



CITY COUNCIL MEETING AGENDA
TUESDAY JANUARY 18, 2022

CITY COUNCIL MEETING TIME: 6:30 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call

4. ****Consent Agenda****

All items listed under Consent Agenda are considered to be routine by Council and will be acted on by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- a. Approval of City Council Minutes from the January 4, 2022, Regular City Council Meeting.
 - b. Approval of Accounts Payable (Batch # 1; Checks Numbered 20963-20966 and Batch # 2; Checks Numbered 20969-20993. Please note that due to a printer malfunction, Checks Numbered 20967 and 20968 were voided).
 - c. Approve Annual Contribution to WeCAN and Delano Senior Center for Services Provided to Independence Residents.
 - d. 4th Quarter Building Permit Report – For Information
5. Set Agenda – Anyone Not on the Agenda can be Placed Under Open/Misc.
 6. Reports of Boards and Committees by Council and Staff.
 7. West Hennepin Public Safety – Director Gary Kroells: Presentation of the December 2021 Activity Report.
 8. 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. **RESOLUTION 22-0118-01** – Considering approval of the following:
 - A commercial conditional use permit to allow an increase in the total allowable impervious surface coverage above 30%.

- 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.
- Site plan review to construct a new detached accessory structure and outdoor storage on the property.

9. 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. **RESOLUTION 22-0118-02** – Considering approval of the following:

- 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.
- Site plan review to construct a new detached accessory structure and outdoor storage on the property.

10. Open/Misc.

11. Adjourn.

MINUTES OF A REGULAR MEETING OF THE
INDEPENDENCE CITY COUNCIL
TUESDAY JANUARY 4, 2022 – 6:30 P.M.
City Hall Chambers

1. CALL TO ORDER.

Pursuant to due call and notice thereof, a regular meeting of the Independence City Council was called to order by Mayor Johnson at 6:30 p.m.

2. PLEDGE OF ALLEGIANCE.

Mayor Johnson led the group in the Pledge of Allegiance.

3. Swearing in of Newly Elected Council Members

Beth Horner swore in Lynn Betts. Brad Spencer was not present tonight so he will be sworn in next time.

4. ROLL CALL

PRESENT: Mayor Johnson, Councilors Betts, McCoy and Grotting

ABSENT: Spencer

STAFF: City Administrator Kaltsas, Assistant to Administrator
Horner

VISITORS: Anita Volkenant, Bob Volkenant, Matt and Joe Timm

5. ****Consent Agenda****

All items listed under Consent Agenda are considered to be routine by Council and will be acted on by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- a. Approval of City Council Minutes from the December 21, 2021, Regular City Council Meeting.
- b. Approval of Accounts Payable; (Checks as listed).
- c. Agriculture Preserve Application -421 Ingerson Road.
- d. Approval of Pay Application Request #13 from Rochon Corporation for work completed on the 2020 City Hall Project.

Motion by Betts, second by McCoy to approve the Consent Agenda. Ayes: Johnson, Grotting, McCoy and Betts. Nays: None. Absent: Spencer. Abstain. None. MOTION DECLARED CARRIED.

6. SET AGENDA – ANYONE NOT ON THE AGENDA CAN BE PLACED UNDER OPEN/MISC.

7. REPORTS OF BOARDS AND COMMITTEES BY COUNCIL AND STAFF

Grotting attended the following meetings:

- Planning

McCoy attended the following meetings:

- None

Betts attended the following meetings:

- None

Johnson attended the following meetings:

- Planning
- Breakfast with Representative Phillips

Horner attended the following meetings:

- None

Kaltsas attended the following meetings:

- None

8. Peg Timm - Request to Discuss Property Issues with City Council (7290 County Road 6)

Peg Timm's sons Joe and Matt are here to speak on Peg's behalf. They live on 7290 County Road 6. Joe said in 2014 Keating put a berm on his property. This radically altered their property and use their property the way they would enjoy. There is no ordinance for berms in the ordinance and no height restrictions on berms. The berm has caused issues with how the water moves in the Timm's property until the berm was put in. Joe asked the Council to acknowledge that the berm was not done according to the city's ordinances and not done in a way that was reasonable or neighborly. They asked that the city make an ordinance for size and for appropriate drainage. He asked for changes to be made to the berm, so the use of their property be more enjoyable.

Johnson asked if they received the letter from the Hakanson group. Kaltsas said that the city asked Hakanson and Anderson to go to the property to review this issue. Johnson asked if this is Pioneer Creek or Minnehaha watershed. Kaltsas said PSCW. Johnson said there are some trade-offs with the watersheds. This property is one property to the East of Minnehaha.

Johnson said there are a lot of other issues. Betts said there are two separate issues. McCoy asked what the two colors are on the map of the property provided. Joe said the blue and yellow line is where the berm was supposed to be on the property. The red is where it actually is and it's 35' across. Johnson asked if the addition to the berm was done without a grading permit. Matt Timm said there was a spot that was meant for drainage and since then it was regraded, and the hole was covered. Hakanson Anderson agreed there was an issue. Grotting asked if there was no berm there, would there be standing water. He asked how would taking away the berm get rid of the water. Joe said look at the bobcat. Matt asked if they are going to refute what we say or are

you willing to believe us. The muck is gravel. Johnson said 2018 was the wettest years we had in history. Matt asked if it would be helpful to offer other pictures.

Betts said this whole area changed when the polo area came. The pasture is gone and became a lake. They broke a drain tile when they were digging a basement behind the Timm's property. We can't do anything about that. I think this has exacerbated your problem. The maps to all the drain tile lines are most likely destroyed. Grotting said that the last thing the city council wants to do is take action on something that we don't know enough about. Matt said it's acknowledged by Hakanson there is an issue. Keating's actions were illegal to move dirt the way he did without a permit. Grotting said there is a lot of flat ground with your belongings, and he asked if they have moved that off of his property. Matt said that there is now a fence. Grotting said there was draining to the North and South. Betts asked what the purpose of the berm was and if Keating had a problem on his property that he felt he had to put up a berm. Matt said he drained the water from the wetland to across the street. He asked why this a foot or two from our property. Johnson asked where the water was coming from that was pumping. Timm boys said it was from the wetlands. Grotting said he obviously put the berm there to block his view of Timm's shed.

McCoy asked about the creek that runs East to West behind that flows out to the West. Before the berm was established on the N, it flowed in a NE direction. Grotting said there is no elevation change there. Betts said if it's blocked it has no where to go. Johnson asked how the water is being diverted. Joe said when the water comes down it has to choose which way to go. Johnson said the high point is where the house is. Matt said it's pooling onto our property in the flat part. Johnson asked why they don't build a drainage ditch to flow the water South. Grotting said he is talking about a swale. Johnson said there are some major flaws in the CUP that they are violating. Betts said that the other berm done without a permit did this cut off the drainage. Matt said this blocked it off. Betts asked if Keating had to take out the part of the berm that was done without a permit would that help the situation. Matt said I can't say if that would make a difference. Betts said this was a dry year compared to the previous years. She asked when these pictures were taken. December 2018. Grotting said the last drainage problem, the downstream resident had to do a swale or trench along the property line. Matt said we should be considered the upstream residents since the water used to flow to his property. He said they have tried working with Keating. People shouldn't have to do this with neighbors. There should be an ordinance. Grotting said that Hakanson said that in the corner, if that berm was opened that would solve 70% of the problem and to have it drain to the South it would resolve 30% of the problem. Bob Vose said that the 2019 report from Hakanson, the solutions are good ideas. I don't read the letter as saying the berm has caused the water issue. In fact, one of their solutions is a survey drainage before and after the berm. The gap in the berms that were filled doesn't change anything. He said there are issues with both property owners, and you can't pick and choose to go after one and not the other. This is usually an issue between property owners that is resolved with a lawsuit. The city is taking this seriously even though they don't need to.

Betts asked if there needs to be a maximum height of berms. Kaltsas said we don't have a maximum height for berms. Usually, it is the commercial that we are trying to screen from the residential to block all visual. Betts said we should pursue this a little more. The ground settles under a berm so will there be a berm be in the same condition in 10 years. If it cuts out sunlight and scenery, then we should consider limitations. McCoy said in the December 2018 Hakanson report it says that the water does drain North off the Timm property. They admitted that was wrong when they went out physically. There was a sub watershed that was not identified originally. That sets the tone that the berm is holding up the water. Vose said that the report basically said that they know a little better about how the water works now than in their initial report. They are not rendering an opinion of it but they are saying that they could find out. Matt said that Hakanson admitted that they were incorrect in their initial findings. The location of the berm isn't where it was approved to go. Grotting said don't wait around for Keating to do something to get your life working again. Joe said we can only spend so much money. Matt said all we are asking is for the city to acknowledge Hakanson Anderson would come out and look and see if we are nuts or to see if there is an issue here. Joe said let us know what you need from us. It would be nice to put in a

French drain but that is expensive. Grotting said you want a swale, not a French drain because those don't work in this climate. Johnson said if you can't work with the neighbors, you've got to work with what you've got, but in his opinion, he suggested doing something to fix it and get it behind them. Matt asked Johnson if he doesn't see any issues with what has been done here. Johnson said he's not saying that. There are several issues with the Tim's property that need to be dealt with and the CUP that was issued to them that are in violation. Betts asked about the orange contour line. She asked if there was any way that you could drain the water to the West or is this higher elevation. Johnson said we see an elevation of 1,012 and it is flat so it's not draining anywhere. McCoy said if you drain it to the West then you're draining it to into someone else's property. Betts asked if a culvert would work. Johnson suggested that the person who wrote the letter from Hakanson come to talk about the report. Kaltsas said that person is no longer with Hakanson, but we should take the letter from Hakanson and have another discussion about this. There are financial implications to the city. There was a civil dispute between the neighbors.

Johnson said lets lay this on the table and try to get further information from Hakanson. Timm's said thank you.

9. Annual City Council Appointments.

e. **RESOLUTION 22-0104-01** - Annual Organizational Appointments.

f. **RESOLUTION 22-0104-02** - Approval of Planning Commission Appointments.

No changes from anyone. Betts said that Steve has done a lot for the City with LMCC. Grotting said this is more independent from LMCC. Johnson said he appreciates all the work Grotting has been doing. Johnson acknowledged Joe Baker's work on PSCWMC.

Motion by Johnson, second by McCoy to approve Resolution 22-0104-01. Ayes: Johnson, Grotting, McCoy and Betts. Nays: None. Absent: Spencer. Abstain. None. MOTION DECLARED CARRIED.

Motion by Grotting, second by Betts to reappoint Robert Gardner to the Planning Commission, Resolution 22-0104-02. Ayes: Johnson, Grotting, McCoy and Betts. Nays: None. Absent: Spencer. Abstain. None. MOTION DECLARED CARRIED.

10. Annual Fee Schedule Adoption.

a. **RESOLUTION 22-0104-03** - Considering the Annual Update to the City's Fee Schedule.

Johnson confirmed with Kaltsas that the only change is the sewer fee. Kaltsas said MetCouncil fee is flat so no increase for the 8th year in a row.

Motion by McCoy, second by Grotting to approve Resolution 22-0104-03. Ayes: Johnson, Grotting, McCoy and Betts. Nays: None. Absent: Spencer. Abstain. None. MOTION DECLARED CARRIED.

11. Zoning Ordinance Amendment Consideration.

- a. **ORDINANCE 2022-01:** Considering an amendment to the City's Subdivision Standards and Rural Residential Cluster Development Standards as follows:

Considering amendments 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.

Kaltsas said this is between cluster and RR. The city has two districts, AG and RR. In RR the city allows a 1:5 zoning in how we determine density. The density table doesn't equate to 1:5. One lot for the first 7.599 acres that you own and at 7.6 we allow an additional lot. At 47.5 the table stopped, and the language stated that you get one additional lot for every 5 acres after that. Between 42.5 and 47.5 there was a penalty if you owned greater than 47.5 acres. It was recommended that the penalty be eliminated by allowing 1:5 to begin after 7.6 acres. The bonus would remain in place and won't penalized a landowner that owns over 47.5 acres.

Within the RR we allow a cluster development as a CU. A cluster development was a way the city looked at preserving a larger amount of space within the public open space. It is not unique to Independence. The cluster development standards are that if you can preserve 50% of the property as open space and 50% of that 50% as usable space, you could receive a density bonus.

A resident asked the city how 50% calculation is made regarding gross acres. The question was if the calculation will include or exclude new roads. Planning discussed it and it was recommended that we should amend the 50% should exclude ROW, existing roads, and county roads. Any new roads would be included.

The last piece was lot frontage for cluster development. The standard frontage is 200 lineal feet for RR lots. We allow 50' frontage on a cul-de-sac. The question was if we would allow a lesser number. This came up on the Scheffers development and some relief was offered for them. Planning said that 150' frontage was reasonable reduction but still was a reasonable size lot. There was also a question about slope and if a 10% slope needs to be maintained. Shoreline is 12%. Planning asked that we eliminate slope altogether. This is just in RR.

Johnson asked what the wording "or other physical impediments" means in the ordinances. Kaltsas said it could be rock formation or something else you would want to preserve. Or a substation and public utility easement. He said elimination of the 10% slope would take that out.

McCoy asked about the dedication of gross acreage. He asked what if they put a trail on the public ROW like Providence. If that would that be eligible for reduction of gross acreage because its public use. Kaltsas said it would be ore of a park dedication. Betts asked wasn't that unique because it was a

narrower road. Kaltsas said it's a wider road. McCoy said it is common to put bike paths along the city ROW. It would be separate from park dedication. That portion should count towards gross acreage. Johnson said what if Koch's want a sidewalk on each road. That's public use. As the city develops, we may need to consider this. On Budd St, where there is higher density, you would want to put sidewalks in. Kaltsas said it has to be public, beyond just the subdivision, and an easement dedication to the public. This was a unanimous vote by the planning commission.

Motion by Betts, second by McCoy to approve New ORDINANCE 2022-01. Ayes: Johnson, Grotting, McCoy and Betts. Nays: None. Absent: Spencer. Abstain. None. MOTION DECLARED CARRIED.

McCoy said he appreciates the Planning Commission's work on this and others.

12. Meeting Date/Time Change for the February 1, 2022, Regular City Council Meeting resulting from of the 2022 Precinct Caucus.

Kaltsas said that they could meet earlier on February 1 to keep the date the same.

Motion by Johnson, second by Grotting to meet at 5:00pm on February 1, 2022. Ayes: Johnson, Grotting, McCoy and Betts. Nays: None. Absent: Spencer. Abstain. None. MOTION DECLARED CARRIED.

13. Open/Misc.

14. Adjourn.

Motion by McCoy, second by Grotting to adjourn at 8:08 p.m. Ayes: Johnson, McCoy, Grotting, Betts, and Spencer. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED.

Respectfully Submitted,
Amber Simon / Recording Secretary

City of Independence

Consideration of a Payment to the Delano Area Senior Center and WeCAN for 2022

To:	City Council
From:	Mark Kaltsas, City Administrator
Meeting Date:	January 18, 2022

Discussion:

The City of Independence is being asked to consider making a contribution to the Delano Area Senior Center and WeCAN for services provided to Independence residents in 2022.

- Delano Area Senior Center is asking for a payment of \$2,000.00 for services provided to residents in 2022. The Senior Center provides congregate meals, meals on wheels, education, wellness clinics, assistance with taxes and health insurance, legal aid, day tours, socialization and recreation to area senior citizens. The Senior Center served approximately 2,500 individuals in the past year. It is estimated that 250 of the individuals served were from Independence.
- The City of Independence has supported services for its residents given by WeCAN, a community-based human service organization dedicated to helping low-income people achieve greater self-sufficiency and family stability. WeCAN provides services which include emergency assistance for housing stability, family support services, Meals on Wheels, a mobile food shelf, employment support, public assistance intake services and other resources. The City has historically made a payment for \$2,000 to WeCan for services provided to the residents of Independence.

Recommendation:

The City Council is being asked to consider granting approval for the 2022 payment in the amount of \$2,000 to the Delano Area Senior Center and \$2,000 to WeCAN. Both of these expenditures are budgeted for 2022.

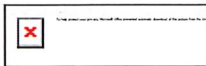
Beth Horner

From: WeCAN <officemanager@wecanmn.org>
Sent: Tuesday, December 28, 2021 9:01 AM
To: Beth Horner
Subject: WeCAN December 2021

December 28, 2021



A Message from WeCAN's Executive Director



THANK YOU! This year you have continually amazed us with your volunteer time, in-kind donations, and incredibly generous monetary gifts. As we face another year of unique challenges, I humbly urge you to make a positive difference by donating now to end the year strong.

During the past year we have seen an increase of over **800%** in our rent and utility emergency assistance. In addition to housing emergencies, huge increases in utility costs and the dramatic rise in everyday expenses such as groceries and gas have forced our clients to make difficult choices about how to allocate very limited resources.

But some things haven't changed -- like our commitment to provide real relief through our network of support programs to help these families get back on the path to stability and self-sufficiency with your generous support.

Thanks to **YOU**, WeCAN is able to make the positive impact that we do. Your support, energy, kindness and passion for serving are a real inspiration for us!

As we look ahead to a new year, we look forward to working with you to make WeCAN even stronger. With just days remaining in the year, your year-end tax-deductible **donation** will make a real, lasting impact in the lives of those who need us most.

With sincere thanks and gratitude,
Christopher Anderson
Executive Director

DONATE NOW

Thank You to Our Generous Donors and Volunteers!

In addition to providing an unprecedented amount of emergency assistance this year, WeCAN also continued to meet client needs through our other programs. Our generous community donors provided gifts for over 110 families in our Adopt-a-Family program. Volunteers delivered over 650 meals each month in our Meals on Wheels program. Our Mobile Market distributed nearly 8,000 pounds of food each month. And it was the consistent and generous support of our donors and volunteers that made it all possible. All of you are vital to WeCAN and allow us to serve our neighbors in need. We couldn't do our work without YOU!



St. Martin's Church was one of our generous donors for our Ready-to-Learn school supply program. Click on the **photo for more images from 2021.**

DONATE NOW

WeCAN | 952-472-0742 | 5213 Shoreline Drive, Mound, MN 55364 | wecanmn.org



WeCAN | 5213 Shoreline Drive, Mound, MN 55364

[Unsubscribe bhorner@ci.independence.mn.us](mailto:bhorner@ci.independence.mn.us)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by officemanager@wecanmn.org powered by



Try email marketing for free today!

