



Please note that, pursuant to the authority provided by Minn. Stat. Sec. 13D.021, subd. 1(1), the City has determined that in-person meetings of the City Council are not practical or prudent due to the COVID-19 public health pandemic and the declared national, state, and local emergencies. Meetings of the Council will be conducted by electronic or telephonic means. Under Minn. Stat. Sec. 13D.021, subd. 3, to the extent practical and possible, the City Council will allow individuals to monitor the meeting electronically. Access to the meeting can be obtained online by following the link provided below or by contacting the City Hall for instructions and methods for obtaining access to the meeting.

Meeting Access Information: <https://www.ci.independence.mn.us/meetings>

PLANNING COMMISSION MEETING AGENDA
REGULAR MEETING
TUESDAY FEBRUARY 16, 2021

7:30 PM Regular Meeting

1. Call to Order
2. Oath of Reappointed Commissioners
3. Election of Chair and Vice Chair
4. Roll Call
5. Approval of Minutes:
 - a. December 15, 2020 Planning Commission Meeting
 - b. January 5, 2021 City Council Meeting Minutes (For Information Only)
6. **PUBLIC HEARING:** John Nyhlen (Applicant) and Jeffrey Cunningham (Owner) request that the City consider the following action for the property located at 9226 Highway 12 (PID No. 07-118-24-34-0005) in Independence, MN:
 - a. A variance to allow a ground mounted solar system that exceeds 500 SF in total area.
7. **PUBLIC HEARING:** Andrew Toumisto (Applicant/Owner) requests that the City consider the following action for the properties located at 4024 and 4084 Lake Sarah Drive South (PID No.s 02-118-24-43-0004 and 02-118-24-43-0005) in Independence, MN:

- a. A minor subdivision to permit a lot combination which would combine the two subject properties into one property.
- 8. Open/Misc.
- 9. Adjourn.