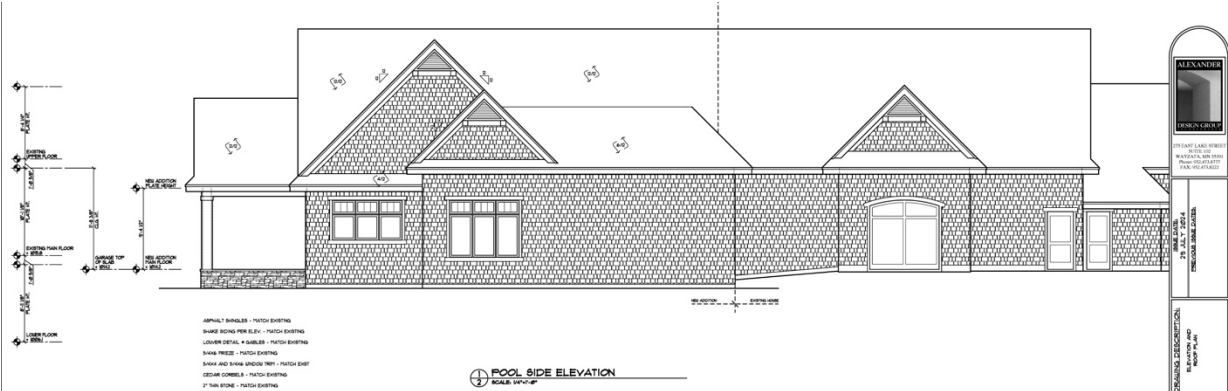
WILLIAM J. VAN DE VEN
777 A.A. 1, 100 A
THROUGH 1000 A.A.

EXHIBIT B
GORDON JAMES CONSTRUCTION
112 EAST LAKES DRIVE
WATKINS, MN 55389

CONDITIONAL USE SET

VAN DE VEN RESIDENCE
112 EAST LAKES DRIVE
WATKINS, MN 55389

1 OF 4



DESIGNER: ALEXANDER GROUP
10000 W. 100TH AVE.
SUITE 100
DENVER, CO 80231
TEL: (303) 473-1000
FAX: (303) 473-1001

PROJECT: VAN DE VEN RESIDENCE
10000 W. 100TH AVE.
SUITE 100
DENVER, CO 80231

DRAWING DESCRIPTION:
MAIN FLOOR PLAN
NO DETAIL

CONDITIONAL USE SET

VAN DE VEN RESIDENCE
10000 W. 100TH AVE.
SUITE 100
DENVER, CO 80231

2
OF 4

DESIGNER: ALEXANDER GROUP
10000 W. 100TH AVE.
SUITE 100
DENVER, CO 80231
TEL: (303) 473-1000
FAX: (303) 473-1001

PROJECT: VAN DE VEN RESIDENCE
10000 W. 100TH AVE.
SUITE 100
DENVER, CO 80231

DRAWING DESCRIPTION:
MAIN FLOOR PLAN
NO DETAIL

CONDITIONAL USE SET

VAN DE VEN RESIDENCE
10000 W. 100TH AVE.
SUITE 100
DENVER, CO 80231

4
OF 4



**CITY OF
INDEPENDENCE
MINNESOTA**

Date Submitted: 08-07-2024

Applicant Information

Name: Patrick Felten

Address: 5159 Main St E #120
Maple Plain, Minnesota
55359

Primary Phone: 7634793117

Secondary Phone: 6122984302

Email: patrick@gordon-james.com

Owner Information

Name: Jim VanDeVen

Address: 7645 Turner Road
Independence , Minnesota
55359

Primary Phone: 612-916-0823

Email: jimdvandeven@gmail.com

Property Address:

PID:

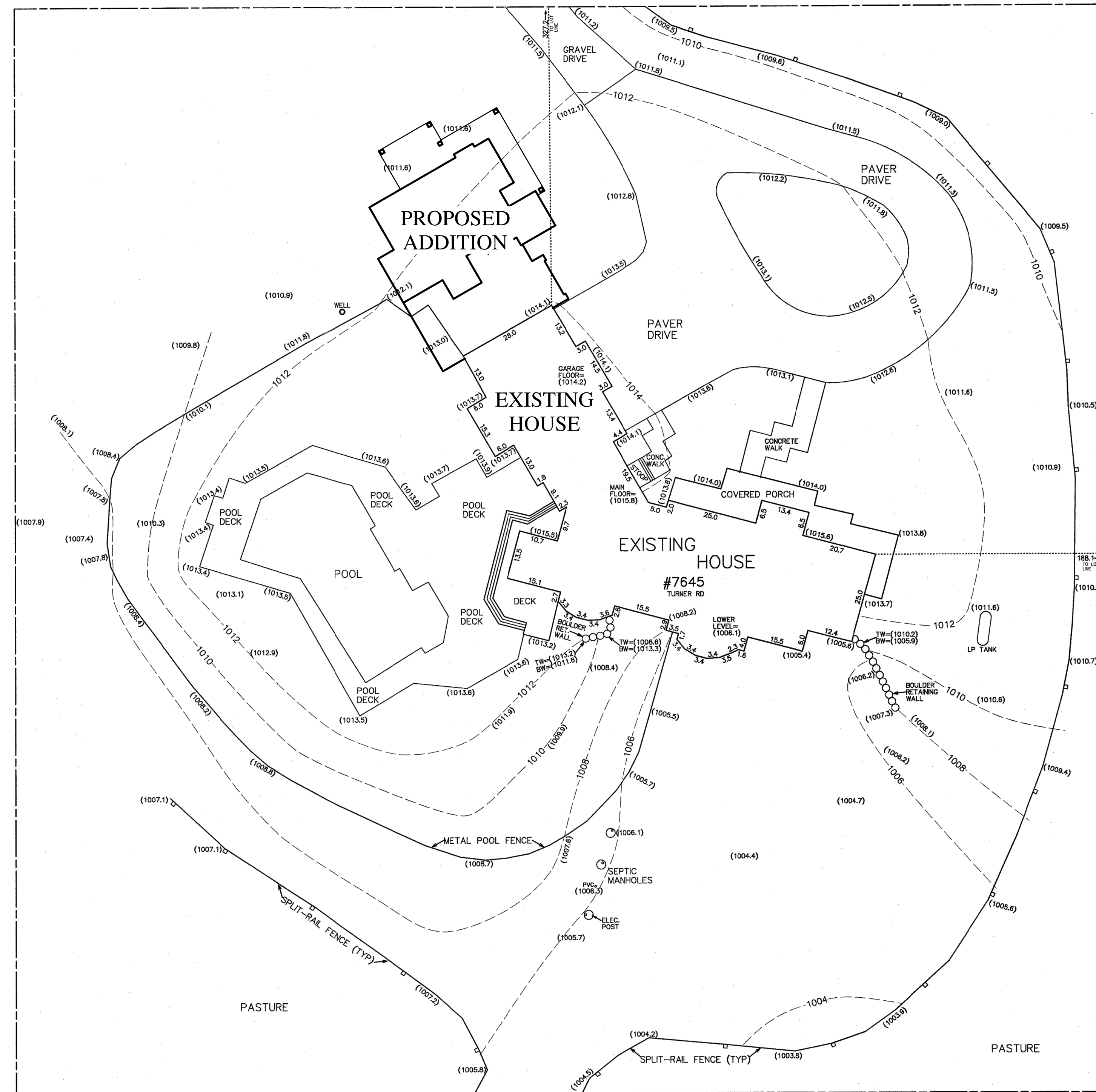
Planning Application Type: Conditional Use Permit

Description:

Supporting Documents: Site Survey (Existing Conditions), Site Survey (Proposed Conditions), Preliminary/Final Plan

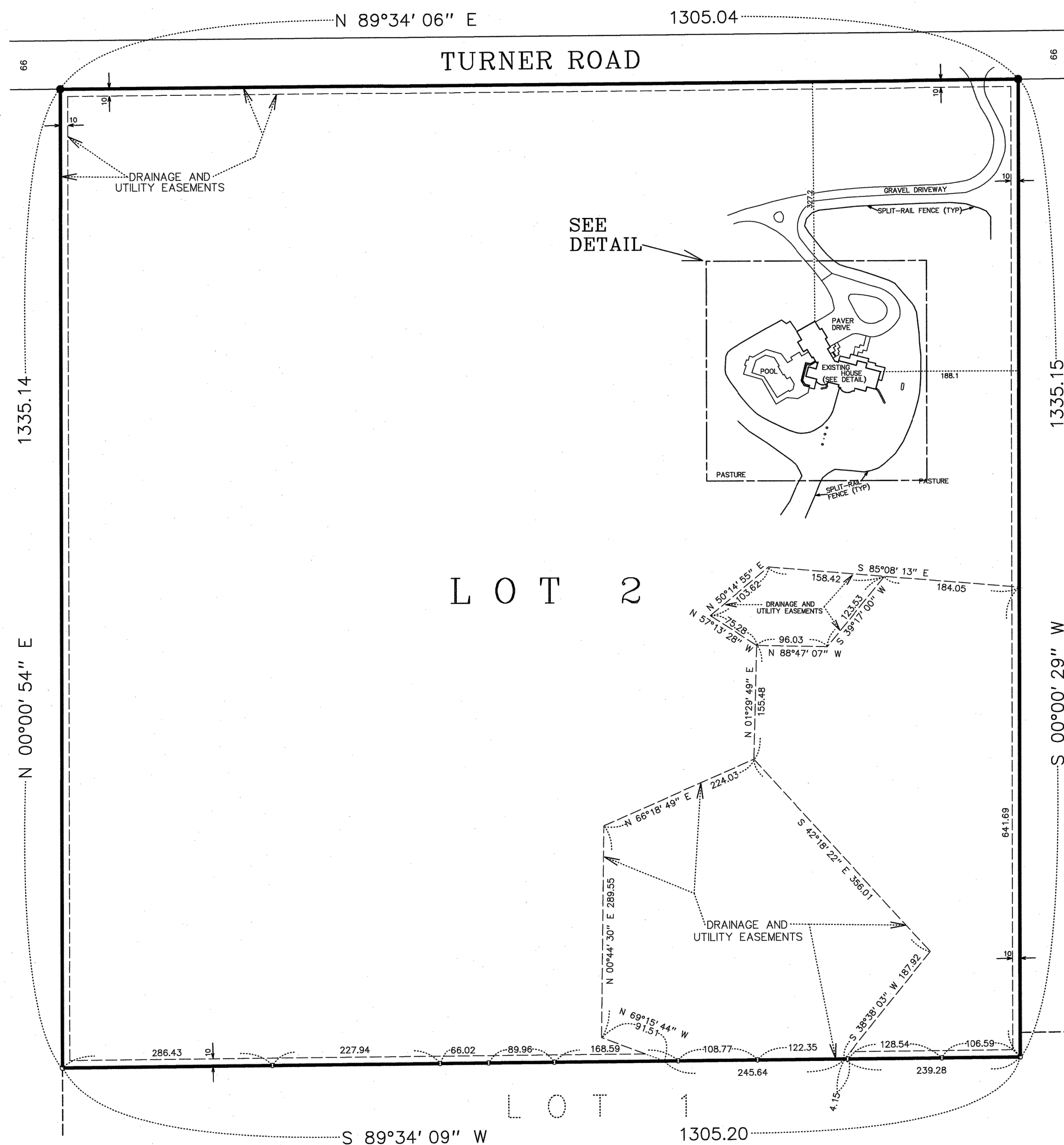
Signature:

CERTIFICATE OF SURVEY FOR
GORDON JAMES CONSTRUCTION
OF LOT 2, BLOCK 2, INDEPENDENCE RIDGE
HENNEPIN COUNTY, MINNESOTA



HOUSE AREA DETAIL
1" = 20' SCALE

1 SITE PLAN LAYOUT
2 SCALE: 1"=20'-0"



LEGAL DESCRIPTION OF PREMISES:

Lot 2, Block 2, INDEPENDENCE RIDGE

o : denotes iron as shown on our 11-14-00 drawing

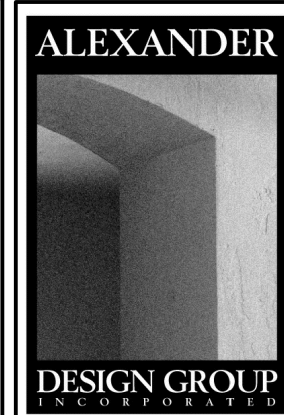
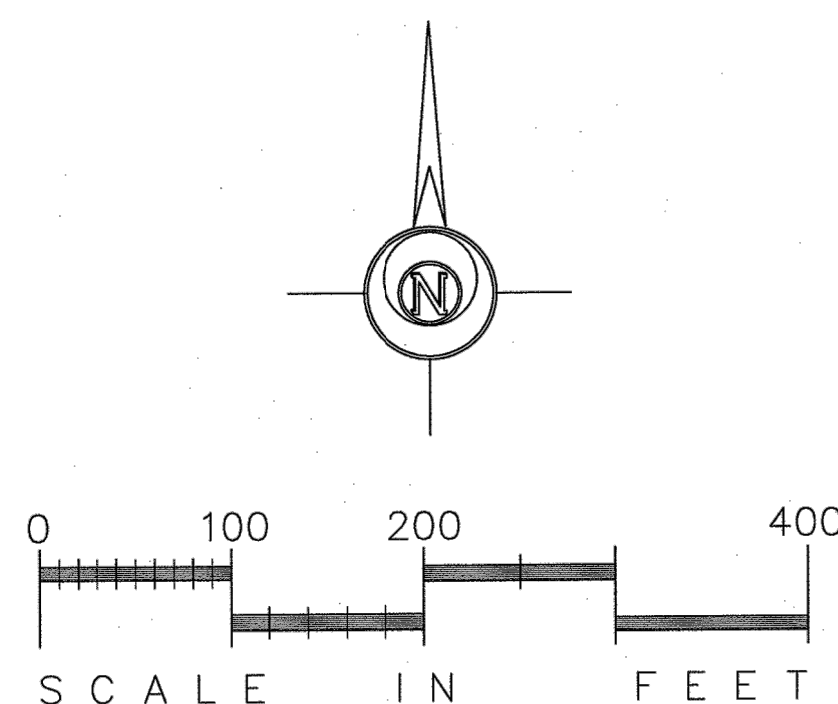
• : denotes iron marker found

(908.3): denotes existing spot elevation, mean sea level datum

-917-: denotes existing contour line, mean sea level datum

Bearings shown are based upon the Hennepin County coordinate datum.

This survey intends to show the boundaries of the above described property, and the location of an existing house, and spot elevations, topography and major features around said house thereon. It does not purport to show any other improvements or encroachments.



275 EAST LAKE STREET
SUITE 102
WAYZATA, MN 55391
Phone: 952.473.8777
FAX: 952.473.8222

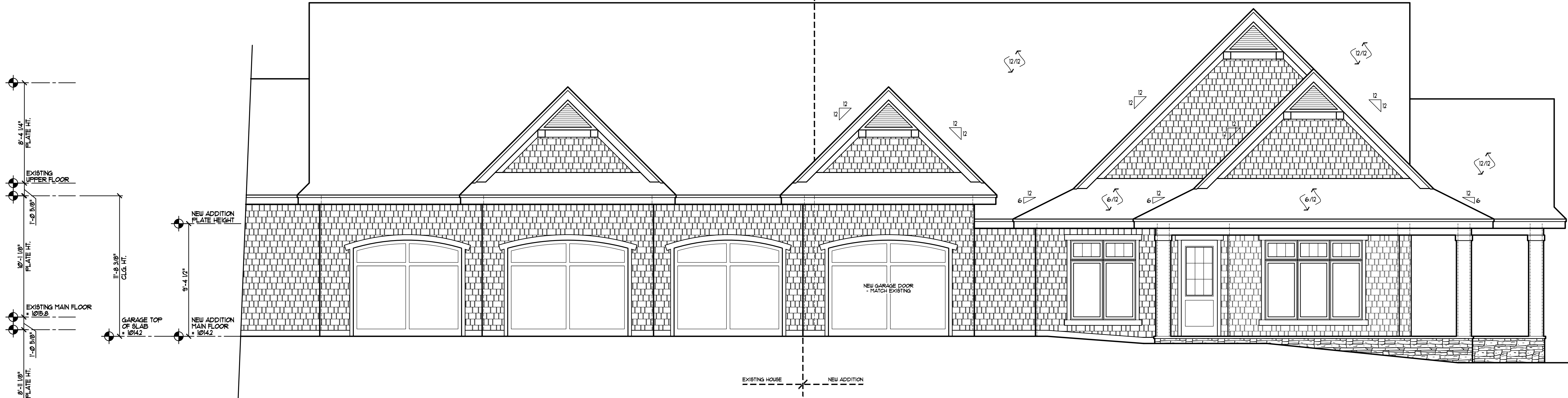
ISSUE DATE:
29 JULY 2024
PREVIOUS ISSUE DATES:

DRAWING DESCRIPTION:
ELEVATIONS

CONDITIONAL USE SET

VAN DE VEN RESIDENCE
1645 TURNER RD
INDEPENDENCE, MN

1 OF 4



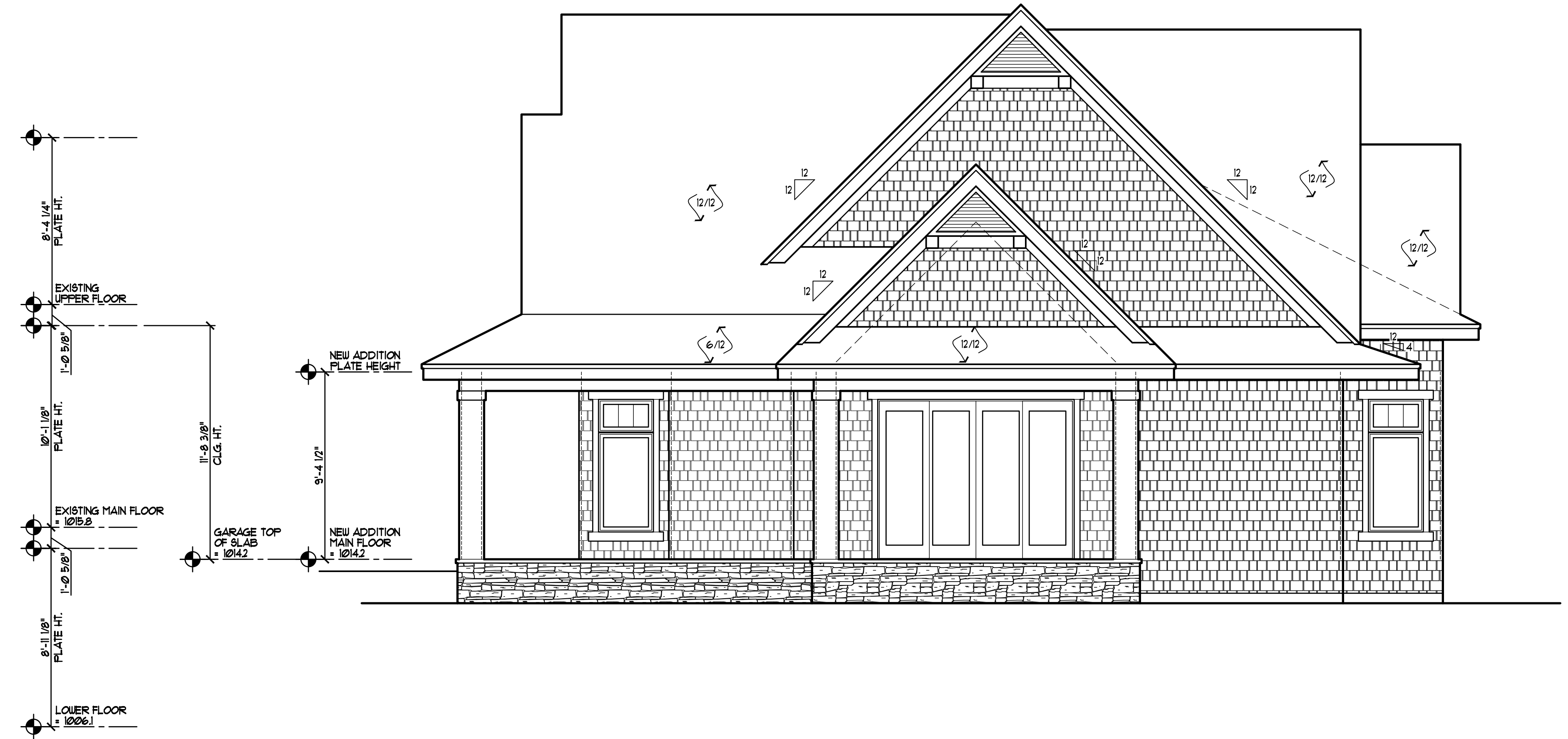
8'-4 1/4" PLATE HT.
EXISTING UPPER FLOOR
1'-0 5/8" PLATE HT.
EXISTING MAIN FLOOR
1'-0 5/8" PLATE HT.
8'-11 1/8" PLATE HT.
LOWER FLOOR