Commercial	New House	Septic
------------	-----------	--------

DATE	#	Applicant	ADDRESS	PID #	PERMIT TYPE	O	M	P	BV	Septic	Sewer	Total Fees includes surcharge	Total Surcharge	Total Fees w/o Surcharge	VALUE	FINAL
1/6/21	21-01	Majestic Heating	6160 Woodhill Lane	14-21-0002	Mech			1				101	1	100	\$2,000.00	
1/6/21	21-02	Egress Window	637 Nelson Rd	31-21-0006	2 windows		1					111	1	110	\$3,855.00	
1/6/21	21-03	John Mika	7620 Pioneer Creek Rd	21-34-0002	Siding		1					101	1	100	\$17,000.00	FINAL
1/6/21	21-04	Call Hero	4010 Bell Rose	01-44-0007	Mech			1				101	1	100	\$8,622.00	FINAL
1/11/21	21-05	Todd Hanson	5645 Kochs Crossing	11-14-0010	Shed				2.5			191.59	2.5	189.09	\$5,000.00	
1/12/21	21-06	Heating & Clg Two	2210 Old Post Rd	22-11-0014	Water Htr				1			51	1	50	\$1,752.00	FINAL
1/12/21	21-07	All Star Today	18 Golf Walk	31-31-0002	4 re-roofs				90			1575	90	1485	\$180,000.00	FINAL
1/12/21	21-08	Ashco Exteriors	5370 Lake Sarah Hgts	01-21-0003	5 windows		1					141	1	140	\$10,000.00	FINAL
1/14/21	21-09	Minn. Exteriors	6405 Stephanie Way	02-23-0003	Siding/door		2					202	2	200	\$34,603.00	
1/14/21	21-10	City View Plumbing	1424 Nelson Rd	30-12-0002	Plumbing				1			101	1	100	\$3,000.00	FINAL
1/14/21	21-11	Innovative Basement	2485 Co Rd 92	17-44-0002	Drain tile				1			101	1	100	\$4,270.00	
1/15/21	21-12	All Around Property	6935 Dylan Lane	03-13-0004	Re-roof		1					101	1	100	\$27,233.00	FINAL
1/20/21	21-13	Morton Bldrs	2415 Co Rd 92	17-43-0007	Pole Bldg				62.3			1989.31	62.3	1929.01	\$125,000.00	FINAL
1/20/21	21-14	Jeremy Roberts	7889 Hwy 12	16-32-0001	Bathroom				1			389.74	1	388.74	\$9,000.00	
1/21/21	21-15	ABC USA	7325 Lake Sarah Dr.	04-11-0005	Siding		1					101	1	100	\$38,000.00	FINAL
1/22/21	21-16	ABC USA	4375 Lake Sarah Rd.	03-33-0001	Siding		1					101	1	100	\$13,894.00	FINAL
1/22/21	21-17	Stewart Plumbing	2925 Becker Rd	14-24-0005	Plumbing				1			211	1	210	\$13,060.00	
1/25/21	21-18	Andrew Tuomisto	4084 S Lake Sarah Rd	02-43-0005	Pole Bldg				21.5			995.4	21.5	973.9	\$43,150.00	FINAL
1/25/21	21-19	Stonegate Bldrs	5868 Robert Rd	35-42-0002	New home			2	1	275		7447.39	278	7169.39	\$550,000.00	FINAL
1/26/21	21-20	Fireplace Creation	2515 Co Rd 90	15-44-0002	Fireplace			1				101	1	100	\$3,500.00	
2/2/21	21-21	Gary Bullhagen	6030 Drake Dr.	26-31-0002	Lean-to				8.5			458.79	8.5	450.29	\$16,000.00	Final
2/2/21	21-22	Nate Sleck	2485 Co Rd 92	17-44-0002	Remodel				1	2.5		292.57	3.5	289.07	\$5,000.00	
2/3/21	21-23	Jason Sievers	1180 Co Rd 83	25-32-0001	Remodel				1	6		462.62	7	455.62	\$12,000.00	
2/9/21	21-24	JPC Homes	6351 Co Rd 11	11-22-0005	Remodel				1	42.5		1653.93	43.5	1610.43	\$85,000.00	Final
2/10/21	21-25	Fireside Hearth & Home	5325 Sunset Lane	01-24-0015	Gas f.p.			1				101	1	100	\$6,200.00	Final
2/16/21	21-26	Rooftek System	6075 Stone Ct.	23-24-0005	Re-roof		1					101	1	100	\$42,639.00	Final
2/18/21	21-27	Flare Heating	4850 Deer Ridge	25-41-0010	Mechanical			1				101	1	100	\$2,445.00	Final
2/22/21	21-28	Stonegate	5900 Robert Rd	35-42-0003	New Home			1	1	250		7297.6	252	7047.6	\$500,000.00	Final
2/23/21	21-29	Deziel HVAC	65 Game Farm Rd.	33-44-0005	Mechanical			1				101	1	100	\$5,833.00	
2/24/21	21-30	Marta Keane	2520 Providence Path	14-44-0005	Water heater				1			51	1	50	\$800.00	Final
2/24/21	21-31	Call Dean's	2026 Copeland Rd	20-23-0003	Water heater				1			51	1	50	\$6,900.00	Final
2/24/21	21-32	Call Deans	7975 Co Rd 6	33-23-0001	Boiler			1				101	1	100	\$12,000.00	
3/1/21	21-33	ECO Water	1190 Polo Club Rd	27-41-0002	Water heater				1			51	1	50	\$1,000.00	
3/1/21	21-34	Allway's plumbing	2325 Old Post Rd.	22-11-0002	Water heater				1			51	1	50	\$1,900.00	
3/1/21	21-35	Aspect design	5375 Pete Dr.	12-32-0001	Demo		1					101	1	100	\$6,000.00	
3/3/21	21-36	Chris Weege	2365 Nelson Rd	19-21-0008	Roof/walls		1					141.94	1	140.94 ??		Final
3/4/21	21-37	Jeff Pluth	5165 Fern Dr.	01-31-0006	Wood stove			1				101	1	100	\$8,000.00	Final
3/4/21	21-38	Renewal by Anderson	5220 Painters Creek	36-21-0006	2 doors		1					111	1	110	\$14,121.00	Final
3/4/21	21-39	Jill Walker	4850 Deer Ridge	25-41-0010	Bathroom				2.5			191.57	2.5	189.07	\$5,000.00	Final
3/9/21	21-40	Resolve Solar	1030 Co Rd 83	25-32-0011	Solar				24.5			1101.39	24.5	1077.89	\$49,113.00	Final
3/9/21	21-41	Renewal by Anderson	1730 Countyline Rd	19-34-0001	Windows-8		1					171	1	170	\$20,615.00	Final
3/10/21	21-42	Allstar Construction	18 Golf Walk	31-31-0002	Re-roofs-4				133			2114	133	1881	\$265,000.00	Final
3/10/21	21-43	BED Plumbing	6360 Waldemar	14-23-0012	Furnace/AC			1				201	1	200	\$17,800.00	
3/11/21	21-44	Two Teachers Deck	200 Hamilton Hills	35-44-0008	Deck				6.5			385	6.5	378.5	\$13,500.00	
3/16/21	21-45	Quality Home Service	3375 Co Rd 90	10-44-0001	Windows		1					211	1	210	\$15,000.00	
3/16/21	21-46	Herb Plumbing	5405 Pagenkopf	24-23-0007	Furnace/AC			1				201	1	200	\$12,040.00	
3/22/21	21-47	Jason Johnson	5975 Merz Way	14-42-0006	Remodel				1	50		1859	51	1808	\$100,000.00	Final
3/23/21	21-48	Prestige Pools	4885 Co Rd 6	36-11-0008	Pool			1				677	1	616	\$25,000.00	
3/23/21	21-49	Kevin Wittinger	5082 Fern Dr.	01-41-0004	Re-roof		1					101	1	100	\$12,000.00	Final
3/23/21	21-50	Kingdom Builders	5010 Fern Dr.	01-42-0027	Re-roof		1					101	1	100	\$9,000.00	
3/23/21	21-51	Advantage Construct.	4950 Eagle Ridge	01-11-0006	Roof/siding		2					202	2	200	\$29,100.00	
3/23/21	21-52	Northface Construct.	1939 Copeland Rd	19-41-0003	Reside		1					101	1	100	\$22,000.00	
3/23/21	21-53	Larson Plumbing	4525 Eagle Ridge	01-13-0005	Mech.water htr			1	1			152	2	150	\$3,500.00	
3/23/21	21-54	Roark Plumbing	2998 Lindgren Lane	13-24-0005	Bathroom				1			101	1	100	\$6,000.00	
3/23/21	21-55	Wolfriver Elec	8453 Hitsman Lane	17-31-0006	Solar				12.5			677	12.5	664.5	\$25,000.00	
3/24/21	21-56	All Around	5150 Fern Dr.	01-42-0019	Roof/siding		2					202	2	200	\$62,930.00	Final

3/25/21	21-57	A-1 Restore	5286 Co Rd 11	01-34-0008	Re-roof	1			101	1	100	\$35,000.00	
3/29/21	21-58	Ray Welter Htg	5975 Merz Way	14-42-0006	Gas Line		1		101	1	100	\$4,100.00	Final
3/29/21	21-59	All Star Today	2665 Nelson Rd	18-31-0004	Re-roof	1			101	1	100	\$16,569.00	Final
3/29/21	21-60	All Around Property	2300 Fieldstone	23-21-0003	Demo				100			\$3,572.00	Final
3/30/21	21-61	Pluto Recon	4735 S. Lake Sarah Dr.	03-24-0003	Re-deck			7	410	7	403	\$14,000.00	
3/30/21	21-62	Greg Hamman	2460 Co Rd 92	16-33-0002	Pole bldg			30.5	1181	30.5	1150.5	\$61,000.00	Final
3/30/21	21-63	Holmberg Roofing	4324 Lake Sarah Rd	03-31-0002	Re-roof	1			101	1	100	\$17,200.00	Final
3/31/21	21-64	Riser Plumbing	2117 Heritage	23-13-0009	Plumbing		1		111	1	110 ??		Final
									101	1	100	\$20,000.00	
4/1/21	21-65	Woodcraft Design	2117 Heitage Trl	23-13-0009	Re-Model			12.5	677.43	12.5	664.93	\$25,000.00	Final
4/2/21	21-66	Clear Point Const	4514 Shady Beach Cir	02-21-0007	Re-Roof	1			101	1	100	\$20,000.00	
4/2/21	21-67	Royal Roofing	5935 County Rd 11	11-12-0001	Re-Roof	1			101	1	100	\$15,794.00	
4/2/21	21-68	Royal Roofing	4265 Townline Rd	01-41-0011	Re-Roof	1			101	1	100	\$23,099.26	Final
4/2/21	21-69	Deans Mechanical	2117 Heitage Trl.	23-13-0009	Mechanical		1		101	1	100	\$1,500.00	
4/8/21	21-70	William Miller	5470 Timber Trl	25-23-0012	Pole Building			22.5	1,030.73	22.5	1,008.23	\$45,000.00	Final
4/8/21	21-71	Mark right Plumbing	440 Kuntz Dr	33-24-0006	Plumbing		1		101	1	100	\$1,500.00	
4/8/21	21-72	Midwest Roofing	3665 Co. Rd. 90	11-24-0005	Re-Roof	1			101	1	100	\$30,000.00	Final
4/13/21	21-73	outdoor escapes	8145 nCo. Rd 11	11-11-0002	Re-Side	1			101	1	100	\$15,500.00	Final
4/13/21	21-74	outdoor Escapes	8145 Co. Rd. 11	11-11-0002	12 - Windows	1			211	1	210	\$7,500.00	Final
4/13/21	21-75	Fireside Hearth-Homes	2998 Lindgren Ln	13-24-0005	Gas Fireplace		1		101	1	100	\$4,887.00	
4/13/21	21-76	DBRaskob	5675 Koch Crossing	11-14-0009	Under Deck			4.5	288.74	4.5	284.24	\$9,000.00	
4/13/21	21-77	Erick Kallerup Const	4708 S Lake Sarah Dr	24-22-0026	re-roof	1			101	1	100	\$32,000.00	
4/14/21	21-78	The Kingdom Builders	2725 Vallet Rd	16-41-0006	Re-Roof	1			101	1	100	\$19,000.00	
4/14/21	21-79	K&S Heating	3250 Brei-Kessel Rd	11-43-0002	A-C		1		101	1	100	\$2,995.00	
4/14/21	21-80	Standard Heating	735 Nelson Rd	31-21-0002	Mechanical		1		101	1	100	\$16,250.00	Final
4/14/21	21-81	Tonka Plumbing	5016 Settlers Ct	25-42-0009	Plumb- Mech.		1	1	222	2	220	\$2,500.00	Final
4/15/21	21-82	Renewal by Anderson	2235 Old Post Rd	22-11-0005	4- Windows	1			131	1	130	\$9,585.00	
4/15/21	21-83	Renewal by Anderson	7460 Maple Ponds Tr.	16-12-0006	2 Patio Doors	1			111	1	110	\$10,085.00	Final
4/15/21	21-84	Renewal by Anderson	7066 Pagenkopf Rd	15-23-0003	3 - Windows	1			121	1	120	\$14,648.00	Final
4/19/21	21-85	Ed& Sarah Magnuson	5765 Lake Sarah Heights	02-11-0011	Det. Garage		1	15	866.75	16	850.75	\$30,000.00	
4/20/21	21-86	All Star Today	4540 Shady Beach Cir.	02-21-0032	Re-Roof Re-Side	2			202	2	200	\$55,000.00	
4/20/21	21-87	Berg Exteriors	6240 Stephanie Way	02-23-0006	Stucco -Repair	1			101	1	100	\$7,585.00	Final
4/20/21	21-88	Wild Construction	4724 Co.Rd 92	04-12-0003	Re-Roof	1			101	1	100	\$12,000.00	
4/20/21	21-89	Advantage Construction	6610 Fogelman Rd	10-43-0007	Re-roof	1			101	1	100	\$37,200.00	
4/22/21	21-90	Brent Voeller	2998 Lindgren Ln.	13-24-0005	Re-Model				1490.95	40	1450.95	\$80,000.00	
4/23/21	21-91	Sela Roofing	1215 Heitage Trl	23-13-0008	Re-Roof	1			101	1	100	\$30,119.47	Final
4/26/21	21-92	Advantage Construction	4755 Townline Rd	01-11-0002	Re-Roof	1			101	1	100	\$20,835.00	Final
4/28/21	21-93	Cinergy Homes	4230 Woodhill Dr	01-32-0004	Re-Roof	1			101	1	100	\$25,000.00	
4/28/21	21-94	Advantage Construction	7388 Co. Rd 11	04-43-0003	3- Re-Roofs	1			301	1	300	\$65,415.00	
4/28/21	21-95	MN Valley Roofing	6280 Co. Rd 11	02-33-0001	Re-Roof	1			101	1	100	\$11,459.00	Final
4/28/21	21-96	Pro Siders INC.	2885 Nelson Rd	18-24-0002	Re-side 14 Wind	2			332	2	330	\$24,000.00	Final
5/3/21	21-97	Tim Hillman	5976 Co. Rd. 6	26-43-0008	Garage-Remodel				1,768.93	51.5	1717.43	\$103,030.98	
5/3/21	21-98	Stinson Service	4976 S. Lakeshore Dr	24-11-0013	Re-Roof	1			101	1	100	\$10,300.00	Final
5/3/21	21-99	JLF Homes	6125 Woodhill Ln.	14-12-0008	Re-Roof	1			101	1	100	\$25,000.00	Final
5/3/21	21-100	Kenilworth Const.	5035 Perkinssville Rd.	24-42-0001	Re-Roof	1			101	1	100	\$9,733.00	Final
5/3/21	21-101	Kuhl's Contracting	4350 Woodhill Dr.	01-32-0013	Re-Roof	1			101	1	100	\$12,367.50	
5/3/21	21-102	Wild Construction	6580 Franklin Hills Rd	15-11-0009	Re-Roof	1			101	1	100	\$20,000.00	
5/4/21	21-103	Goneya Homes	168 Hamilton Hills	35-44-0007	New SFD		1	1	7526.39	275	7251.39	\$550,000.00	Final
5/4/21	21-104	Gordon James	5705 Koch Crossing	11-14-0008	New SFD		1	1	6448.15	232.5	6215.65	\$465,000.00	Final
5/6/21	21-105	Tonka Plumbing	4850 Deer Ridge Trl	25-41-0010	Plumbing			1	101	1	100	\$3,870.00	Final
5/6/21	21-106	Appliance Connection	5350 Sunset Lane	01-24-0026	Water Heater			1	101	1	100	\$1,200.00	
	21-107	Sela Roofing	3162 Independence Rd	13-22-0004	Re-Roof	1			101	1	100	\$27,726.20	Final
	21-108	aAll-Star Roofing	4380- Woodhill Dr	01-32-0014	Re-Roof	1			101	1	100	\$15,000.00	
	21-109	Kurtis Tesmer	3780 Marsh Point Rd	11-23-0009	Re-Roof	1			101	1	100	\$50,000.00	Final
	21-110	B&BSheet metal Roofing	1410 County Rd 90	26-22-0011	Re-Roof	60			1198.92	60	1138.92	\$119,893.00	
	21-111	Saltandlight const.	5725 County Rd 11	11-11-0007	Re-Roof	27			718.9	27	691.9	\$54,000.00	Final
5/27/21	21-112	Outdoor Escapes	8145 County rtd 11	08-11-0002	Porch			14.5	748.09	14.5	733.59	\$29,000.00	
	21-113	All Around Preservation	3715 Marsh Point Rd	11-23-0007	Re-Roof	1			101	1	100	\$29,031.82	Final
	21-114	Heating & Cooling 2	3025 County Rd 90	15-11-0006	Furnace- A-C		1		201	1	200	\$6,592.00	Final
	21-115	Lexington Roofing	6000 Providence Curve	14-42-0008	Re-Roof	1			101	1	100	\$50,000.00	
	21-116	Norling Construction	5015 Fern Dr	01-41-0006	Dormer -Bathroom			1	608.38	10	598.38	\$18,500.00	
	21-117	Renewal by Anderson	5030 Sunset Ln	01-13-0004	4 windows 1 door	1			141	1	140	\$14,697.00	

