



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  
SPECIAL MEETING  
TUESDAY AUGUST 31, 2021

**6:30 PM SPECIAL MEETING**

1. Call to Order
2. Roll Call
3. Approval of Minutes:
  - a. August 12, 2021 Planning Commission Meeting
  - b. August 2, 2021 City Council Meeting Minutes (For Information Only)
4. **PUBLIC HEARING:** Adam Young / I & K LLC (Applicant/Owner) are requesting the following actions for the property located at 2076 County Road 90 (PID No. 23-118-24-23-0001) in the City of Independence, MN:
  - a. A variance to allow a new building to be constructed using steel siding which does not meet the applicable design standards of the CLI-Commercial Light Industrial zoning district.
  - b. Site plan review to construct a new detached accessory structure and outdoor storage on the property.
5. **PUBLIC HEARING:** Bryant Johnson (Applicant) and Hilltop Farm, Inc. (Owner) is requesting the following actions for the property located between CSAH 90 and CSAH 83 and identified as PID No. 2611824130001.
  - a. A minor subdivision to split the property into two parcels.
  - b. Rezoning from AG-Agriculture to RR-Rural Residential.

- c. Preliminary Plat to allow a 13-lot subdivision to be known as Hilltop Prairie Subdivision.
6. **PUBLIC HEARING:** Jessie Koch (Applicant) and Christopher Leines (Owner) are requesting the following actions for the property generally located near the northwest corner of County Road 11 and Lake Sarah Drive and identified by (PID No. 02-118-24-34-0003) in the City of Independence, MN:
  - a. A minor subdivision to permit the creation of a new lot on the subject property.
7. Open/Misc.
8. Adjourn.