



PLANNING COMMISSION MEETING AGENDA
TUESDAY NOVEMBER 16, 2021

7:30 PM REGULAR MEETING

1. Call to Order
2. Roll Call
3. Approval of Minutes:
 - a. October 19, 2021 Planning Commission Meeting
 - b. November 3, 2021 City Council Meeting Minutes (For Information Only)
4. **PUBLIC HEARING:** Charlie Johnson and Hard Knocks LLC (Applicant/Owner) is requesting the following actions for the property located at 1470 County Road 90 (PID No. 26-118-24-22-0008) in the City of Independence, MN.
 - a. A commercial conditional use permit to allow an increase in the total allowable impervious surface coverage above 30%.
 - b. 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.
 - c. A variance to allow a reduced rear yard setback for the proposed accessory building.
 - d. Site plan review to construct a new detached accessory structure and outdoor storage on the property.
5. **PUBLIC HEARING:** Bellissimo Farms, LLC (Applicant/Owner) requests that the City consider the following action for the property located at 7220 Turner Road (PID No. 28-118-24-14-0006) in Independence, MN:
 - a. A conditional use permit amendment to allow the expansion of a building used by the commercial riding stable on the subject property.
6. **PUBLIC HEARING:** Anita Branson (Applicant/Owner) requests that the City consider the following actions for the property generally located near 1730 County Line Rd SE (PID No. 19-118-24-34-0002) in Independence, MN:

- a. A variance to permit the subdivision of property zoned AG-Agriculture that does not meet the minimum of 40 acres to qualify for a rural view lot subdivision.
 - b. A minor subdivision to permit the subdivision of the subject property into two parcels based on the bisection created by County Line Road.
7. **PUBLIC HEARING:** Jeremy and Sadie Kolbe (Applicants/Owners) are requesting the following action for the property located at 3110 County Road 90 (PID No. 14-118-24-22-0004) in Independence, MN:
 - a. A variance for a reduced side yard setback to allow the expansion of the existing home in alignment with and using the same setback as the existing home.
8. **PUBLIC HEARING:** Ordinance Amendment Consideration.
 - a. Subdivision Standards – Rural Residential Cluster Development Standards
 - i. Consider an amendment to Section 530.05 Rural Residential District established., Subd. 3. *Density* and Section 530.05 Rural Residential District established., Subd. 4. *Cluster development conditional use permit*.

The amendment will consider clarifying the table for determining density calculations as well as the way that open space is calculated for cluster developments.
9. Open/Misc.
10. Adjourn.