21-118	Adam Zimmney	5844 Robert Rd	35-44-0001	Deck			9.5	531.67	9.5	522.17	\$19,400.00	
21-119	Brandt Vanman	3976 County Line Rd	07-22-00005	Remodel rooms			6.5	385.91	6.5	379.41	\$12,645.00	
21-120	Rooftek Systems	2775 County Rd 92	17-41-0004	Re-Roof	1			101	1	100	\$59,826.00	
21-121	Ashco exteriors	5354 Timber Trl.	25-24-0003	Re-Roof	1			101	1	100	\$20,000.00	Final
21-122	Minnesota Exteriors	3251 Brei-Kessel Rd	11-43-0005	Re-Roof	1			101	1	100	\$41,282.00	Final
21-123	Brent Johnson	6694 McKown Ct	15-12-0008	Deck			6	361.62	6	355.62	\$12,000.00	
21-124	Paul Soberg	6511 Highway 12	24-44-0011	in-floor htg		1		101	1	100	\$5,000.00	
21-125	Greg Eslinger	5665 Lake Sarah Hts	24-11-0005	re-roof	1			101	1	100	\$10,000.00	
21-126	Greg Michael	4745 Lake Sarah Hts	24-13-0001	re-roof	1			101	1	100	\$20,800.00	Final
21-127	Epplle Exteriors	5885 Co Rd 11	24-12-0008	re-roof	1			101	1	100	\$12,000.00	Final
21-128	Eagle Windows	7915 Egret Dr	16-32-0006	Patio Door	1			101	1	100	\$8,302.00	
5/17/21	21-129	Center Point Energy	999 Co. Rd 19	A-C		1		101	1	100	\$4,700.00	Final
5/17/21	21-130	All Around Preservation	2300 Fieldstone Pl	Deck			13.5	712.76	12.5	700.26	\$26,618.00	
5/18/21	21-131	Robert Criag Homes	6140 Woodhill lane	Remodel- Deck			1	2140.39	66	2074.39	\$130,000.00	Final
5/18/21	21-132	Margie Boll	962 Co Rd 19	re-roof/ re-side				200	2	202	\$28,000.00	
5/19/21	21-133	Swason Homes	1940 - Nelson Rd.	Deck			3	215.86	3	212.86	\$5,800.00	Final
5/19/21	21-134	Advantage Construction	4755 Townline Rd	Re-Side	1			101	1	100	\$26,337.00	Final
5/19/21	21-135	JR Pools	9115 Co. Rd 11	Pool		1		1043.4	21	1021.4	\$40,000.00	
5/20/21	21-136	Deziel Hvac	3411 Brei- Kessel Rd	A-C		1		101	1	100	\$5,000.00	
5/20/21	21-137	Kothrade-Septic	6990 County Rd 6	1- Septic Tank				150		150	\$6,375.00	Final
5/25/21	21-138	Ashco Exteriors	5145 Fern Dr	Re-Roof	1			101	1	100	\$31,000.00	
5/25/21	21-139	Kuhl's Contracting	2636 Independence Rd	2 Bldgs Re-Roof	1			201	1	200	\$61,000.00	
5/25/21	21-140	New Town Exteriors	5325 Sunset Lane	Re-Roof	1			101	1	100	\$7,452.89	
5/25/21	21-141	Stinson Services	5110 Fern Dr	Re-Roof	1			101	1	100	\$7,800.00	Final
5/25/21	21-142	Ascho Exteriors	5191 Fern Dr	Re-Roof	1			101	1	100	\$20,000.00	Final
5/25/21	21-143	Richard Wood	5233 Lake Sarah Height	Garage & apart.		1	1	6591.8	79	6512.8	\$153,301.00	
5/26/21	21-144	Clear Point Const.	5360 Sunset Lane	Re-Roof	1			101	1	100	\$23,000.00	Final
5/26/21	21-145	MN.Exteriors	6555 Fogelman Rd	windows roof side	3			453	3	450	\$140,283.25	
5/27/21	21-146	Kari Stromer	2828 County Line Rd	New House		1	1	6676.39	277	6399.39	\$550,000.00	

					Other	Mech.	Plumbing	Base Value	TOTAL PAID	SURCHARGI Total Fees	VALUATION	FINALED
										No Surcharge		
6/1/21	21-147	Midwest Roofing	6810 Fogelman Rd	Re-Roof	1				101	1	100	\$18,000.00
6/1/21	21-148	Center Point Energy	3251 Brie-Kessel Rd	A-C			1		101	1	100	\$5,600.00
6/2/21	21-149	Eagle Windows	5475 Lake Sarah Hgts Dr	15 Windows	1				241	1	240	\$23,847.00
6/2/21	21-150	All Star Today	296 Hart St	Re-Roof	1				101	1	100	\$15,000.00
6/2/21	21-151	Turnkey Restoration	4716 S. Lake Sarah Dr	Re-Roof 2 BLDGS	1				201	1	200	\$52,444.33
6/2/21	21-152	Perfect Exteriors MN	2670 Co. Rd 90	Re-Side	1				101	1	100	\$30,735.00
6/2/21	21-153	B&D plumbing	4725 Lake Sarah Hgts. Cir	Water Heater			1		51	1	50	\$998.00
6/2/21	21-154	Burns Excavating	3060 Lake Sarah Road	Septic					300		300	\$26,850.00
6/3/21	21-155	Joe Baker	5580 Lake Sarah Hts Dr.	18 windows	1				271	1	270	\$39,674.00
6/3/21	21-156	Trent Braidedy	3740 County line Rd	Deck				6.5	385.91	6.5	379.41	\$13,000.00
6/3/21	21-157	Angelo Licursi	750 Wild Oak Trail	Pole barn				37.5	1428.97	37.5	1391.47	\$75,000.00
6/3/21	21-158	Delano Sportsmen's	4505 Cty Rd 50	Permit-				1.5	142.98	1.5	141.48	\$3,000.00
6/4/21	21-159	Deborah Clifford	1060 Polo Club Rd	Shed					40		40	
6/4/21	21-160	Fireside Hearth -Home	5975 Merz Way	Gas Fireplace		1			101	1	100	\$4,971.00
6/7/21	21-161	Custom Pools	2485 County Rd 90	Pool		1		14	831.42	15	816.42	\$28,000.00
6/9/21	21-162	Lite construction	6000 Providence Curve	Det. Garage				20	942.4	20	922.4	\$40,000.00
6/9/21	21-163	Justin McCoy	5700 Robert Rd	New SFD		1	1	197.5	6482.75	199.5	6283.25	\$394,664.75
6/9/21	21-164	Water Town Plumbing	6511 Hwy 12	plumbing			1		101	1	100	\$1,500.00
6/9/21	21-165	Tonka Plumbing - Heat	5016 Settlers Ct	Mech.- Plumbing		1	1		202	2	200	\$10,872.00
6/9/21	21-166	Woodland Stoves	8453 Hitsman Lane	Wood Stove			1		101	1	100	\$10,650.00
6/9/21	21-167	Craftsman Choice	6910 Dylan Lane	Re-Roof	1				101	1	100	\$32,130.00
6/10/21	21-168	Brandon Paske	4665 S. Lake Sarah Dr	New Door			1		92.77	1	91.77	\$1,500.00
6/15/21	21-169	Slect Exteriors	750 Wild Oak Trl	Re-Roof	1				101	1	100	\$20,000.00
6/15/21	21-170	Midwestplus	6575 Franklin Hills Rd	Re-Roof	1				101	1	100	\$28,000.00
6/15/21	21-171	Pella MN	4724 S. Lake Sarah Dr	4 Sliding Doors	1				131	1	130	\$27,336.00
6/15/21	21-172	Bruce Lamo	5270 Moline Rd	Gazebo				2.5	191.57	2.5	189.07	\$5,000.00
6/17/21	21-173	Team Innovative	790 Co. Rd. 92	Hellical Piers				8.5	483.09	8.5	474.59	\$17,100.00
6/17/21	21-174	Wenzel Mech.	95 Timber Island Dr.	Mechanical		1			101	1	100	\$3,700.00
6/17/21	21-175	Danielle Platt	2791 Copeland Rd	Septic					300			\$24,290.00
6/17/21	21-176	Brian Dougherty	4724 Cty Rd 92	Septic					300			\$26,890.00
6/21/21	21-177	Grussing Roofing	5745 Lake Sarah Hgts Dr	RE-Roof	1				101	1	100	\$27,000.00
6/21/21	21-178	Designer Space	4885 Co. Rd 6	Cabana			1		1,715.91	46	1,669.91	\$90,000.00
6/22/21	21-179	Handiwerx	6270 Woodhill Lane	Re-Roof	1				101	1	100	\$13,500.00

6/22/21	21-180	Cinergy Homes	6915 Dylan Lane	03-13-0006	Re-Roof-Re-Side	2			202	2	200	\$40,000.00	
6/23/21	21-181	Hero Mechanical	6600 Genaker Way	03-11-0002	Boiler		1		101	1	100	\$17,909.00	Final
6/23/21	21-182	Budget Exteriors	6080 Drake Dr.	26-31-0005	4 Windows	1			131	1	130	\$6,000.00	
6/29/21	21-183	Home Exterior	6920 Dylan Lane	03-14-0004	Re-roof	1			101	1	100	\$24,000.00	Final
6/30/21	21-184	Cinergy Homes	5188 Fern Dr	01-42-0016	11 Windows	1			221	1	220	\$40,000.00	
6/30/21	21-185	Jeff Carnivale	2280 Fieldstone Pl	23-21-0004	Re-Side	1			101	1	100	\$25,000.00	
6/30/21	21-186	Travis Schauer	5745 Lake Sarah Hgts Dr	02-11-0010	Plumbing			1	101	1	100	\$2,500.00	Final
6/30/21	21-187	Alexander Plumbing	2325 Fieldstone Pl	23-21-0009	Plumbing			1	101	1	100		
					Other	Mech.	Plumb.	Base Value	Total paid	Surcharge	No Surcharge	Valuation	FINALED
7/1/21	21-188	Metro Gas	4885 Co. Rd 6	36-11-0008			1		101	1	100	\$1,800.00	
7/1/21	21-189	Ascho Exterior	5450 Timber Trl.	25-23-0007	Re-Roof	1			101	1	100	\$48,000.00	FINAL
7/2/21	21-190	Excel_Renovation	5345 Sunset Ln	01-24-0013	Roof side 14 win.	3			433	3	430	\$66,302.00	
7/7/21	21-191	Zups Construction	8375 Pioneer Creek Rd	29-12-0002	Re-Roof	1			101	1	100	\$102,000.00	FINAL
7/8/21	21-192	Reinert Exteriors	9224 Co. Rd 11	06-34-0004	Re-Side	1			101	1	100	????	FINAL
7/12/21	21-193	Foss Exteriors	4516 Shady Beach Cir.	02-21-0030	Re-Roof	1			101	1	100	\$27,000.00	
7/13/21	21-194	Marcia Kreklow	420 Nelson Road		Re-roof	1			101	1	100		FINAL
7/14/21	21-195	MN Exteriors	5695 Drake Dr.	26-44-0010	Re-Roof	1			101	1	100	\$6,000.00	FINAL
7/14/21	21-196	Cedar Creek Energy	9226 Hwy 12	07-34-0005	Solar			7	410.21	7	403.21	\$14,400.00	FINAL
7/19/21	21-197	Nathan Kirkpatrick	2485 Co. Rd. 90	15-44-0003	Screen Porch		1	20	1,043.40	21	1,022.40	\$40,000.00	
7/19/21	21-198	Kevin Wittinger	5082 Fern Dr	01-41-0023	Shed			5	313.03	5	308.03	\$10,000.00	FINAL
7/19/21	21-199	Preformance Pool	6075 Stone Ct	23-24-0005	Pool		1	7.5	535.5	8.5	527	\$15,000.00	
7/20/21	21-200	Sela Roofing	2286 County Rd 92	21-22-0002	Re-roof/side	2			202	2	200	\$39,000.00	
7/20/21	21-201	West Irrigation	8145 Co Rd 11	08-11-0002	Irrigation	1			101	1	100	\$25,000.00	
7/21/21	21-202	Harldson Plumbing	8145 Co Rd 11	08-11-0002	Plumbing			1	101	1	100	\$500.00	
7/21/21	21-203	Northrup Remodeling	7576 Turner Rd	28-13-0002	Re-Roof	1			101	1	100	\$7,000.00	
7/22/21	21-203	Randt Kyrloa	4725 Lake Sarah Hgts Cir	01-12-0008	Addition			61.5	1,969.27	61.5	1,907.77	\$123,392.00	
7/23/21	21-204	Kevin Schmid	3424 Lake Sarah Rd	10-31-0003	Septic				300		300	\$27,074.00	FINAL
7/26/21	21-205	Lisa Sturm	6090 Pagenkopf Rd		Demo				100		100		
7/27/21	21-206	Renewal By Anderson	5888 Drake Dr.		Windows-11	1			211	1	210	\$35,900.00	
7/28/21	21-207	Renewal By Anderson	2235 Old Post Rd		1 Patio Door w/exis	1			101	1	100	\$4,862.00	
7/28/21	21-208	Next Generation Const.	2625 Valley Rd	16-41-0010	Re-roof	1			101	1	100	\$16,338.00	FINAL
7/29/21	21-209	Tro Contracting	4035 Woodhill Dr	01-33-0003	RE-Roof Re-Side	2			202	2	200	\$33,000.00	
7/29/21	21-210	Pronto Heat	5925 Providence Curve	14-43-0012	Mechanical		1		101	1	100	\$7,422.00	FINAL
7/29/21	21-211	Call Deans	3925 Independence Rd	11-11-0010	A-C		1		101	1	100	\$3,112.13	
7/29/21	21-212	J.G.Hause Const.	2906 Lindgren Lane	13-24-0032	Re-Roof 2 Bldgs.	1			201	1	200	\$12,000.00	
7/30/21	21-213	A-1 Restoration	6803 Rachel Ridge	03-12-0001	Side - Windows	1			361	1	360	\$85,000.00	
					Other	Mech.	Plumb.	Base Value	Total Paid	Surcharge	No Surcharge	Valuation	FINALED
8/2/21	21-214	Burns Excavating	5812 County Rd 6	26-43-0004	Septic				300		300	\$19,500.00	FINAL
8/5/21	21-215	Hayes and Sons	1488 Copeland Rd	29-22-0011	Septic				300		300		
8/9/21	21-216	Robert Berens	5845 Lake Sarah Hts Dr	02-12-0012	Moved-In House		1	17.5	5156.8			\$45,000.00	FINAL
8/11/21	21-217	Minn. Exteriors	5512 County Rd 11	01-33-0013	Re-Side- Re-roof	2			321	2	319	\$90,000.00	
8/11/21	21-218	All Star Today	8145 County Rd 11	08-11-0002	Re-Roof	1			101	1	100	\$10,000.00	
8/11/21	21-219	Midwest Roofing	3858 County Rd 90	11-31-0004	Metal Re-Roof	1			101	1	100	\$30,000.00	FINAL
8/11/21	21-220	All Pro Exteriors	95 Timber Island Trl.	36-33-0005	Re-Roof	1			103.78	1	102.78	\$12,000.00	FINAL
8/11/21	21-221	Olde time Inc.	6990 Pagenkopf Rd	15-31-0007	Metal Re-Roof	1			101	1	100	\$12,000.00	
8/11/21	21-222	Scherer Plumbing & Heating	5320 Saddle Ridge	36-24-0005	Plumbing		1		101	1	100	\$5,000.00	
8/11/21	21-223	Kyle Petersen	6915 Dylan Lane	03-13-0006	Add 3 gables to front of house, on top of existing roof			20	942.4	20	922.4	\$40,000.00	
8/16/21	21-224	RoofNinja Services	685 Nelson Rd	31-21-0004	Re-side	1			101	1	100	\$10,000.00	
8/16/21	21-225	Lil P, LLC	4620 S Lake Sarah Dr	02-21-0023	Reroof	1			101	1	100	\$7,500.00	FINAL
8/16/21	21-226	Pella Northland	1724 Count Rd 92 N	21-33-0002	19 Windows	1			281	1	280	\$29,353.00	
8/16/21	21-227	Jay Fogelson	4618 S Lake Sarah Dr	02-21-0005	Roof/Residing	2			202	2	200	\$10,000.00	
8/18/21	21-228	Bob Volkenant	1951 Baker Park Rd	24-41-0002	Sewer connection				3860		3860	\$27,800.00	FINAL
8/18/21	21-229	Trunorthsolar	5455 Timber Trl	25-23-0015	Solar on House			7.5	434.5	7.5	427	\$15,390.00	FINAL
8/19/21	21-230	Thomas Bren Homes, Inc	7104 Pioneer Creek Rd	22-33-0001	Demo				100		100		FINAL
8/23/21	21-231	MN Rusco	5191 Fern Dr	01-42-0029	4 windows	1			131	1	130	\$13,179.00	FINAL
8/23/21	21-232	Bayport Roofing & Siding LLC	4610 S Lake Sarah Dr	02-21-0001	Re-Roof	1			101	1	100	\$6,670.00	FINAL
8/23/21	21-233	Megan Knutson	4745 S Lake Sarah Dr	03-13-0001	Re-side	1			101	1	100	\$26,120.00	FINAL
8/23/21	21-234	Hector Gonzalez	5815 Pagenkopf Rd	23-12-0013	Re-roof	1			101	1	100	\$17,000.00	FINAL
8/23/21	21-235	Stonegate Builders	5777 Robert Rd	35-41-0005	New Construction		1	1	7789.26	284.5	7504.76	\$569,027.20	
8/25/21	21-236	Craig Glenn	4230 Woodhill Dr	03-13-0006	Re-siding	1			101	1	100	\$55,000.00	

8/27/21	21-237	Woodcraft Design Build	2117 Heritage Trl	23-13-0009	Det. Garage		12.5	677.43	12.5	664.93	\$25,000.00	FINAL
8/27/21	21-238	Nickolas Olsen Kalifornia Pool	1060 Polo Club Rd	27-41-0005	Pool	1	20	1043.4	21	1022.4	\$40,000.00	
8/27/21	21-239	Nickolas Olsen Kalifornia Pool	7950 Egret Dr	16-32-0003	Pool	1	20	1043.4	21	1022.4	\$40,000.00	
8/27/21	21-240	Ken Ronsberg-Performance Poo	4635 Lake Sarah Dr S	02-23-0011	Pool	1	7.5	535.5	8.5	527	\$15,000.00	
8/30/21	21-241	Kurtis Tesmer	3780 Marsh Point W	11-23-0009	Re-side	1		101	1	100	\$20,000.00	
	21-242	Hayes and Sons	2220 Old Post Rd	22-11-0013	Septic			300		300	\$24,000.00	FINAL
	21-243	Hayes and Sons	2210 Old Post Rd	22-11-0014	Septic			300		300	\$25,000.00	FINAL
	21-244	James Braegelmann	3148 Nelson Rd	18-12-0005	Septic			300		300		
8/30/21	21-245	A1 Property Services LLC	5350 Cty Rd 6	25-34-0009	replace 10 plumbing fixtures		1	151	1	150	\$8,000.00	
9/1/21	21-246	Khalid Kader	8453 Hitsman Ln	17-31-0006	Deck		1.5	118.69	1.5	117.19	\$2,500.00	
9/2/21	21-247	Jeff Fuglseth	750 Wild Oak Trail	34-22-0003	New Const. Mechanical in floor	1		101	1	100	\$13,400.00	
	21-248	Younger Exteriors	4260 Woodhill Dr	01-32-0007	Re-roof	1		101	1	100	\$13,539.00	
	21-249	Inchan Hwang	4849 Perkinsville Rd	24-41-0003	Re-roof	1		101	1	100	\$4,000.00	
	21-250	Hayes and Sons	5760 Drake Dr	26-41-0009	Septic			300		300		

