



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 MARCH 16, 2021

7:30 PM Regular Meeting

1. Call to Order
2. Oath of Reappointed Commissioner
3. Roll Call
4. Approval of Minutes:
 - a. February 16, 2021 Planning Commission Meeting
 - b. March 2, 2021 City Council Meeting Minutes (For Information Only)
5. **TABLED FROM 2.16.2021:** 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.
6. **PUBLIC HEARING:** Mike Kuka (Applicant/Owner) is requesting the following action for the property located at 4405 County Road 92 N. (PID No. 0411824310002) in the City of Independence, MN:
 - a. An amendment to the existing conditional use permit, allowing a commercial riding stable, to construct a new detached accessory structure to be used as a tack room on the property located at 4405 County Road 92 N.

7. **PUBLIC HEARING:** Mark Kroskin (Applicant/Owner) is requesting the following action for the property located at 6000 Providence Curve (PID No. 1411824420008) in the City of Independence, MN:
 - a. A variance to allow a detached accessory structure to be located closer to the side and rear property lines than otherwise permitted on the property located at 6000 Providence Curve.
8. Bryant Johnson (Applicant) and Hilltop Farm, Inc. (Owner) is requesting a concept plan review for a subdivision of the property located between CSAH 90 and CSAH 83 and identified as PID No. 2611824130001. The proposed subdivision would ultimately require the rezoning of the property and a minor subdivision and would create eleven rural residential lots.
9. Open/Misc.
10. Adjourn.