11'-8 3/8" CLG. HT.
GARAGE TOP OF SLAB
= 1014.2

9'-4 1/2" NEW ADDITION
PLATE HEIGHT
NEW ADDITION
MAIN FLOOR
= 1014.2

- ASPHALT SHINGLES - MATCH EXISTING
- SHAKE SIDING PER ELEV. - MATCH EXISTING
- LOUVER DETAIL • GABLES - MATCH EXISTING
- 5/4X6 FRIEZE - MATCH EXISTING
- 5/4X4 AND 5/4X6 WINDOW TRIM - MATCH EXST
- CEDAR CORBELS - MATCH EXISTING
- 2" THIN STONE - MATCH EXISTING

1 FRONT OF GARAGE ELEVATION
SCALE: 1/4"=1'-0"



8'-4 1/4" PLATE HT.
EXISTING UPPER FLOOR
1'-0 5/8" PLATE HT.
EXISTING MAIN FLOOR
1'-0 5/8" PLATE HT.
8'-11 1/8" PLATE HT.
LOWER FLOOR

11'-8 3/8" CLG. HT.
GARAGE TOP OF SLAB
= 1014.2

9'-4 1/2" NEW ADDITION
PLATE HEIGHT
NEW ADDITION
MAIN FLOOR
= 1014.2

2 END OF NEW ADDITION
SCALE: 1/4"=1'-0"

275 EAST LAKE STREET
SUITE 102
WAYZATA, MN 55391
Phone: 952.473.8777
FAX: 952.473.8222

ISSUE DATE:
29 JUL Y 2024

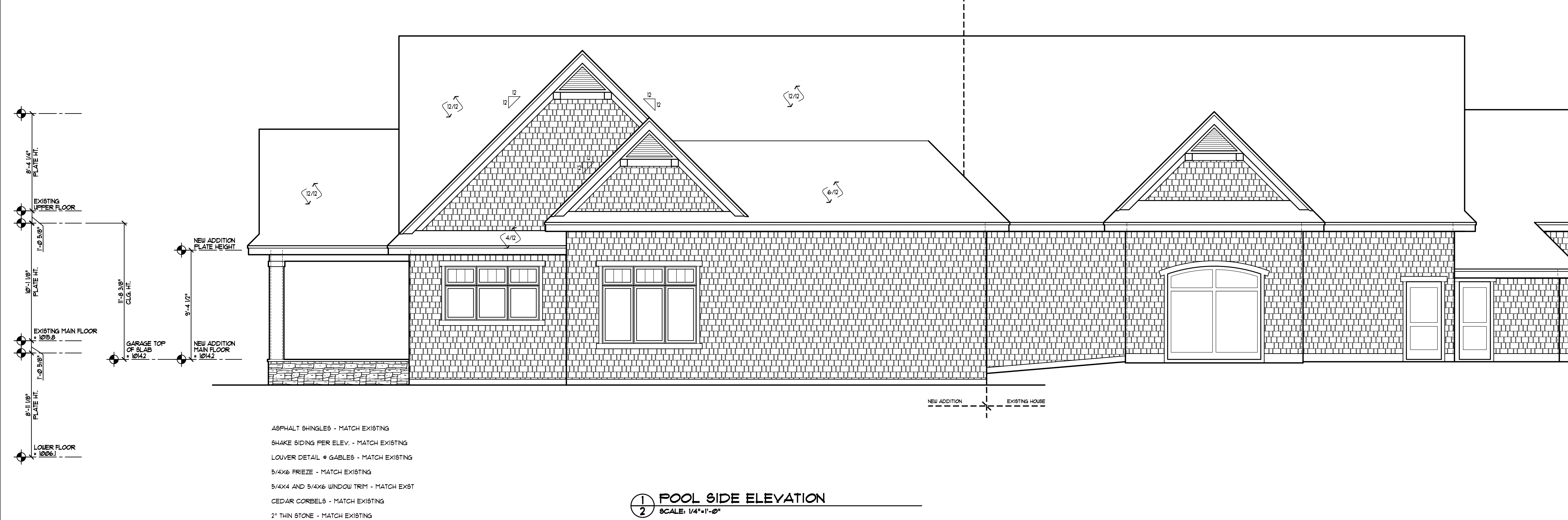
PREVIOUS ISSUE DATES:

DRAWING DESCRIPTION:
ELEVATIONS

CONDITIONAL USE SET

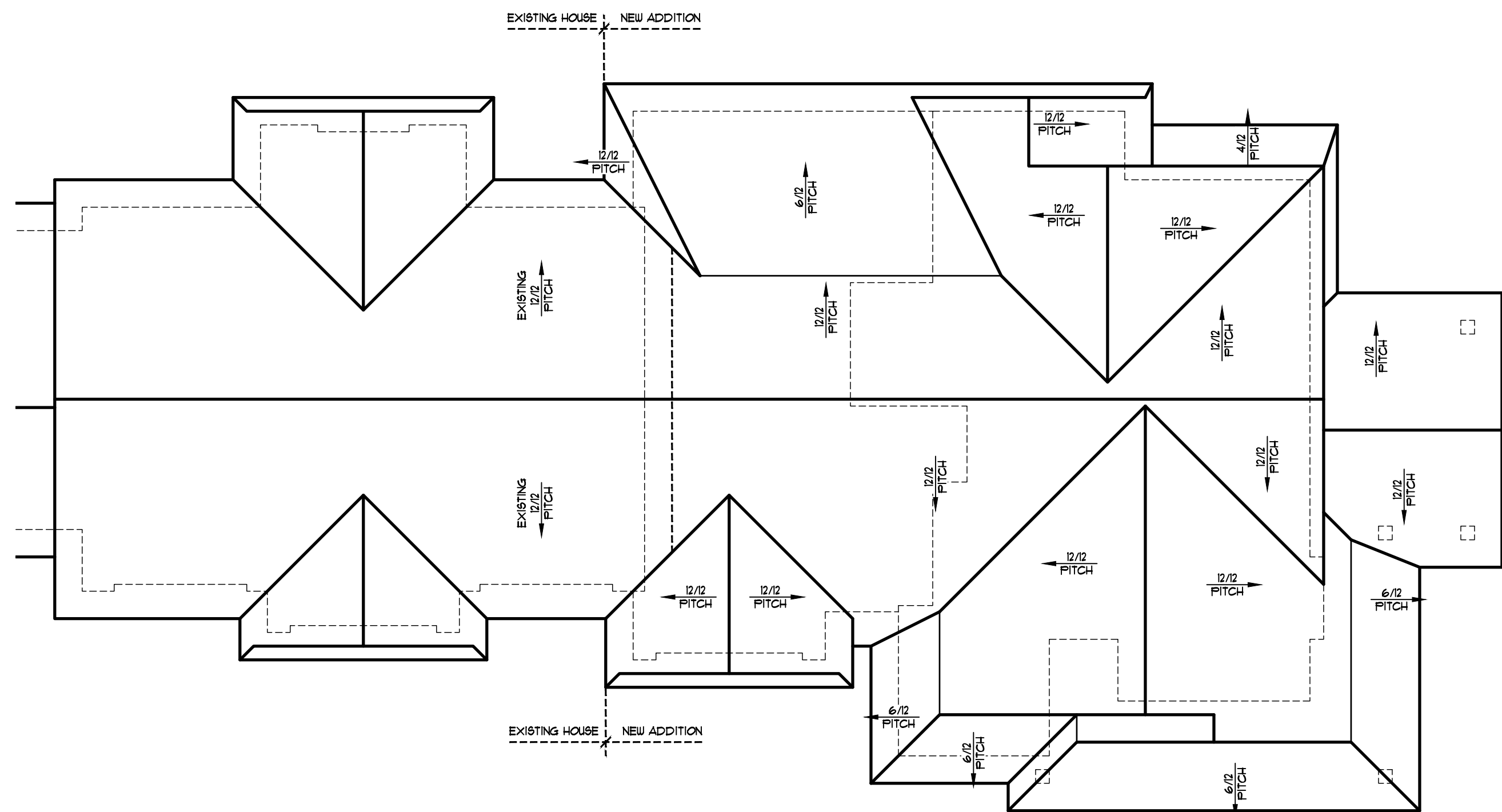
VAN DE VEN RESIDENCE
1645 TURNER RD
INDEPENDENCE, MN

1
2 OF 4



ASPHALT SHINGLES - MATCH EXISTING
SHAKE SIDING PER ELEV. - MATCH EXISTING
LOUVER DETAIL • GABLES - MATCH EXISTING
5/4X6 FRIEZE - MATCH EXISTING
5/4X4 AND 5/4X6 WINDOW TRIM - MATCH EXST
CEDAR CORBELS - MATCH EXISTING
2" THIN STONE - MATCH EXISTING

1 POOL SIDE ELEVATION
2 SCALE: 1/4"=1'-0"



2 PROPOSED ROOF PLAN
3 SCALE: 1/8"=1'-0"

ALEXANDER
DESIGN GROUP
ARCHITECTS

275 EAST LAKE STREET
SUITE 102
WAYZATA, MN 55391
Phone: 952.473.8777
FAX: 952.473.8222

ISSUE DATE:
29 JUL Y 2024

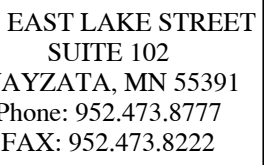
PREVIOUS ISSUE DATE:

DRAWING DESCRIPTION:
ELEVATION AND
ROOF PLAN

CONDITIONAL USE SET

VAN DE VEN RESIDENCE
1645 TURNER RD
INDEPENDENCE, MN

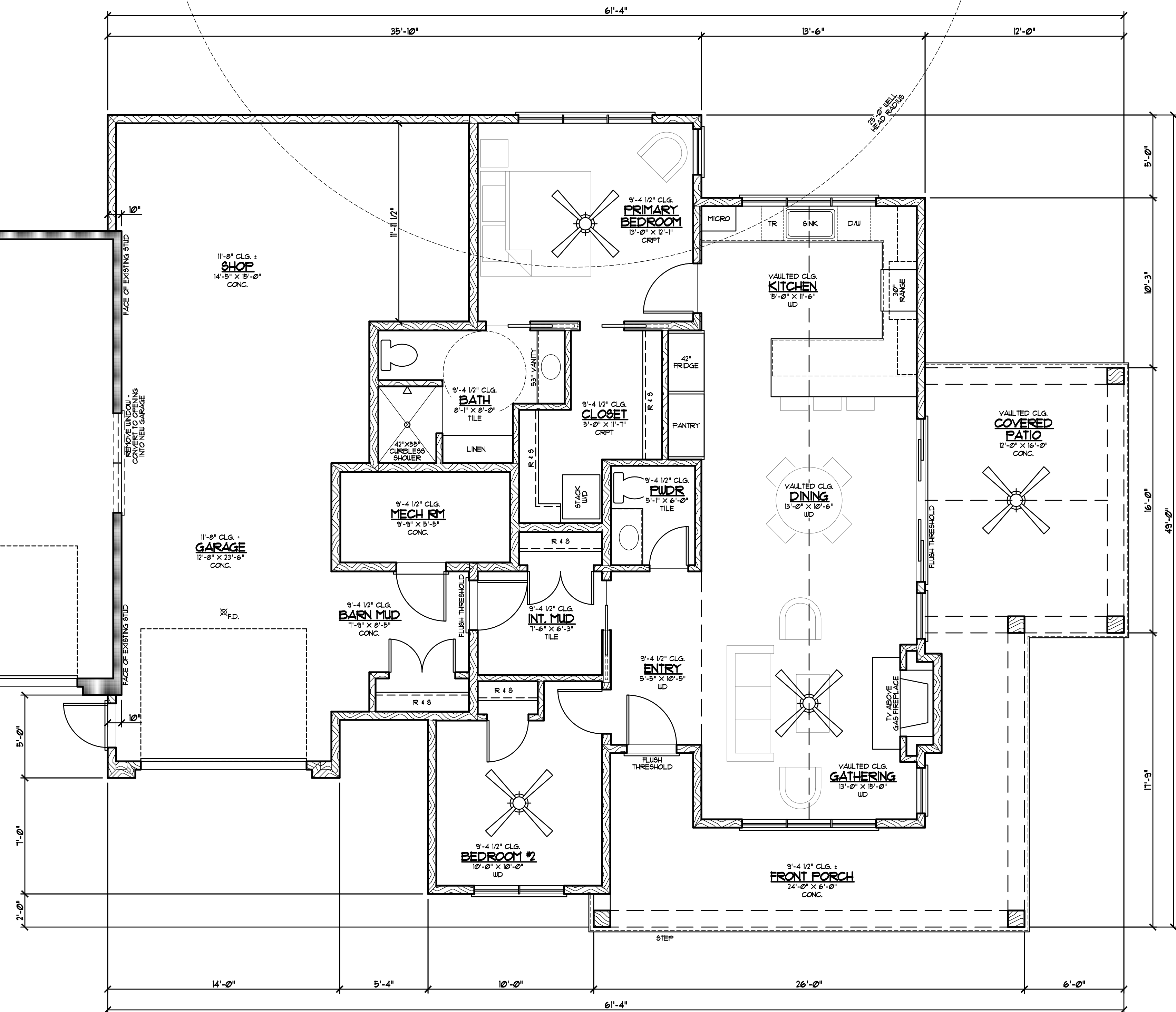
2
3 OF 4



PREVIOUS ISSUE DATES:
29 JUL Y 2024

MAIN LEVEL
FLOOR PLAN

VAN DE VEN RESIDENCE
7645 TURNER RD
INDEPENDENCE, MN



1
4

MAIN FLOOR PLAN

SCALE: 1/4"=1'-0"

| SQUARE FOOTAGE | |
|-------------------|-------|
| NEW ADDITION - | 1200# |
| NEW PORCH - | 431# |
| NEW GARAGE/MECH - | 776# |

■City of Independence

Draft - Imagine 2050 Regional Development Plan (Base for 2050 Comprehensive Plans)

To: City Council
From: Mark Kaltsas, City Administrator
Meeting Date: October 1, 2024

Discussion:

The Metropolitan Council has issued a draft of the 2050 Regional Development Plan. Cities and citizens have the opportunity to provide comments and feedback relating to the draft. This plan will establish the base framework for the next round of comprehensive plans that will project regional and local growth through 2025.

Staff has reviewed the draft document and would offer the following considerations:

- The plan can be found using the following link:
<https://metro council.org/Planning/Imagine-2050.aspx>
- 2050 Regional Development Plan is broken into four primary sections:
 - Transportation
 - Water
 - Housing
 - Parks
- City of Independence current population is **3,916** which is comprised of **1,394 housing** units.
- The 2040 Comprehensive Plan allowed an 300 additional sewerred housing units by the year 2030.
- The Draft 2050 Regional Development Plan projects a reduction in the total number of housing units and population from the approved 2040 Comprehensive Plan (see projected numbers below). The projected number of housing units for 2050 represents an additional 274 units over the next 25 years (1394 today – 1668 in 2050).

| | | | | | | | | | | | | | | | | |
|----------|-----------------|--------------------|--------------------|--------------------|--------------------|-----------------------------------|--------------------|--------------------|--------------------|--------------------|----------------------------------|--------------------|--------------------|--------------------|--------------------|-----------------------------------|
| Hennepin | Independence | 3,755 | 4,372 | 4,543 | 4,820 | 1,065 | 1,288 | 1,493 | 1,568 | 1,668 | 380 | 697 | 847 | 918 | 1,030 | 3 |
| County | Geographic unit | Population 2020 | Population 2030 | Population 2040 | Population 2050 | Population Growth (2020-50) | Households 2020 | Households 2030 | Households 2040 | Households 2050 | Household Growth (2020-50) | Employment 2020 | Employment 2030 | Employment 2040 | Employment 2050 | Employment Growth (2020-50) |