					Other	Mech.	Plumbing	Base Value	Total Paid	surcharge	No Surcharge	Valuation	FINALED
9/7/21	21-251	Tom Dainsberg	1120 Co Rd 83	25-32-0003	Det. Garage			10	55.96	10	545.96	\$20,000.00	
9/7/21	21-252	Sean Keating	765 Wild Oak Trail	33-11-0005	Fence				40		40		
9/8/21	21-253	Excel-Reno	3675 Ihduhapi Trl.	12-24-0001	Bath Re-model		1		101	1	100	\$55,959.80	
9/8/21	21-254	Midwest Plus	5275 Lake Sarah Hgts DR	01-24-0021	Re-Roof -Re-Side	2			202	2	200	\$50,000.00	Final
9/8/21	21-255	Cover it All	3950 Lake Sarah Rd	10-21-0005	Re-Roof -Re-Side	2			202	2	200	\$99,000.00	
9/8/21	21-256	Steve Fries Construction	1062 County Rd 19N	25-42-0003	Post Replacement			14	730.42	14	716.42		
	21-257	AllStar Construction	2989 Lindgren Ln	13-24-0019	Re-roof	1			101	1	100	\$5,000.00	
	21-258	Air Comfort Heating & AC Inc.	2715 Providence Pl	14-41-0004	Mechanical		1		101	1	100	\$4,569.24	Final
	21-259	Ashco	5240 Lake Sarah Hts Dr	01-24-0009	8 Widows	1			171	1	170	\$13,000.00	
	21-260	Kat Construction	3175 County Road 90	15-11-0002	Re-roof	1			101	1	100	\$21,200.00	
9/13/21	21-261	UglyDeck	4350 Woodhill Dr	01-32-0013	Deck			16	801.08	16	785.08	\$32,000.00	
9/13/21	21-262	Aspect Design	5375 Pete Dr	12-32-0001	NEW SFD	2	1	580	12,139.57	583	11,556.57	\$1,200,000.00	
9/13/21	21-263	T-Mobile Central LLC	6590 County Rd 11	03-44-0003	Generator		1		101	1	100	\$25,000.00	
	21-264	Shawn Moorhouse	3775 County Rd 92	09-24-0001	Demo				100		100		
9/14/21	21-265	Renewal by Anderson	7420 Maple Pond Trail	16-12-0008	15 windows, 1 pati	1			251	1	250	\$51,577.00	
	21-266	Stuart Johnson	3425 Lake Haughey Road	05-32-0007	Addition			175	4243.18	175	4068.18	\$350,000.00	
9/15/21	21-267	Minnesota Exteriors	6296 Fogelman Rd	10-44-0002	1 window	1			101	1	100	\$15,482.00	
	21-268	Lexington Roofing	6324 Wood Hill Lane	14-22-0007	Re-roof	1			101	1	100	\$28,000.00	
	21-269	Elite Restoration Pro	5335 Sunset Ln	01-24-0014	Re-roof	1			101	1	100	\$23,338.00	F
	21-270	Gonyea Homes	249 Hamilton Hills	35-41-0006	NEW SFD		1	300	7,955.02	302	7653.02	\$600,000.00	
9/21/21	21-271	B&D Plumbing	4725 Lake Sarah Hgts Cir	02-12-0008	Plumbing			1	101	1	100	\$3,000.00	
9/21/21	21-272	Performance Pools	4955 Deer Ridge Tr.	25-41-0012	Pool		1		535.5	8.5	527	\$15,000.00	
9/21/21	21-273	Hayes & Sons	5675 Drake Dr.		Septic				300			\$21,000.00	Final
9/22/21	21-274	Dan Ross	3812 Schefers	11-14-0004	Deck			5	313.03	5	308.03	\$10,000.00	Final
9/24/21	21-275	AllStar Construction	6824 County Rd 6	34-21-0003	Re-Roof	1			101	1	100	\$75,000.00	Final
	21-276	Sela Roofing & Remodeling	4698 S Lake Sarah Dr	02-22-0021	Re-Roof	1			101	1	100	\$17,600.00	
9/24/21	21-277	Matt Ketcham	5410 Timber Tr.	25-23-0011	Plumbing			1	101	1	100	\$500.00	
9/27/21	21-278	Comfort Matter Hgt.	4972 Broadmoor Dr	25-44-0009	Furnace - A-C		1		201	1	200	\$8,100.00	Final
9/28/21	21-279	Ryan Rassatt	4665 S. Lake Sarah Dr	02-23-0008	Reroof/Reside	2			202	2	200	\$45,000.00	
	21-280	Weathertek Homes	3785 Marsh Point Rd	11-23-0008	Re-side	1			101	1	100	\$12,000.00	
	21-281	All Star Today	2665 Nelson Rd	18-31-0004	Re-side	1			101	1	100	\$16,528.00	
	21-282	Pella	3715 Marsh Pt W	11-23-0007	Replace 1 window	1			101	1	100	\$4,774.00	
9/29/21	21-283	Brady Haislet	3015 Becker Rd.	14-24-0006	Accessory Building			40	1,503.34	40	1,463.34	\$80,000.00	
	21-284	SafeBasements	5180 Fern Dr	01-42-0017	Porch Helical Piers			5.5	337.33	5.5	331.83	\$11,550.00	
	21-285	Pro Elite	1950 N Budd St	24-42-0003	Re-roof	1			101	1	100	\$23,462.00	Final
	21-286	Justin Gartner	3310 County Line Rd	07-33-0004	Finish/Remodel			7.5	434.5	7.5	427	\$15,000.00	
	21-287	Call Home Works	2087 S. Lakeshore Dr	24-13-0018	Furnace - A-C		1		201	1	200	\$13,275.00	
	21-288	Complete Construction	3976 County Line Rd	07-22-0005	Re-roof			5	191.69	5	186.69	\$10,000.00	FINAL
	21-289	Adam Zimny	5844 Robert Rd	35-42-0001	Screen Porch				313.05	5	308.5	\$10,000.00	
	21-290	Jeremy Kolbe	3110 County Road 90	14-22-0004	Addition			75	2400.74	75	2325.74	\$150,000.00	

					Other	Mech.	Plumbing	Base Value	Total Paid	surcharge	No Surcharge	Valuation	FINALED
10/5/21	21-291	Keith Josephson	8511 County Road 11	08-21-0005	NEW SFD	1	1	1	7,772.20	315	7,457.20	\$630,000.00	
10/6/21	21-292	Robert Gorden Homes, Inc	5365 Painter Creek Green	36-21-0010	re-roof	1			101	1	100	\$20,000.00	
10/6/21	21-293	Foss Exteriors	5215 Klaers Dr.	01-21-0004	windows/reside	3			332	3	329	\$76,500.00	
10/7/21	21-294	Team Innovative	790 County Rd 92	33-22-0013	Helica Piles	7.5			434.5	7.5	427	\$15,500.00	FINAL

	10/8/21	21-295	Jim Ostvig	1575 County Rd 90	27-11-0001	Fence				40			\$65,000.00	
	10/11/21	21-296	vertex Contracting	3841 Schefers Ct.	11-11-0015	Lower level walls		7.5		434.5	7.50	427	\$14,580.00	FINAL
	10/12/21	21-297	Patnode Brothers	6280 Cty Rd 11	02-33-0001	Septic Re-Do				150			\$13,350.00	FINAL
	10/12/21	21-298	Rightmark Plumbing	9255 County Rd 6	31-34-0001	Plumbing			1	101	1	100	\$5,000.00	
	10/13/21	21-299	Kyle Dingman	3881 Schefers Ct	11-11-0014	NEW SFD	1	1	1	7,286.39	275	7,011.39	\$550,000.00	
	10/13/21	21-300	William McMullen	2750 County Line Rd	18-32-0001	Addition			1	2842.34	92.5	2,749.84	\$185,000.00	
	10/14/21	21-301	Veture Plumbing	3841 Schefers Ct.	11-11-0015	Plumbing			1	101	1	100	\$4,000.00	FINAL
	10/14/21	21-302	Viking Contractor	5175 Fern Dr	11-42-0005	Re-Roof (2)	1			201	1	200	\$18,100.00	
	10/14/21	21-303	Black Dog Homes	5030 Sunset Lane	01-13-0004	Remodel			1	757.96	12	745.96	\$20,000.00	
	10/19/21	21-304	Scott Pierson	2090 N Budd St	24-13-0009	Deck				240.16	3.5	236.66	\$7,000.00	FINAL
"	10/25/21	21-306	Minnesota Exteriors	2797 Lindgren Lane	13-31-0003	Re-roof	1			101	1	100	\$18,450.00	Final
		21-307	Weathertek Homes	3665 Marsh Point Rd	11-23-0006	Re-roof	1			101	1	100	\$22,146.43	Final
		21-308	Heating & Cooling Two	5030 Sunset Lane	01-13-0004	Mechanical			1	101	1	100	\$1,050.00	
		21-309	Sabre Heating	232 Hamilton Hills	35-41-0008	Mechanical			1	101	1	100	\$395.00	Final
	10/26/21	21-310	Hero Plumbing	8670 Burr Oak Lane	08-23-0013	Water Heater			1	51	1	50	\$3,530.00	Final
"		21-311	Robb Norling	3650 Marsh Pt Rd	11-23-0011	Re-Roof	1			101	1	100	\$20,000.00	
	10/28/21	21-312	Renewal By Andersen	970 Polo Club Rd	27-43-0003	17 windows/1 patio	1			271	1	270	\$48,117.00	
"		21-313	Renewal By Andersen	75 County Rd 92 N	32-43-0004	3 windows	1			121	1	120	\$9,564.00	
"		21-314	Adam Zimny	5844 Robert Rd	35-42-0001	Gas Fireplace	1			101	1	100	\$5,000.00	
	10/28/21	21-315	Minnesota Valley Roofing	5112 Perkinsville Rd	24-13-0007	Siding	1			101	1	100	\$21,700.00	
	11/1/21	21-316	Craig Glenn	5150 Fern Dr	01-42-0019	Deck		20		942.4	20	922.4		
"		21-317	Hayes & Sons	7975 County Rd 6	33-23-0001	Septic				300		300	\$25,000.00	Final
"		21-318	Patnode Brothers Inc	2740 Nelson Rd	18-42-0001	Septic				300		300	\$18,360.00	Final

						Other	Mech.	Plumbing	Base Value	Total Paid	surcharge	No Surcharge	Valuation	FINALED
"	11/2/21	21-319	Steve Grotting	6064 Drake Dr.	26-31-0003	Garage			12.5	677.43	12.5		\$25,000.00	
		21-320	Stephen Silus	3148 Nelson Road	18-12-0005	NEW Pole Bldg				854.08	17.5	836.58	\$35,000.00	
	11/2/21	21-321	Heating & Cooling Two	3314 Independence Rd.	12-33-0002	Boiler		1		101	1	100	\$8,996.00	
	11/3/21	21-322	Schabert Const.	4550 So. Lake Sarah Dr.	02-24-0003	RE-Roof	1			101	1	100		
	11/3/21	21-333	Weather Tech Homes	6436 Pagenkopf Rd	15-44-0007	Re-Roof	1			101	1	100	\$14,703.58	Final
	11/3/21	21-334	Nick Mozena	1187 Co Rd 92 N	29-14-0003	Fence				40		40	\$16,800.00	
	11/4/21	21-335	Brian Whinsey	6785 County Rd 11	10-12-0001	Re-side	1			101	1	100	\$10,000.00	
	11/4/21	21-336	Brian Whinsey	6785 County Rd 11	10-12-0001	Septic				300		300	\$10,000.00	
	11/4/21	21-337	Legacy Restoration LLC	5680 Pagenkopf Rd	23-11-0007	Re-roof	1			101	1	100	\$21,991.00	
	11/8/21	21-338	Hayes & Sons	2389 Nelson Rd	19-21-0006	Septic				300		300		
	11/9/21	21-339	Home Service Inc.	3375 County Rd 90	10-44-0001	Block wall repair			3	215.86	3	212.86	\$6,000.00	
	11/13/21	21-340	Roofing MN	4505- County Rd 92	04-24-0001	Re-Roof 3 Bldgs	1			301	1	300		
	11/13/21	21-341	R/W Construction	5260 Lake Sarah Hts Dr	01-24-0008	Re-roof	1			101	1	100	\$12,000.00	
	11/13/21	21-342	Ram Buildings	1065 Drake Ct	26-32-0009	Deck Addition		1		1567.16	101	1466.16	\$78,000.00	
	11/17/21	21-343	Peterson Septic	25 Timber Island Trl.	36-33-0006	Septic Tanks				150		150		Final
	11/17/21	21-344	Comfort Matters	2815 Lindgren Ln	13-24-0027	Mechanical-AC/Furnace		1		201	1	200	\$12,000.00	
	11/19/21	21-345	J& B Coustom Homes	5110 So. Lake shore Dr	24-12-0015	Re-Roof	1			101	1	100	\$15,000.00	
	11/22/21	21-346		3976 County Line Rd - Light	07-22-0005	Columbarriers				40		40		
	11/23/21	21-347	Pure Home MN	6360 Waldemar Way	14-23-0012	1 patio doors/18 sa	1			291	1	290	\$41,000.00	
	11/24/21	21-348	Patrick Dorn	2914 Lindgren Lane	13-24-0006	SFD		1	340.5	11883.69	342.5	11541.19	\$685,000.00	
	11/29/21	21-349	Chris Robbins	2670 County Road 90	14-32-0012	Garage			60	1939.22	60		\$120,000.00	
	11/29/21	21-350	Alexander Exteriors	4540 S. Lake Sarah Dr	02-24-0019	1 window		1		101	1	100	\$1,500.00	
	11/29/21	21-351	Abel Heating and Air	2076 Copeland Rd	20-23-0002	Furnace Replacement		1		101	1	100	\$4,400.00	
	11/30/21	21-352	Air Mechanical	1120 Polo Club Rd	27-41-0003	Mechanical-Replace Air Exchanj		1		101	1	100	\$3,000.00	
	12/6/21	21-353	Morton Buildings	7341 County Road 6	33-13-0002	Pole Building			35.5	1,379.38	35.5	1,343.88	\$71,000.00	
	12/6/21	21-354	B & D Plumbing	4725 Lake Sarah Hgts Dr	02-12-0008	Boiler		1		101	1	100	\$12,000.00	
	12/9/21	21-355	Home Exteriors	5835 Lake Sarah Hgt Dr	02-12-0002	Re-roof	1			101	1	100	\$18,600.00	
	12/9/21	21-356	Renewal by Andersen	885 Co Rd 19		41 Windows	1			501	1	500	\$74,042.00	
	12/10/21	21-357	Comfort Matters	4310 Woodhill Dr	01-32-0011	Mechanical		1		101	1	100	\$4,500.00	
	12/13/21	21-358	All Around Property Pres.	5150 Fern Dr	01-42-0019	2 - Windows			1	111	1	110	\$7,024.50	
	12/13/21	21-359	Coty Construction	5275 Saddle Ridge Trail	36-24-0007	Deck			17.5	854.08	17.5	836.58	\$35,500.00	
	12/13/21	21-360	John Sega	9255 County Rd 6	31-34-0002	Holding Tank				150		150		
	12/14/21	21-361	High Road Heating & Cooling	3425 Ihduhapi Rd	12-41-0001	Boiler		1		101	1	100	\$25,900.00	
	12/14/21	21-362	Jon Dailing-Windson	18 Golf Walk	32-31-0002	Plumbing, Mechanical, Addition, Re-roof, Septic			50	2038.88	50	1988.88	\$100,000.00	
	12/14/21	21-363	Wade Sedgwick	4715 S. Lake Sarah Dr	03-14-0007	Mechanical		1		101	1	100	\$10,510.00	


Other Mech. Plumbing Base Value Total Paid surcharge No Surcharge Valuation FINALED

12/15/21	21-364	Shawn Moorhouse	8145 Co Rd 11	08-11-0002				100		100	
12/17/21	21-365	Ram Buildings	8303 Burr Oak Lane	08-42-0002	Pole Building		75	2,239.74	75	2164.74	\$150,000.00
12/21/21	21-366	Perfection Heating	6075 Stone Ct	23-24-0005	Garage Unit Heater	1		101	1	100	\$1,875.00
12/22/21	21-367	Nowthen Plumbing	18 Golf Walk	32-31-0002	Plumbing		1	101	1	100	\$6,000.00
12/28/21	21-368	Tony Post	2791 Copeland Rd	18-41-0002	Finish/Remodel	1	1	2,441.74	77	2366.74	\$150,000.00
12/29/21	21-369	Brown's Basements LLC	5315 Sunset Ln	01-24-0016	Addition	1	1	5396.04	200	5196.04	\$400,000.00



Date: January 5, 2022

To: Public Safety Commissioners
City of Independence Council Members
City of Maple Plain Council Members

From: Director Gary Kroells 

SUBJECT: December 2021 ACTIVITY REPORT

The purpose of this report is to give the reader a quick overview of the activities of the Public Safety Department each month. It also compares monthly and year-to-date information to the reader.

The report is broken down into five categories, as defined by the Criminal Justice Reporting System.

CRIMINAL-- Criminal is broken down into Part I and Part II crimes.

Part I includes crimes against persons versus crimes against property; criminal homicide, forcible rape, robbery assault, aggravated assault, burglary -breaking or entering, larceny-theft, larceny analysis, motor vehicle theft and arson.

Part II includes other assaults, forgery and counterfeiting, fraud, embezzlement, stolen property, buying, receiving, possession; vandalism, weapons, carrying, possessing, etc.; prostitution and commercialized vice, sex offenses; drug abuse violations, gambling, offenses against the family and children, driving under the influence, liquor laws, drunkenness, disorderly conduct, vagrancy, all other offenses, suspicion, curfew and loitering laws - persons under 18; and runaways - persons under 18.

