



PLANNING COMMISSION MEETING AGENDA
TUESDAY DECEMBER 21, 2021

7:30 PM REGULAR MEETING

1. Call to Order
2. Roll Call
3. Approval of Minutes:
 - a. November 16, 2021, Planning Commission Meeting
 - b. December 7, 2021, City Council Meeting Minutes (For Information Only)
4. **PUBLIC HEARING (CONTINUED):** 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:** 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.

6. **PUBLIC HEARING:** Zoning Ordinance Amendment Consideration.

- a. Subdivision Standards – Rural Residential Cluster Development Standards.
- b. 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. In addition, the City is considering establishing a minimum lot width for Cluster developments as well as modifying slope steepness to be consistent with other areas of the zoning and subdivision ordinances.

7. Open/Misc.

8. Adjourn.