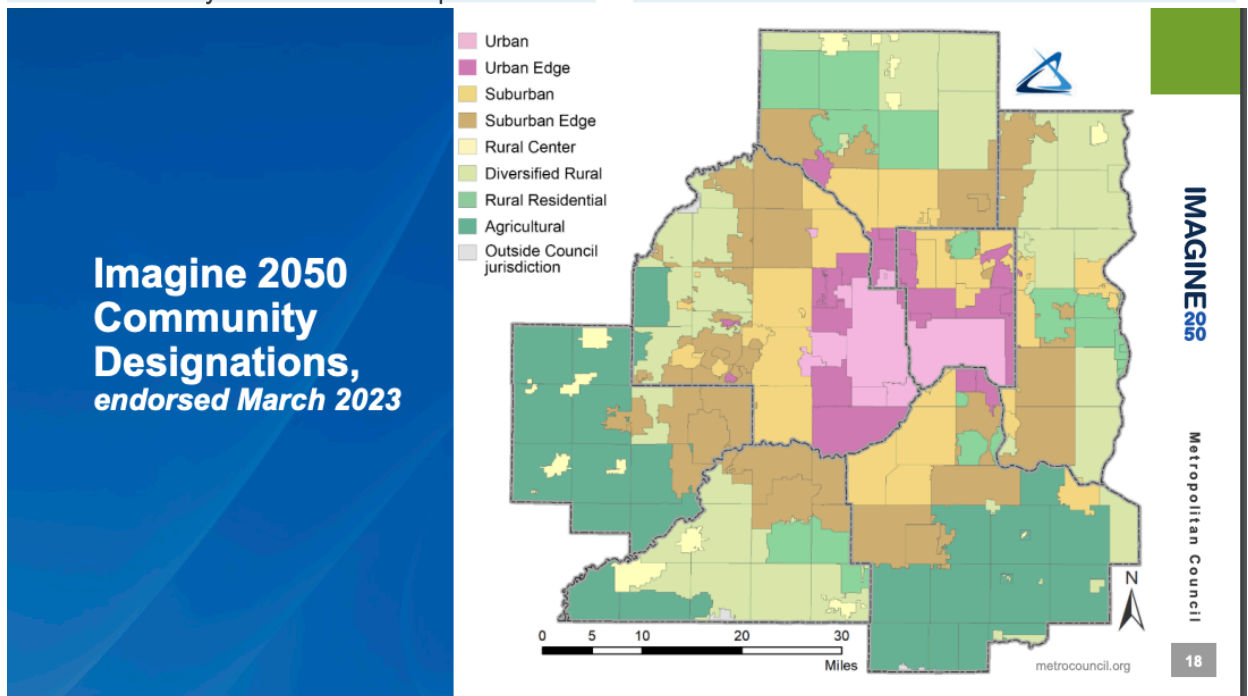
- Key Changes being considered in the 2050 Regional Development Plan (link below to presentation):
<https://metro council.org/Planning/Imagine-2050/Imagine-2050-Density-Presentation-Updated.aspx>

Continued from Thrive MSP 2040:

- Use overall average minimum density in calculations.
- The minimum number of planned housing units is divided by the net acreage.
- Net acreage does not include land covered by wetlands, water bodies, public parks and trails, public open space, arterial road rights-of-way, and other undevelopable areas identified or protected by local ordinances.
- Local flexibility determines which areas are best suited for higher and lower density development under the framework of meeting the overall minimum density on available developable lands.

Changes under consideration:

- Adjustment to minimum density requirements.
- Average minimum net residential density to be calculated across all areas used to accommodate forecasted growth, not just areas of change.
- Meet minimum density requirements in each planning decade, not the planning horizon.
- Flexibility for calculations to be based on performance, policy consistency, and regional goals.



Policy Recommendation: Increase Minimum Density Requirements

Proposed Minimum Densities within the MUSA

| Imagine 2050 Community Designation | Thrive MSP 2040 Minimum Density Requirements (units per acre) | Average Planned Net Density (units per acre) | Proposed Minimum Density (units per acre) |
|------------------------------------|---|--|---|
| Urban | 20 u/a (Urban Center) | 30.9 u/a* | 25 u/a |
| Urban Edge | 10 u/a (Urban) | 14.6 u/a | 14 u/a |
| Suburban | 5 u/a (Suburban) | 7.7 u/a | 7 u/a |
| Suburban Edge | 3 u/a (Suburban Edge) 3 u/a (Emerging Suburban Edge) | 4 u/a | 4 u/a |

* Excluding Minneapolis

** Areas in the Rural Service Area are not proposed to have changes to density expectations. Rural Center communities are recommended to remain at 3 u/a minimum density.

Administrative Practices and Guidelines: Include all land guided to support growth

Density calculations include all land guided to support growth within the planning period, not just areas of change.

Ensures that every plan is reviewed based on all areas identified to accommodate future growth, not just those changing from the previous plan.

Can help communities plan more effectively for change in their communities.

Moves the focus from previous planning decisions and approaches that may not fit evolving regional and local needs.

- Based on the information provided staff has summarized the following potential issues:
 - Increased oversight and control for new development.
 - Significant cost to local cities, school districts, watershed districts to develop, implement and administer plans.
 - Minimal consideration of local impacts relating to development of density without relation to necessary services (i.e., medical, grocery, employment, school districts, parks, public transportation).
 - Local decision making proposed to be significantly reduced to provide for regional development goals.
 - Increase of the minimum density requirements from 3 units per acre to 4 units per acre for sewer residential.
 - This minimum density would apply to the entire city rather than just future growth areas.
 - Elimination of density averaging – would not allow density in one development to be offset by density in another development. Each development would need to meet minimums.
 - Communities that agree to participate in plan and conform to standards will be given preference relating to investment in all growth allocations factors (sewer, transportation, parks, etc.).

Council Direction:

Staff will review key components of the draft plan and seek discussion from Council. No formal action is being requested; however, staff can prepare comments from the city based on direction provided.