TRAFFIC-- Includes violations of the road and driving laws.

PART III-- Lost and Found: Includes lost and found persons, animals, and property, and stalled and abandoned vehicles.

PART IV-- Casualties: Includes all motor vehicle accidents, boating, and snowmobile; public home occupational accidents, fires, suicides, sudden deaths, burning permits, and burning violations.

PART V-- Miscellaneous Public: Includes open doors, gun permit applications, suspicious activities, animal complaints, motorist assists, alarm calls, parking complaints, house checks, driving complaints, civil matters, family disputes, department assists.

The balance of the report shows the total number of incidents handled, miles driven and how the Public Safety Department received calls. If anyone should desire more detailed statistical data, please contact my office.

\\WHPS#0\share\monthlyactivityreport\2021\lettertocouncilmonthlyreport.docx

West Hennepin Public Safety Department

1918 County Road 90 / Maple Plain, Minnesota 55359

Phone: (763) 479-0500 / Fax: (763) 479-0504

Web Address: <http://www.westhennepin.com> E-mail: westhennepin@westhennepin.com

Monthly Activity Report

December 2021

Offense	This Month	Same Month Last Year	This Year To Date	Last Year To Date
City Of Independence				
Criminal	6	11	86	98
Traffic	67	88	1,211	1,296
Part III	3	6	83	93
Part IV	44	41	390	358
Part V	101	91	1,387	1,355
Total City of Independence	221	237	3,157	3,200
City Of Maple Plain				
Criminal	7	6	85	78
Traffic	35	44	409	711
Part III	3	2	32	53
Part IV	28	31	261	246
Part V	63	65	684	712
Total City Of Maple Plain	136	148	1,471	1,800
Grand Total Both Cities	357	385	4,628	5,000
TZD	0	0	57	39
Agency Assists	14	10	139	185
Total ICR Reports	371	395	4,824	5,224
How Received				
Fax	8	11	125	110
In Person	14	20	222	197
Mail	0	2	23	12
Other	0	1	15	14
Phone	22	34	397	390
Radio	169	166	1,907	1,882
Visual	114	142	1,764	2,183
Email	23	19	286	260
Lobby Walk In	21	0	85	176
Total	371	395	4,824	5,224

December 2021 Criminal Part I & II
City of Independence Grid #'s 3-5

AGN	ICR	Title	Grid #	Reported Date	MOC Range
WHPS	21004530	4th Degree Burglary	12/6/2021	4	B4335
WHPS	21004765	Fraudulent Unemployment Benefit Claim	12/27/2021	3	U0540
WHPS	21004768	Fraudulent Unemployment Benefit Claim	12/27/2021	3	U0540
WHPS	21004805	4th Degree DWI	12/29/2021	5	JG501
WHPS	21004819	Possess Alcohol Under 21	12/31/2021	5	M4104
WHPS	21004824	3rd Degree DWI / Carry Pistol while Under Influence of Alcohol	12/31/2021	5	JFW01

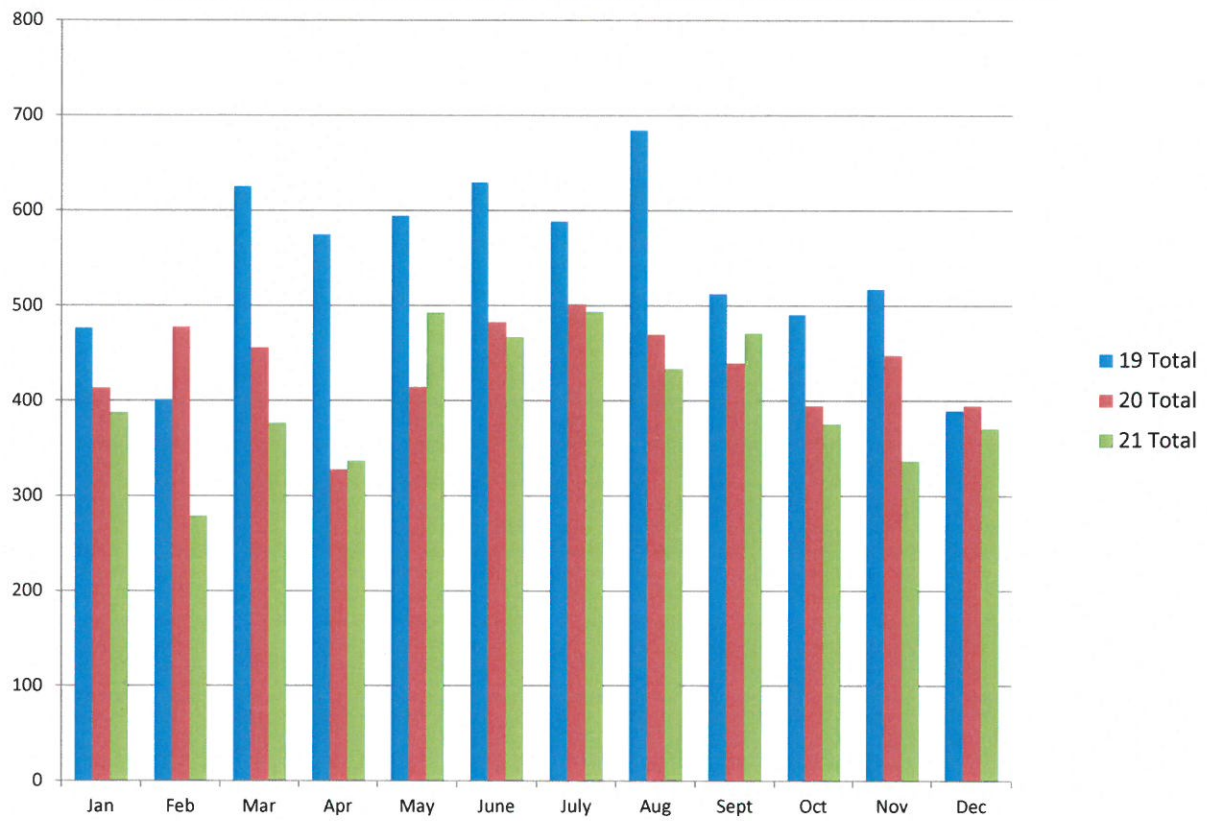
December 2021 Criminal Part I & II
City of Maple Plain Grid # 1-2

AGN	ICR	Title	Grid #	Reported Date	MOC Range
WHPS	21004476	Theft from Auto	12/2/2021	1	TK159
WHPS	21004525	Fraud / Scam of Money	12/5/2021	1	U2053
WHPS	21004620	Forgery of Business Check	12/14/2021	2	C2212
WHPS	21004701	Theft of Mail	12/20/2021	2	TW069
WHPS	21004703	Potential Voting Violation	12/20/2021	2	Y0190
WHPS	21004775	Alcohol Compliance Check-Fail	12/27/2021	1	M4106
WHPS	21004776	Alcohol Compliance Check-Fail	12/27/2021	1	M4106

Agency Assist December 2021 Criminal Part I & II

AGN	ICR	Title	Grid #	Reported Date	MOC Range
WHPS	21004707	Drugs / 1st Degree Possess 50 grams or more	12/20/2021	64	DA540

THREE YEAR COMPARISON OF POLICE CALLS FOR SERVICE & ACTIVITY



DIRECTOR'S NEWS & NOTES

WEST HENNEPIN PUBLIC SAFETY December 2021 Activity Report

Year to Date Activity Report

At the end December 31, 2021, West Hennepin Public Safety (WHPS) handled year-to-date a total of 4,824 incident complaints: For the month of December; 221 incidents occurred in the City of Independence and 136 in the City of Maple Plain.

The Criminal Part I and Part II cases for both cities have been highlighted for your review on the attached documents.

Recent Highlighted Cases:

Bleeding

Dec 1 2:34 a.m., 4800 block Gateway Blvd, Maple Plain. An officer was dispatched for a person who had fallen and cut her shin. When the officer arrived, it was no longer bleeding. The party was transported to Abbott Hospital.

Damage to Property

Dec 1 CR 6/CR 92, Independence. A caller reported a vehicle struck a mailbox and left the scene. The caller gave a vehicle description and partial license plate. The property owner was contacted and advised of the damage. Estimate \$100 to replace the mailbox.

Theft from Auto

Dec 2 1300 block CR 19, Maple Plain. A caller reported her vehicle broke down and she was able to park in a large empty lot. She left the vehicle unlocked with her purse in it when her father picked her up and arranged to have it towed. The caller later learned her purse and several other items were stolen and her debit card used.

Stop Arm Violation

Dec 3 4800 Main St E, Maple Plain. A report was taken of a dark SUV crossover that ran a bus's red flashing lights. The bus driver reported a partial plate. Case is under investigation.

Wire Down

Dec 5 5100 block Oak St. A caller reported power lines down in the roadway. Police responded and learned one telephone wire was down and another still suspended. The suspended line was pulled down and laid across the road with the other and Frontier was notified.

Fall

Dec 5 9200 block CR 6, Independence. Police responded to a person who had been thrown from a horse and broke her jaw. North Ambulance arrived and transported her to HCMC.

Burglary

Dec 6 3800 Independence Rd, Independence. Police were dispatched to a burglary. No property was reported missing, but furniture drawers were open and had been gone through. HC Crime Lab responded. Case is under investigation.

Heart
Dec 6

Hwy 12/County Line Rd, Independence. Police observed an occupied stalled vehicle on the shoulder of the road and stopped to check on the driver. The driver reported he was having a heart attack and the officer provided first aid. North Ambulance arrived and transported the driver to Waconia Hospital.

Pain
Dec 7

1500 block Howard Ave, Maple Plain. Received a call of a person with pain in his legs and hands due to neuropathy and he was out of medication. He was transported by ambulance to Methodist Hospital.

Fall
Dec 8

4800 block Gateway Blvd, Maple Plain. Police were dispatched to a person who had fallen and was complaining of back pain. Staff were monitoring vitals when the officer arrived. Paramedics then arrived and transported the person to Abbott Hospital.

Vehicle in Ditch
Dec 8

6700 block Pagenkopf Rd, Independence. A report was received of a property damage/crash with no one present. The vehicle was significantly damaged and towed. Through investigation the driver was located at McDonald's in Delano. He admitted crashing the vehicle and leaving on foot. He was cited for failure to drive with due care, leaving the scene of a property/vehicle crash and having an instruction permit.

Medical/Fall
Dec 9

12:01 a.m. 4800 Gateway Blvd, Maple Plain. Police responded to a person who had fallen and hit the back of her head but denied any pain or loss of consciousness. The patient was assisted to a wheelchair and North Memorial EMS took over patient care and transported her to the hospital.

Found Wallet
Dec 9

10:31 a.m. Hwy 12/ Halgren Rd, Maple Plain. A good Samaritan found a wallet in a parking lot in Minnetonka. Wallet had numerous credit cards, MN picture DL and \$140 in cash. He saw a WHPS Officer and handed it over to him even though it was found in Minnetonka. Officer contacted the wallet owner who had no idea his wallet was gone. Officer met the owner and gave him his wallet. Owner advised the contents of his wallet was all there.

Domestic
Dec 9

7:20 p.m. 5200 block Bryantwood Dr, Maple Plain. Officer dispatched for a verbal domestic. Upon arrival, outside the apartment he could hear a male shouting disparaging and degrading remarks. Contact with the female who stated her boyfriend becomes abusive when he is drinking. She was not physically assaulted, and no direct threats of harm were made. Male was warned about his conduct including creating a disturbance within the building and could be heard a floor away. Both agreed it would be in their best interest to separate and the female left to go to a friend's house.

Disturbance
Dec 9

9:16 p.m. 4800 block Gateway Blvd, Maple Plain. Caller reported a disturbance occurring in the parking lot of a male shouting and threatening to kill someone. Officer was assisted with Three Rivers PD. Contact made with staff in the parking lot who did not see or hear a disturbance. The parking lots and surrounding areas were checked, and no disturbance was found.

Loud Music
Dec 9

11:10 p.m. 5700 block Main Street, Maple Plain. Reported loud music from a vehicle in a driveway ongoing for 30+ minutes causing a disruption within their home. Noise had abated prior to officer arrival. Officer to follow up on the disturbance as multiple loud music complaints have been reported at this home.

Welfare Check

Dec 10 1:16 a.m. 4500 block CR 92, Independence. Caller requested welfare check on her friend that had texted earlier she may come stay with her. Contact was made with the female and a male. The female assured the officer she was ok and safe in the residence. Caller was advised of officer's findings.

School Bus Stop Arm Violation

Dec 10 8:30 a.m. CR 90 / Meadow Ridge, Independence. School bus was stopped, the door was opened for the kids to get on the bus and a n/b white pickup truck with a logo on the door did not stop for the stop arm and drove past the bus. Case is under investigation.

Stroke

Dec 10 12:11 p.m. 5900 block Pagenkopf Rd, Independence. Possible patient stroke called in by a home health care nurse. Officer arrival, the female was alert, conscious with slight left side weakness. North Memorial EMS arrived and took over patient care.

Vehicle in Ditch

Dec 10 3:43 p.m. Hwy 12/ Valley Rd, Independence. Officer provided traffic control for a towing company pulling a vehicle out of the ditch. Slippery roads and a snowstorm were the cause for the vehicle going in the ditch.

Head Injury

Dec 11 4:08 a.m. 4800 block Gateway Blvd, Maple Plain. Police were dispatched to a person who had fallen out of bed, hit her head and was bleeding. Staff were assisting the female when the officer arrived. North Memorial EMS arrived and transported the female to the hospital.

Medical

Dec 11 8:44 a.m. 1400 block Meadow Lane, Maple Plain. Male having a chemical reaction to his medication was transported to the hospital by ambulance.

Crash

Dec 11 4:59 p.m. 9000 block Hwy 12, Independence. Veh2 did not realize Veh1 was slowing for a vehicle in front of it. Veh2 braked, the road had slick patches and Veh2 clipped the right rear corner of Veh1 before going into the ditch. Veh2 vehicle was towed from the ditch.

Juvenile Problem

Dec 12 6:10 p.m. 7800 block Hwy 12, Independence. Driver reported a snowball hit his vehicle, there was not any damage but wanted the officer to speak with the kids. Officer spoke with four kids from 10 -11 years old who admitted they were outside playing in the snow, they all threw some snowballs onto the Hwy and hit a car as it went by. They did not try to hit a car. Officer stressed the importance and safety factors of not throwing stuff onto the road or at passing cars.

Crash

Dec 13 8:04 a.m. Hwy 12 / CR 92 Independence. Eastbound on Hwy 12, Veh1 driver stated the sun was in his eyes and he was cleaning off the windshield when he struck the Hwy 12 barrier on the side of the road. Driver of Veh2 struck some of the barrier debris on the Hwy and wanted it documented in case damage was found later. Veh1 towed from the scene.

Welfare check

Dec 13 10:51 a.m. 1900 block Baker Park Rd, Independence. Requested a welfare check on an employee who had not shown up for work. Contact was made with the employee who said he would call in to work.

Head Injury

Dec 13 11:07 a.m. 1500 block Halgren Rd, Maple Plain. Female fell, hit her head, went on unconscious and was bleeding. Officer and Maple Plain Fire assisted the female. North Memorial EMS arrived and transported the female to the hospital.

Medical Dec 13	4:47 p.m. 9300 block Maria Rd, Independence. Officer and Delano Fire assisted a male that was in and out of consciousness. North Memorial EMS arrived and transported the male to the hospital.
Road Debris Dec 14	11:23 a.m. Highway 12, Independence. Reported multiple delineators struck by state snowplows were laying in the roadway of Hwy 12 and on the shoulder. MNDOT was contacted to pick them up and replace the missing ones.
Crash Dec 14	3:40 p.m. CR 90 / Hwy 12, Independence. Westbound on Hwy 12, Veh1 and Veh2 went into the CR 90 / Hwy 12 roundabout when Veh2 sped up, was passing cars in the outside lane and struck Veh1's rim and tire. No injuries.
Crash Dec 14	5:02 p.m. CR 92/ Hwy 12, Independence. Driver was eastbound Hwy 12 near CR 92N, did not realize the lanes were changing until he almost hit an orange barrier in the turn lane. Driver jerked his car to the right to avoid hitting the barrier and going into the oncoming traffic; lost control and slid sideways hitting the barrier. No injuries, vehicle was towed from the scene.
Motorist Assist Dec 15	10:55 a.m. 8300 block CR 6, Independence. Officer assisted a male who was walking to Hutchinson because he forgot his keys for his parked car in Maple Plain. His girlfriend was unable to get off of work to provide him a ride. Officer provided him a ride to Watertown.
Road Debris Dec 16	12:49 a.m. 1900 block Budd Ave Maple Plain. Reported a tree was down blocking the roadway. Maple Plain Fire assisted clearing most of the tree. Officer placed cones around the area to warn of the debris near the roadway. Public works later arrived to remove the remains of the tree.
Medical Dec 17	3:50 a.m. 4900 block Main Street, Maple Plain. Officer responded for an insulin medical problem. Officer kept the patient comfortable until North Memorial EMS arrived and took over patient care and transported him to the hospital.
Medical Dec 17	11:40 a.m. 4900 block Drake Street, Maple Plain. Officer responded for a female with an uncontrolled nosebleed. North Memorial EMS arrived and advised the female how to tend to her nosebleed. No transport was needed.
Disturbance Dec 17	7:22 p.m. 5200 block Bryantwood Dr, Maple Plain. Dispatched to loud yelling and items being thrown. Officer contact with a male who was advised of the noise complaint, and he was creating a disturbance. A friend assured the officer he would keep the male calmed down who was dealing with issues and was upset. The male was warned for the disturbance, and he would be cited if it continued.
Unconscious Dec 19	9:36 a.m. 4800 block Gateway Blvd, Maple Plain. Dispatched for a patient that was unconscious and breathing but only responsive to pain stimuli. North Memorial EMS arrived, took over patient care.

Heart

Dec 19 10:37 p.m. 4800 block Gateway Blvd, Maple Plain. Dispatched for an intoxicated patient having chest pains and made suicidal threats. Officer arrival, patient denied chest pains and suicide threats. Patient provided a PBT of .254 %. Due to his high level of intoxication and suicidal statements, an emergency evaluation form was completed, and the patient was transported to the hospital by ambulance.

Theft of Mail

Dec 20 12:43 p.m. 5200 block Manchester Drive Maple Plain. Resident reported two thefts of delivery packages. Resident received a text her package was 'delivered,' and the package was not in the mail room, someone had stolen it. Another package delivery, the apartment manager texted her two packages were in the mail room. Resident arrived home two hours later, and packages were gone, someone had stolen them. Case under investigation.

School Bus Arm Violation

Dec 20 900 block CR 19, Independence. Reported school bus with its amber lights on, as soon as the stop arm was extended with its lights flashing, a vehicle sped up and drove through the extended arm and continued down the road. Case under investigation.

Warrant Arrest

Dec 21 1800 block Newport Street, Maple Plain. 34-year-old male was arrested and transported to Hennepin County Jail for his 3rd Degree DWI warrant.

Suspicious

Dec 22 12:47 a.m. 300 block CR 92, Independence. Caller was home alone when the power suddenly went out and a few minutes later he heard loud footsteps coming up from the basement. Officer and caller checked inside the house, no one was found and the outside, no footprints were found in the snow. Xcel Energy notified of the power outage.

Hit and Run

Dec 22 6:05 a.m. 6400 block Hwy 12, Independence. Officer observed the "Left Turn Only" pole/ sign was down on the e/b Hwy 12 shoulder. The sign was struck by a vehicle which was no longer on scene. MN DOT notified of the damage.

Unwanted Person

Dec 22 12:42 p.m. 5300 block Hwy 12, Maple Plain. Male had insufficient funds to pay his rent and was refusing to leave. Officer contact with the male who agreed to leave.

Welfare Check

Dec 22 2:12 p.m. 6300 block Main Street, Independence. Caller stopped to drop off Christmas cookies, noticed resident's car was moved and her door was ajar; requested a welfare check. Officer phoned resident who was home, came outside and spoke with the officer and caller. All was ok.

Vehicle off Road

Dec 22 3:51 p.m. 7500 block Pioneer Creek Rd, Independence. Driver delivering a chair, started to back down a hill slide into the grass / fence area. Towing company responded, pulled the vehicle up the hill and no damage to residents' fence or grass area.

Mental Problem

Dec 22 6:29 p.m. 5200 block Manchester Dr. Maple Plain. Male caller felt nobody cares about him, picked up a knife thought about cutting himself, he put it down and called 911. Officer spoke with the male who was emotional, was not suicidal but wanting help. Male was transported to the hospital by ambulance.

Illegal Dumping

Dec 23 CR 11/ Lake Rebecca Rd E, Independence. Caller reported 6 propane tanks near the park entrance were dumped. Unknown who dumped them.

Medical Dec 24	9:40 a.m. 1500 block Halgren Rd, Maple Plain. Maple Plain Fire assisted a male who had struck his head when he fell, cutting his cheek. North Memorial EMS transported the male to the hospital.
Medical Dec 24	12:44 p.m. 4800 block Gateway Blvd. Maple Plain. Reported a client in memory care unit was ill. Maple Plain Fire and North Memorial EMS assisted with client care.
Pain Dec 24	1:13 p.m. 2200 block South Lake Shore Dr, Maple Plain. Maple Plain Fire assisted a male who was in pain. North Memorial EMS transported the male to the hospital.
Crash Dec 26	7:57 p.m. CR 90/ Hwy 12, Independence. Driver w/b on Hwy 12 could not turn going into the roundabout due to the fresh snow road conditions and drove partially over the center of the roundabout. The front left tire became damaged and deflated. Kelly's Towing happened to drive by, stopped and changed the flat tire.
Mailbox Damage Dec 27	6000 block Pagenkopf Rd, Independence. Resident reported someone had broken off / struck their mailbox. Resident fixed the mailbox pole and reset the mailbox. Unknown how or what struck it.
Vehicle in Ditch Dec 27	8:38 a.m. Hwy 12/ County Line Rd, Independence. Roads were snowy and icy, causing the driver to go into the ditch. A friend arrived and pulled him out. No injuries.
Fraud Dec 27	9:39 a.m. 6400 block Fogelman Rd, Independence. Resident received notification someone applied for unemployment benefits under his name. Resident will call back if further ID Theft is found.
Forgery Dec 27	1:43 p.m. 50 block Timber Island Trail, Independence. Resident reported identity theft, someone filed for unemployment under her name. Resident will call back if further ID Theft is found.
Lock Out Dec 27	5:23 p.m. 5300 block Bryant Street, Maple Plain. Amazon delivery driver locked his keys in his car with the vehicle running. Officers unlocked the vehicle.
Motorist Assist Dec 27	Hwy 12/ CR 90, Independence. Reserve Officers observed two vehicles stopped at the w/b exit of the roundabout on Hwy 12. Drivers were filling up the car in front with gas and advised no assistance was needed. Reserve Officers assisted with traffic control, diverting traffic to the other lane until they were done filling up the vehicle and left.
Suspicious Act Dec 27	7:17 p.m. 5000 block Main Street, Maple Plain. Caller reported a truck has been sitting in the church parking lot for an extended time. The caller could not see movement in the truck and wanted it checked. Officer found it to be a cable company bucket truck. Driver was sitting in his truck doing reports. All ok.
Crash Dec 27	County Line Rd/ Dean Lane, Independence. Amazon delivery driver was making deliveries, came to the "T" in the road and went off the road, striking a tree. He was able to get his car out of the ditch, but the fender was rubbing on the tire. He was able to drive away.

Fire/ Smoke

Dec 28 5:24 p.m. 5200 block Manchester Dr, Maple Plain. Reported either smoke or steam coming from a 2nd balcony apartment building. Officer located the source; normal steam from a dryer vent, venting upwards near the balcony. Maple Plain Fire checked the building. No issues were found.

Welfare Check

Dec 29 4:59 a.m. Hwy 12 /County Line Rd, Independence. Snowplow driver reported a semi pulled over to the shoulder of the road and thought the driver was sleeping. Contact with the semi driver who stated the brakes froze up on the trailer and he was waiting for a tow. Driver stated he was never sleeping, saw the plow truck go by but no one stopped. No assistance was needed.

Disturbance

Dec 29 1500 block Parkview Rd, Maple Plain. Reported an alarm going off at a vacant house being worked on by contractors and the garage door is open. Contractor arrived on scene, stating he forgot to close the garage door and a smoke detector, new in a box, was going off due to a low battery. All ok.

Stalled Vehicle

Dec 29 6900 block Hwy 12, Independence. Motorist pulled over on the side of the road. Stated her vehicle just shut off and she was contacting a towing company. No assistance needed.

Motorist Aid

Dec 29 Hwy 12/ Halgren Rd, Maple Plain. Officer observed a vehicle traveling on Hwy 12 with a flat front driver side tire. Contact with the driver who admitted something felt a little weird. Driver called her father who arrived and fixed up the tire with air.

Snowplow Complaint

Dec 29 5400 block Joyce Street, Maple Plain. Neighbors snow removal service pushed snow across the road into caller's yard. Snowplow driver was contacted who apologized and advised it would not happen again.

DWI

Dec 29 10:56 p.m. CR 11/ Lake Rebecca E, Independence. Vehicle was driven off the roadway into the ditch and struck a CR 11 marker sign and 55 mph speed sign. Driver provided a breath test which resulted in .07 breath alcohol concentration. Driver was arrested for DWI Driving Under the Influence and released to a family member.

Broken Bones

Dec 30 5500 Block CR 11, Independence. Patient was sitting in her chair working on her computer, injured her foot when she stood up as one foot had fallen asleep, and the other had not. North Memorial EMS transported her to the hospital.

Heart

Dec 30 4800 block Gateway Blvd. Maple Plain. Female had a 102 fever and feeling out of breath. Ridgeview EMS arrived and transported her to the hospital.

Warrant Arrest

Dec 30 3600 block Ihduhapi Trail, Independence. Stearns County Corrections Officer issued an Apprehension & Detention Order to pick up Walter John Wessel, 54 of Sauk Centre who assaulted someone at the facility. Wessel was arrested and transported to Buffalo PD to transfer custody to Stearns County Deputy.

102 contacts of citations, verbal and written warnings were issued for traffic and equipment violations.

City of Independence

Request for Site Plan Review and Consideration of a Variance and Conditional Use Permit for the Property located at 1470 County Road 90

<i>To:</i>	City Council
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	January 18, 2022
<i>Applicant:</i>	Charlie Johnson and Hard Knocks, LLC
<i>Owner:</i>	Hard Knocks, LLC
<i>Location:</i>	1470 County Road 90

Request:

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.

1. A commercial conditional use permit to allow an increase in the total allowable impervious surface coverage above 30%.
2. 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.
3. A variance to allow a reduced rear yard setback.
4. Site plan review to construct a new detached accessory structure and outdoor storage on the property.

Property/Site Information:

The property is located on the east side of County Road 90 just south of the intersection of County Road 90 and Main Street. The property has an existing commercial building and parking lot. The property has the following characteristics:

Property Information: 1470 County Road 90
Zoning: CLI - *Commercial Light Industrial*
Comprehensive Plan: *Commercial Light Industrial*
Acreage: 4.77 acres



UPDATE:

Following consideration by the Planning Commission at the last meeting, the applicant has revised the site plan and building plans for further consideration. The revised site plan now includes an 8-foot-tall berm along a portion of the north and east property lines and associated evergreen landscaping. The applicant is also proposing to install evergreen trees along the east side of the proposed building where a berm cannot be realized due to the proposed stormwater infiltration area.

The applicant has also provided an updated building plan. The updated plan proposes a stone wainscoting and also a board and batten steel siding on the west side of the building. The north, south and east sides are proposed to have more typical corrugated steel panels. There are several considerations that should be noted by the Planning Commission:

- The applicant has provided a link to the proposed board and batten steel siding and noted that it has a different look and feel than standard corrugated metal siding.
- The proposed landscaping plan now provides 24 evergreen trees. In the initial report, it was estimated that approximately 22 trees would be required to screen the proposed building.
- The City completed a review of the proposed stormwater management plan and has several comments that will need to be reviewed and additional information submitted to address the comments. It was generally found that the site and proposed mitigation areas can accommodate the proposed improvements, but the infiltration areas may need to be modified to function as filtration basins.

Staff is seeking additional direction from the Planning Commission relating to the proposed site plan review, variance and conditional use permit based on the revised site plan and building elevations.

Discussion:

The applicant is seeking site plan approval to allow a detached accessory building to be constructed on the subject property. The proposed accessory structure is 11,200 SF (140' x 80') and would be used for storage by the property owner. The building would be located to the east side (rear) of the existing commercial building on the property. In order for the City to consider allowing the development of a detached accessory building, there are several processes and additional requests that would have to be considered as follows:

- All expansion and or new construction on CLI – Commercial Light Industrial properties require site plan review and approval by the City. The proposed accessory building and associated improvements initiate the requirement for site plan review and approval.
- The applicant is proposing to construct the new detached accessory building with steel siding that does not meet the applicable design standards for buildings in the CLI – Commercial Light Industrial zoning district. The applicant is seeking a variance to allow the construction of an accessory building not meeting the applicable design standards.
- The existing site currently exceeds the maximum allowable impervious surface coverage (30%). The applicant is proposing to increase the impervious surface coverage by approximately 10% in the proposed condition. The maximum allowable impervious surface coverage for commercial properties can be increased to a maximum of 75% as a conditional use permit.

Subd. 7. Lot coverage. Impervious lot coverage shall not exceed 30 percent of the lot area. Lot coverage of up to 75 percent may be allowed by conditional use permit provided stormwater run-off and surface drainage is no greater than pre-development rates for one-, ten- and 100-year storm events. Stormwater treatment ponding is required for all developments.

The subject property is zoned CLI – Commercial Light Industrial. Storage and warehousing is a permitted use within the district. New construction and expansion of existing buildings in the CLI zoning district requires the review and approval of the City. The extent of the review is based on the intensity of the proposed development along with the ability of the proposed development to meet the requirements of the zoning ordinance (Sections 530.17 and 530.23).

The City has adopted site requirements for commercial development and there are several provisions within the commercial standards that are applicable to the proposed building expansion.

530.23. - Building design requirements.

Subd. 1. *Standards established.* Building design standards are hereby established to ensure commercial and industrial buildings meet acceptable aesthetic standards.

Subd. 2. *Applicability.* The design standards in this section shall apply to the following:

- (a) All facades of new principal buildings;
- (b) All facades of new accessory buildings;
- (c) Remodeling of existing buildings that result in "refacing" more than one side of an existing building or refacing of the wall oriented towards the nearest public road.
- (d) Additions to buildings that increase the gross floor area by more than 15 percent for commercial or retail buildings, or 25 percent for industrial buildings. Additions not exceeding these thresholds may be constructed using exterior materials that match or are compatible with the existing building materials.

530.17. - Site development standards.

Subd. 3. *Setbacks.* All buildings and structures must meet or exceed the following setbacks:

- (a) Front yard setback: 100 feet from centerline of road.
- (b) Side yard setback: 20 feet from side lot line.
- (c) Rear yard setback: 20 feet from rear lot line.
- (d) Setback from boundary of agricultural or rural residential district: 100 feet.

The City has reviewed the plans as they relate to the standards provided in the zoning ordinance. The following items should be further considered by the Planning Commission:

1. Building Design – The City ordinance states that accessory structures in the CLI zoning district shall conform to the design standards noted in the CLI section of the zoning ordinance (530.23). For this reason, accessory structures are treated the same as principal buildings.
 - a. Allowed materials for principal buildings. Principal commercial or industrial buildings in the commercial/industrial zoning district shall use the following materials on their exterior facades:
 - (1) Brick;
 - (2) Natural stone or stone veneers;

- (3) Decorative concrete block (color impregnated with a split faced, robbed, or textured surface;
- (4) Glass curtain wall panels;
- (5) Stucco or synthetic stucco;
- (6) Exterior insulation and finish systems (EIFS).

The applicant has prepared building elevations which show the proposed exterior of the new building. The primary material proposed is standing seam metal which is not consistent with the existing principal building. The principal building is constructed of pre-formed concrete panels. The applicant is asking the City to consider allowing the proposed accessory building to be constructed of materials similar to the existing building noting that the majority of the addition will be located behind the existing building. In order for the City to consider approval of the accessory building utilizing materials that match the existing building, a variance is required.

The applicant is proposing new building mounted lighting as depicted on the building elevations. The City will need to confirm that the proposed lighting meets the applicable standards. The applicant will need to submit lighting cut sheets and a photometric plan with a revised submittal.

2. Site Design and Parking Requirements - The applicant is proposing to construct a bituminous driveway to access the proposed building off of the existing parking lot.

For wholesale and warehousing uses, the City requires: one parking space for each 2,000 square feet of gross floor area. For industry and manufacturing, the City requires: one space for every 350 square feet. The total existing building square footage is approximately 29,000 square feet. The City does not have an exact breakdown of the interior uses but has considered a breakdown of 50% wholesale and warehousing and 50% industry and manufacturing (14,500/14,500). This would equate to 8 parking spaces for wholesale and warehousing and 41 spaces for industry and manufacturing (total of 49 spaces). The existing site has 92 parking spaces. The proposed new building would add 11,200 square feet of warehouse space and require an additional 6 parking spaces for a total of 55 spaces. The number of existing parking spaces would satisfy parking requirements for this site even with the proposed new accessory storage building.

3. Setbacks – The City has the following setback requirements for buildings located in the CLI zoning district:
 - a. Front yard setback: 100 feet from centerline of road.
 - b. Side yard setback: 20 feet from side lot line.
 - c. Rear yard setback: 40 feet from rear lot line.
 - d. Setback from boundary of agricultural or rural residential district: 100 feet.

The proposed new accessory storage building does not meet all applicable setbacks. The proposed setbacks are as follows:

- a. Front yard setback: N/A
- b. Side yard setback: 20 feet from side lot line.
- c. Rear yard setback: 40 feet from rear lot line.
- d. **Setback from boundary of agricultural or rural residential district: 40 feet.**

The applicant is seeking a variance from the setback from a boundary of an AG/RR zoning district. The property to the east is zoned RR-Rural Residential. The requisite setback is 100 feet. The requested variance is to allow a 60 foot reduction in the setback to 40 feet. In an effort to mitigate the potential impacts, the applicant is proposing to provide a proposed berm and landscape screen.

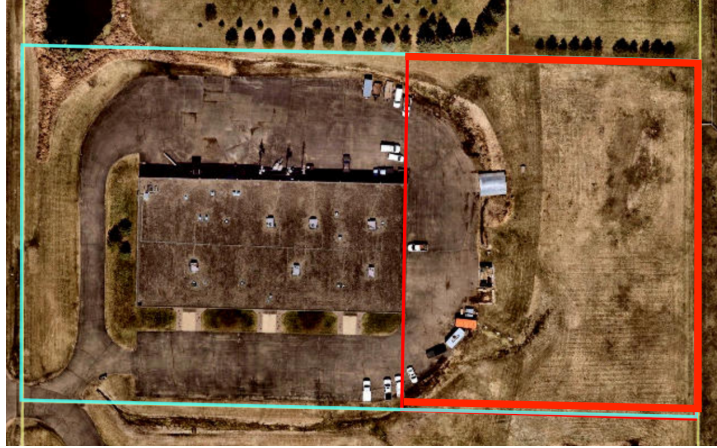
4. Landscaping/Screening – The applicant has provided a landscape plan for the proposed accessory building. The City has the following standards relating to screening and landscaping of commercial properties:

Subd. 5. Landscape standards.

- (a) *Setback areas must be landscaped and maintained as a protective buffer and may not be used for parking, internal driveways, off-street loading, storage; nor may any structure or building be placed thereon, other than a fence.*
- (b) *Minimum landscape requirements in the protective buffer must include one tree (at least 2.5-inch caliper deciduous tree or six-foot-high conifer tree) for each 40 feet of property line. The protective buffer must also contain grass, ground cover or shrubs. No impervious surfaces such as concrete or asphalt may be placed in the protective buffer.*
- (c) *Minimum landscape requirements for each curbed island must include one tree (at least 2.5-inch caliper deciduous tree or six-foot-high conifer tree). The curbed island must also contain grass, ground cover or shrubs. No impervious surfaces such as concrete or asphalt may be placed in a curbed island.*
- (d) *When a commercial or industrial development is located adjacent to any "R" zone, an eight-foot opaque fence or wall must be erected to provide screening of the commercial or industrial use.*

Subd. 6. Lot screening. All commercial-light industrial uses must be screened from adjacent residential properties with berms, fencing, hedges, or other landscape materials. Earth berms shall not exceed a slope of 3:1. The screen shall be designed to provide an effective visual barrier during all seasons. Height of plantings shall be measured at the time of installation.

There is limited landscaping on the existing site. The proposed landscaping is comprised of an earthen berm and 12 evergreen trees in the northeast corner of the property. The size of the trees would need to be further defined by the applicant. The City requires a minimum of 1 tree per 40 lineal feet of property line. The City looked at the eastern perimeter of the property (north, south and east property lines up to the eastern edge of the building) which is approximately 875 LF (see below). If the City took that measurement divided by 40, 22 trees would be required to be planted. The property to the south is zoned commercial and the properties to the east and north are zoned RR-Rural Residential.



The City requires a minimum of 6' ht. evergreen trees. In addition to landscaping, the City requires properties adjacent to residential zoning districts to be screened with an 8-foot opaque fence. No fencing is currently proposed by the applicant. The City will need to provide additional direction relating to the proposed landscaping/screening and whether or not it meets the intent of the landscaping/screening requirements provided in the ordinance.

5. Storm Water Management –The applicant is asking the City to consider additional impervious surface on the property. As a result, the applicant has provided a proposed stormwater management plan that includes three infiltration/retention basins. The City is in the process of completing a review of the proposed stormwater management plans. The plan will need to comply with all applicable standards relating to storm water.
6. Lot Coverage - The maximum impervious lot coverage in the CLI zoning district is thirty (30) percent. The overall site is 217,797 square feet. Thirty (30) percent of the total site area would allow 65,339 square feet of impervious coverage. The total existing impervious surface area today is 101,404 square feet or 46.6% impervious coverage. The proposed new building and associated site improvements would add an additional 20,707 square feet of impervious surface for a total of 122,111 square feet or 56.1%. This total exceeds the maximum coverage area permitted.

Subd. 7. Lot coverage. Impervious lot coverage shall not exceed 30 percent of the lot area. Lot coverage of up to 75 percent may be allowed by conditional use permit provided stormwater run-off and surface drainage is no greater than pre-development rates for one-, ten- and 100-year storm events. Stormwater treatment ponding is required for all developments.

The applicant is proposing to establish three infiltration/retention basins that would offset the additional impervious surface proposed. The City would need to find that the impacts of the additional impervious surface is adequately being mitigated by the applicant.

In addition to the site plan review, the City's ordinance has established criteria for consideration in granting a variance.

520.21. Standards for granting variances. Subdivision 1. The City Council may grant a variance from the terms of this zoning code, including restrictions placed on nonconformities, in cases where: 1) the variance is in harmony with the general purposes and intent of this zoning code; 2) the variance is consistent with the comprehensive plan; and 3) the applicant establishes that there are practical difficulties in complying with the zoning code (Amended, Ord. 2011-08)

Subd. 2. An applicant for a variance must demonstrate that there are practical difficulties in complying with the zoning code. For such purposes, "practical difficulties" means:

- (a) The property owner proposes to use the property in a reasonable manner not permitted by the zoning code;*
- (b) the plight of the property owner is due to circumstances unique to the property not created by the landowner;*
- (c) the variance, if granted, will not alter the essential character of the locality.*

Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems. (Amended, Ord. 2011-08)

Subd. 3. The City Council shall not grant a variance to permit a use that is not allowed under the zoning code based on the zoning classification of the affected property. (Amended, Ord. 2011-08)

520.23. Conditions and restrictions. The board of adjustments may recommend and the City Council may impose conditions on a variance. Conditions must be directly related to and must bear a rough proportionality to the impact created by the variance. (Amended, Ord. 2011-08)

Consideration of the criteria for granting a variance:

- a. The applicant is proposing to use the property in a manner consistent with the Commercial Light Industrial District - CLI.
- b. The applicant is proposing to locate the new building to the rear of the existing building which will help to mitigate potential impacts from County Road 90. The neighboring residential property to the east has a similar steel sided pole barn.
- c. The applicant can screen the proposed building with new landscaping and berming to further mitigate any visual impacts from the surrounding properties.
- d. The proposed building addition will meet all other requisite requirements for this property.

The applicant would like to construct a new accessory building for the purpose of storing equipment inside on the property. The applicant currently utilizes approximately 4,000 SF inside of the existing building and

has 5 employees. The applicant anticipates that this building would eventually be heated and could house additional office/shop space for their business. The City has had discussions relating to the use of steel siding on buildings constructed in the CLI zoning district. This site is somewhat different than the other properties that we have considered in that this building abuts residential properties on two sides. The proposed accessory building will require a variance from the building materials requirements, setback requirements and impervious surface requirements. The City will need to provide direction relating to the proposed building and requested actions. The City could provide direction and or have additional discussion relating to all three actions and whether or not additional mitigation measures could be used to reduce impacts on surrounding properties.

Planning Commission Discussion and Recommendation:

Planning Commissioners discussed the proposed applications and asked questions of the applicant and staff. The initial request was considered at the November Planning Commission Meeting and tabled based on the discussion and recommendation for the applicant to further consider alternative building materials for the proposed accessory building as well as additional berming and landscaping. Commissioners asked questions relating to the drainage and stormwater management, landscaping, berming and screening from the adjacent property and building materials. Commissioners found that the proposed building and corresponding impervious surface coverage could be considered by the City as an accessory use to the principal building. Commissioners also agreed that the City could consider relaxing the building design standards for an accessory building, noting that it was located to the rear of the site and was less visible from the public right of way the principal building was fully compliant with the applicable standards. The applicant has now proposed to upgrade the west facing (public road side) façade of the building by using a “premium” steel board and batten siding versus the standard steel paneling as originally proposed. For this reason, Commissioners recommended approval of the requested actions with the findings and conditions noted in this report.

Neighbor Comments:

The City received verbal questions from the property owner to the north about the proposal, but no written comments regarding the proposed site plan review.

Recommendation:

The Planning Commission recommended approval of the site plan review, a variance and conditional use permit with the following findings and conditions:

1. The proposed site plan approval, variance and conditional use permit request meet all applicable conditions and restrictions stated in Chapter V, Section 520.25, Site Plan Approval Procedures and Chapter V, Section 520.19, Procedures on Variances, in the City of Independence Zoning Ordinance.
2. Site plan approval shall allow the construction of the new detached storage building in accordance with the approved site plan and attached hereto as Exhibit B.

3. The total impervious surface coverage for this property will not exceed 56.1% of the total lot area. The applicant shall meet the City's requisite mitigation measures relating to the additional impervious surface coverage.
4. No expansion of the buildings or impervious area shall be permitted.
5. The applicant shall enter into a private stormwater maintenance agreement with the City.
6. Landscaping shall be installed and maintained in accordance with the concept landscape plan. The applicant shall prepare a more detailed landscape plan prior to consideration by the City Council. The plan shall provide more detail relating to the type and size of the proposed trees.
7. The variance will allow the construction of a new building using exterior materials (board and batten steel panels on the west building elevation in combination with stone veneer wainscoting) in accordance with the approved building elevations attached hereto as Exhibit C.
8. The setback variance will allow the proposed accessory building to have a reduced setback of 60 LF so that the required setback would be 40 LF from the rear property line instead of the 100-foot setback as required.
9. The applicant shall construct and install the landscape berm and associated plantings in accordance with the approved plans attached hereto as Exhibit D.
10. The City finds the following existing conditions of the property support the request for a variance and are consistent with the criteria for granting a variance:
 - a. The applicants are proposing to use the property in a manner consistent with the Commercial Light Industrial – CLI zoning district.
 - b. The additional landscaping will provide a buffer between the existing residential properties and the proposed accessory building.
 - c. The variance will allow the expansion of a commercial business in the City's CLI zoning district. The City's approval of the requested applications will be beneficial in supporting its local businesses and protecting valuable jobs within the City.
11. Any change in use shall be subject to the City review and approval.
12. No outdoor storage is permitted on the property.
13. The applicant shall comply with all applicable storm water requirements and obtain any additional storm water approvals if determined necessary by the City.

14. Any new building or site lighting shall comply with the City's applicable standards. The applicant shall submit cut sheets and a photometric plan to the City prior to obtaining building permit approval.
15. Any future development or improvements made to this property will need to be in compliance with all applicable standards relating to the Commercial-Light Industrial zoning district.
16. The resolution shall be recorded against the property.
17. The applicant shall pay all applicable fees associated with the City processing the application for site plan review, variance and conditional use permit.

Attachments:

1. Application
2. Site Plan, Existing Site, Proposed Site, Stormwater Plans, Landscape Plan
3. Building Elevations, Floor Plan



RESOLUTION OF THE
CITY OF INDEPENDENCE
HENNEPIN COUNTY, MINNESOTA

RESOLUTION NO. 22-0118-01

**RESOLUTION APPROVING SITE PLAN REVIEW, CONDITIONAL USE PERMIT
AND VARIANCE TO ALLOW THE CONSTRUCTION OF A NEW ACCESSORY
BUILDING AND ASSOCIATED SITE IMPROVEMENTS ON THE
PROPERTY LOCATED AT 1470 COUNTY ROAD 90**

WHEREAS, the City of Independence (the “City”) is a municipal corporation under the laws of Minnesota; and

WHEREAS, the City adopted a comprehensive plan in 2010 to guide the development of the community; and

WHEREAS, the City has adopted a zoning ordinance and other official controls to assist in implementing the comprehensive plan; and

WHEREAS, Charlie Johnson and Hard Knocks LLC (Applicant/Owner) is requesting site plan review, a conditional use permit and variance for the property located at 1470 County Road 90 (PID No. 26-118-24-22-0008) in the City of Independence, MN (the “Property”); and

WHEREAS, the Property is zoned Commercial Light Industrial – CLI; and

WHEREAS, the Property is legally described as shown and depicted on **Exhibit A** attached hereto; and

WHEREAS the requested site plan review, conditional use permit and variance meet all requirements, standards and specifications of the City of Independence zoning ordinance for property zoned Commercial Light Industrial - CLI; and

WHEREAS the Planning Commission held a public hearing on November 16, 2021 and December 21, 2021 to review the application for site plan review, conditional use permit and variance, following mailed and published noticed as required by law; and

WHEREAS, the City Council has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the applicant and all interested parties; and has now concluded that the application is in compliance with all applicable standards and can be considered for approval.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MINNESOTA, that it should and hereby does approve the application by Charlie Johnson and Hard Knocks LLC and grants approval of the site plan review, conditional use permit and variance for the subject property in accordance with the City's zoning regulations with the following findings and conditions:

1. The proposed site plan approval, variance and conditional use permit request meet all applicable conditions and restrictions stated in Chapter V, Section 520.25, Site Plan Approval Procedures and Chapter V, Section 520.19, Procedures on Variances, in the City of Independence Zoning Ordinance.
2. Site plan approval shall allow the construction of the new detached storage building in accordance with the approved site plan and attached hereto as **Exhibit B**.
3. The total impervious surface coverage for this property will not exceed 56.1% of the total lot area. The applicant shall meet the City's requisite mitigation measures relating to the additional impervious surface coverage.
4. No expansion of the buildings or impervious area shall be permitted.
5. The applicant shall enter into a private stormwater maintenance agreement with the City.
6. Landscaping shall be installed and maintained in accordance with the concept landscape plan. The applicant shall prepare a more detailed landscape plan prior to consideration by the City Council. The plan shall provide more detail relating to the type and size of the proposed trees.
7. The variance will allow the construction of a new building using exterior materials (board and batten steel panels on the west building elevation in combination with stone veneer wainscoting) in accordance with the approved building elevations attached hereto as **Exhibit C**.
8. The setback variance will allow the proposed accessory building to have a reduced setback of 60 LF so that the required setback would be 40 LF from the rear property line instead of the 100-foot setback as required.
9. The applicant shall construct and install the landscape berm and associated plantings in accordance with the approved plans attached hereto as **Exhibit D**.
10. The City finds the following existing conditions of the property support the request for a variance and are consistent with the criteria for granting a variance:
 - a. The applicants are proposing to use the property in a manner consistent with the Commercial Light Industrial – CLI zoning district.
 - b. The additional landscaping will provide a buffer between the existing residential properties and the proposed accessory building.
 - c. The variance will allow the expansion of a commercial business in the City's CLI zoning district. The City's approval of the requested applications will be

beneficial in supporting its local businesses and protecting valuable jobs within the City.

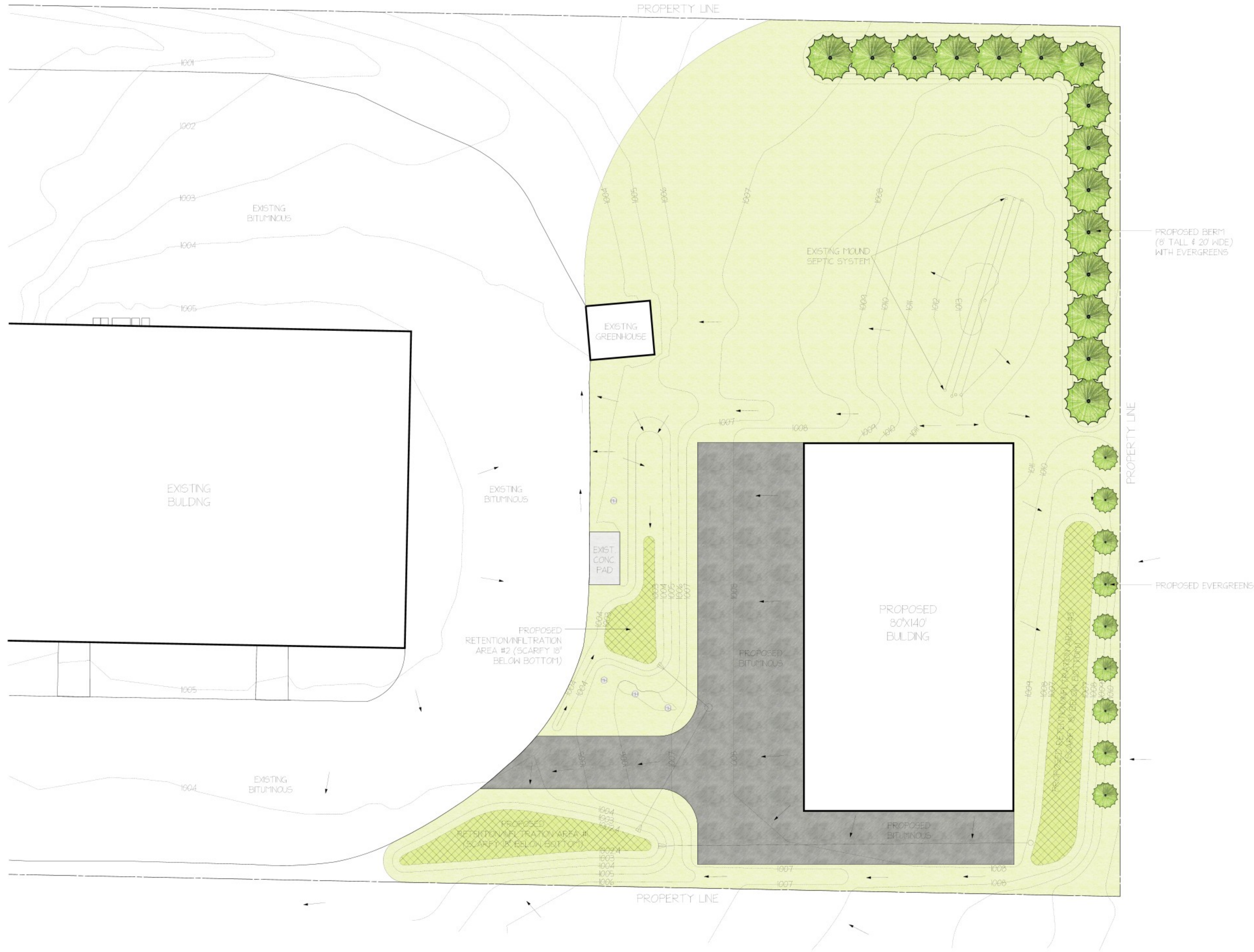
11. Any change in use shall be subject to the City review and approval.
12. No outdoor storage is permitted on the property.
13. The applicant shall comply with all applicable storm water requirements and obtain any additional storm water approvals if determined necessary by the City.
14. Any new building or site lighting shall comply with the City's applicable standards. The applicant shall submit cut sheets and a photometric plan to the City prior to obtaining building permit approval.
15. Any future development or improvements made to this property will need to be in compliance with all applicable standards relating to the Commercial-Light Industrial zoning district.
16. The resolution shall be recorded against the property.
17. The applicant shall pay all applicable fees associated with the City processing the application for site plan review, variance and conditional use permit.

This resolution was adopted by the City Council of the City of Independence on this 18th day of January 2022, by a vote of _____ ayes and _____ nays.

Marvin Johnson, Mayor

ATTEST:

Mark Kaltsas, City Administrator



SCALE

1" = 20'

DATE

11/29/21

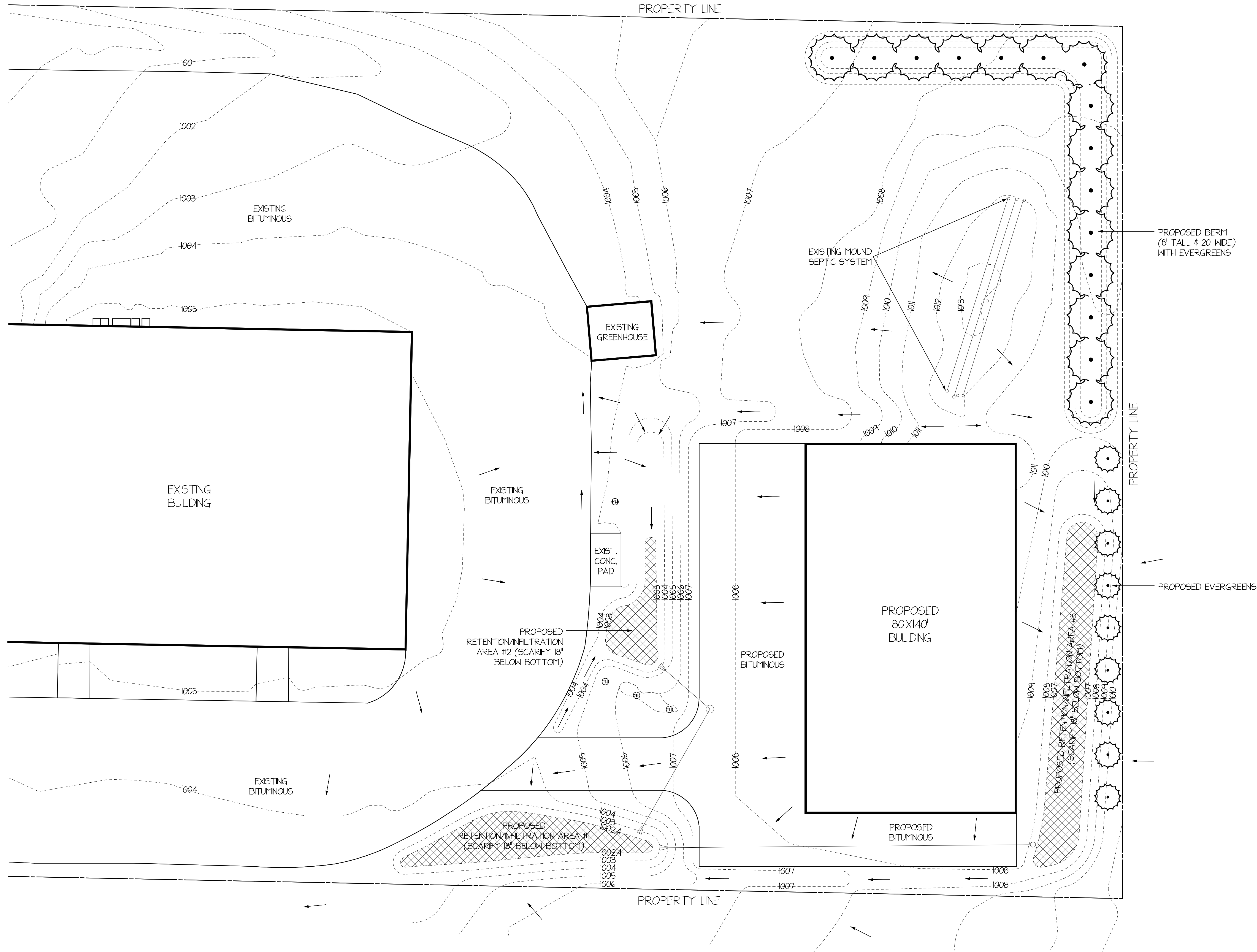
DESIGNER

MADELINE
GESLINGER

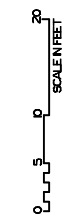
CONCEPTUAL
PLAN



HARD KNOCKS LLC
1470 County Road 90
Independence, MN 55359



SCALE



1" = 20'

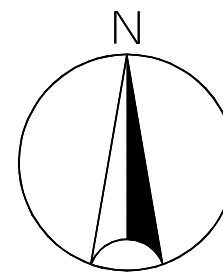
DATE

11/29/21

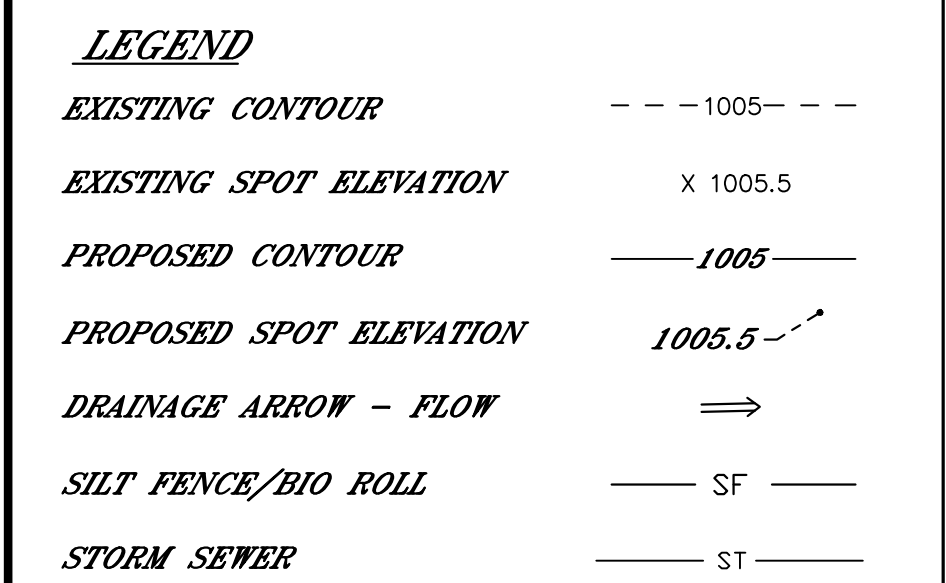
DESIGNER

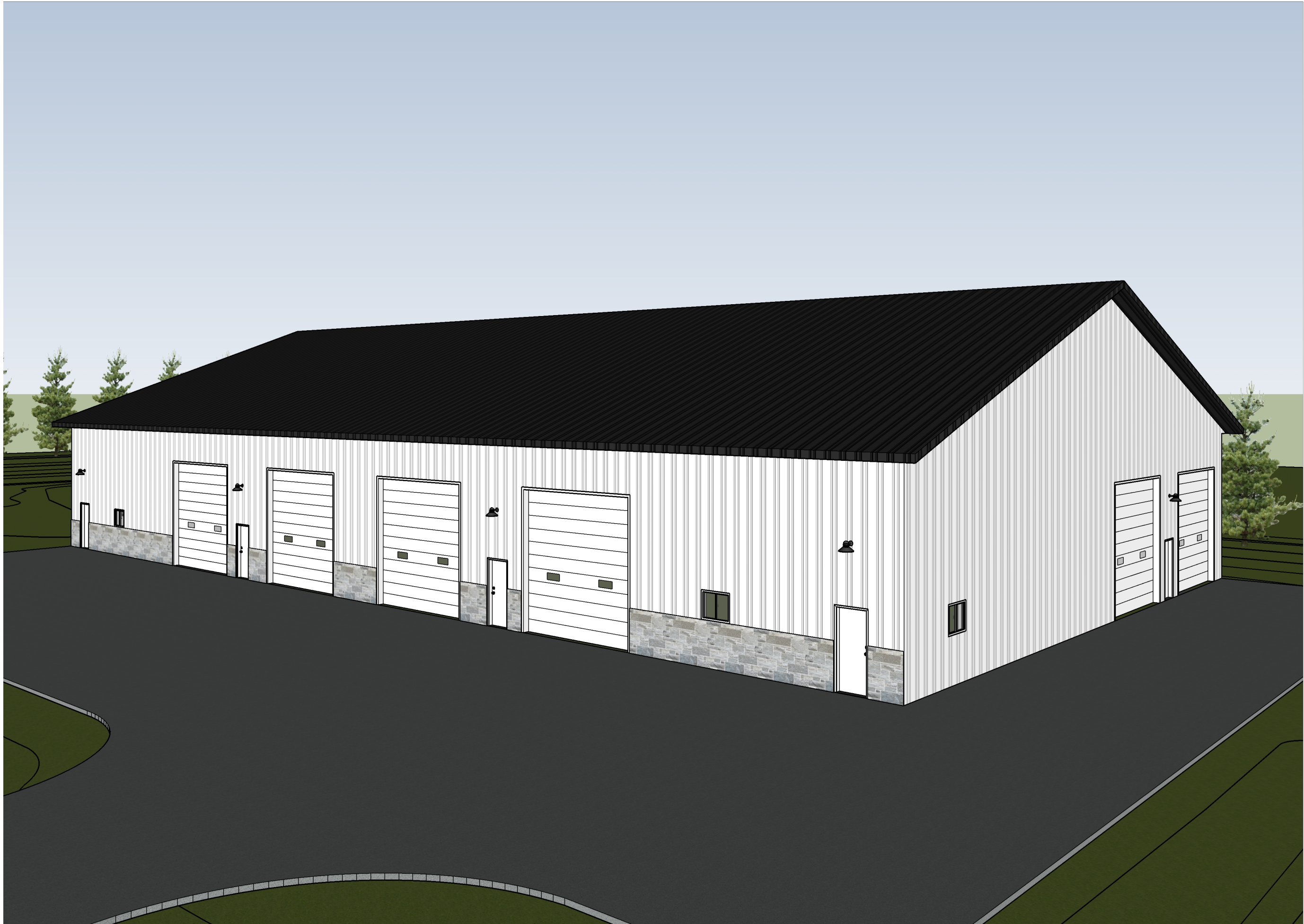
MADELEINE
GESLINGER

CONCEPTUAL PLAN



HARD KNOCKS LLC
1470 County Road 90
Independence, MN 55359





Outdoor Escapes
2345 Daniels St.
Long Lake, MN 55356
952-926-6899

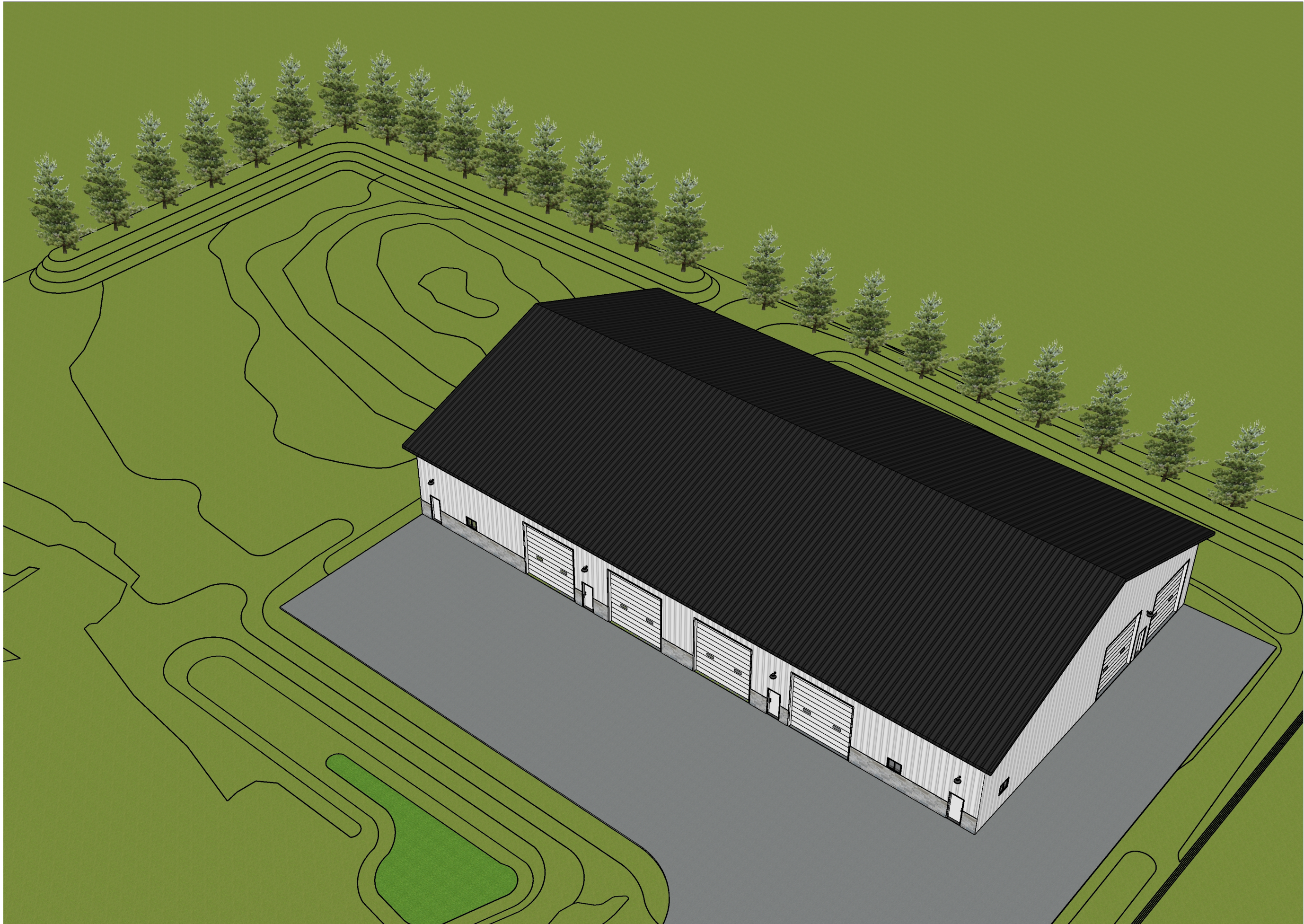
Project: **Hard Knocks LLC**
1470 County Road 90
Independence, MN 55359

ISSUE
12.1.21

DRAWN BY
Madeleine
Geislinger

Conceptual
Plan

A.01



Outdoor Escapes
2345 Daniels St.
Long Lake, MN 55356
952-926-6899

Project:
Hard Knocks LLC
1470 County Road 90
Independence, MN 55359

ISSUE
12.1.21

DRAWN BY
Madeleine
Geislinger

Conceptual
Plan

A.02

City of Independence

Request for a Variance to Allow a Site Plan Approval and Variance for a New Building on the Property Located at 2076 County Road 90

<i>To:</i>	City Council
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	January 18, 2022
<i>Applicants:</i>	Adam Young
<i>Owner:</i>	J&K, LLC
<i>Location:</i>	2076 County Road 90

Request:

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 structure to be constructed on the property.

Property/Site Information:

The subject property is located along the east side of County Road 90 just north of US Hwy 12. There is an existing home and two (2) detached accessory structures located on the property. There is an existing wetland that borders the entire east side of the property. The property has the following site characteristics:

Property Information: 2076 County Road 90 (PID No. No. 23-118-24-23-0001)
Existing Zoning: *CLI-Commercial-Light Industrial*
Comprehensive Plan: *CLI-Commercial-Light Industrial*
Acreage: *10.23*



UPDATE/PLANNING DISCUSSION:

The applicant has revised the site plan and building plans based on discussion by the Planning Commission at a previous meeting. The revised plans show an area on the west side of the proposed new building and existing building that would be paved (bituminous). To the east of the existing and proposed building, the applicant is proposing to cut out several interior planting areas and use a recycled concrete as surfacing for this area. The applicant is proposing to include the employee parking (9-spaces) to the east side of the proposed new building.

The applicant has also revised the building plans to show a brick wainscot along the western facing side of the proposed building. The remaining facades of the proposed and existing

building are proposed to be sided with typical post frame steel panels. There are several considerations that should be noted by the Planning Commission:

- Hennepin County has confirmed that they would allow a second access to the south that does not exceed 22' in width.
- The total impervious surface of this property is approximately 71,000 SF/16% of total site area. Maximum allowed for property within the CLI zoning district is 30%.
- The outdoor storage area is located on the east side of the site. There is limited visibility to this area from the surrounding property due to the extensive wetlands on the east and north side of the property. Typically, the City would require outdoor storage areas to be screened using a combination of fencing and landscaping.
- The proposed building meets applicable setbacks.
- The applicant has noted that they are proposing to utilize a combination of stone veneer and board and batten steel siding on the public facing sides of both the existing and proposed buildings. The remaining three sides of both buildings would be sided with standard steel pole building siding.
- A landscape plan has not been submitted to the City by the applicant. There are several areas that would typically require screening and planting:
 - New buildings and uses must be screened from adjacent residential zoning districts. The property to the north and east is zoned residential.
 - New buildings must meet minimum landscaping requirements. This includes one (1) 2.5-inch caliper shade tree or 6' ht. evergreen per 40 lineal feet of property line. There is some existing landscaping (approximately 6 evergreen trees) along the west property line (CSAH 90).
- No stormwater analysis has been provided for this site. A portion of the area that is proposed to be resurfaced is already covered in a gravel surface. The increased area is being evaluated to determine if additional stormwater mitigation measures will be required.
- There are nine (9) designated employee parking spaces shown on the plan and located on the east side of the building. The applicant has noted that the proposed employee parking spaces will accommodate their current parking need.

Staff is seeking additional direction from the Planning Commission relating to the proposed site plan review and variance based on the revised site plan and building elevations.

PROPOSED BITUMINOUS



PROPOSED RECYCLED CONCRETE



LANDSCAPE AREAS



Discussion:

The applicant approached the City about the possibility of adding an additional building to the subject property. The applicant currently operates a landscape business on the property. There are two existing buildings located on the property. The property was rezoned from A-Agricultural to CLI-Commercial/Light Industrial in 2013. At that time the City considered and approved a new building to be constructed on the property. That building and associated site improvements were never constructed. The applicant would like the City to again consider allowing the construction of a new building on the property. The proposed building does not

meet all applicable requirements pertaining to the exterior building materials for new buildings in the CLI zoning district.

The applicant is proposing to locate the new building along the south property line in an effort to utilize the high side of the property. The City's zoning ordinance has the following setback requirements for properties zoned CLI-Commercial Light Industrial:

Subd. 3. Setbacks. All buildings and structures must meet or exceed the following setbacks:

<i>(a) Front yard setback</i>	<i>100 feet from centerline of road</i>
<i>(b) Side yard setback</i>	<i>20 feet from side lot line</i>
<i>(c) Rear yard setback</i>	<i>20 feet from rear lot line</i>
<i>(d) Setback from boundary of agricultural or rural residential district</i>	<i>100 feet</i>

The applicant is proposing to construct a 5,760 SF commercial building. The proposed building would meet applicable building setbacks for CLI properties.

Front Yard:	131' from CL
Side Yard:	21' from south property line
Rear Yard:	N/A

The proposed building would be used for equipment storage. The building would have garage doors on the west and north sides to provide access into the building. The building is proposed to be sided with steel and would have a steel roof. The existing building on the property is comprised of steel siding and predates the City's current architectural standards for CLI properties.

New construction and expansion of existing buildings in the CLI zoning district requires the review and approval of the City. The extent of the review is based on the intensity of the proposed development along with the ability of the proposed development to meet the requirements of the zoning ordinance (Sections 530.17 and 530.23).

The City has adopted site requirements for commercial development there are several provisions within the commercial standards that are applicable to the proposed building.

530.23. - Building design requirements.

Subd. 1. Standards established. Building design standards are hereby established to ensure commercial and industrial buildings meet acceptable aesthetic standards.

Subd. 2. Applicability. The design standards in this section shall apply to the following:

- (a) All facades of new principal buildings;
- (b) All facades of new accessory buildings;

- (c) Remodeling of existing buildings that result in "refacing" more than one side of an existing building or refacing of the wall oriented towards the nearest public road.
- (d) Additions to buildings that increase the gross floor area by more than 15 percent for commercial or retail buildings, or 25 percent for industrial buildings. Additions not exceeding these thresholds may be constructed using exterior materials that match or are compatible with the existing building materials.
 - a. Allowed materials for principal buildings. Principal commercial or industrial buildings in the commercial/industrial zoning district shall use the following materials on their exterior facades:
 - (1) Brick;
 - (2) Natural stone or stone veneers;
 - (3) Decorative concrete block (color impregnated with a split faced, robbed, or textured surface;
 - (4) Glass curtain wall panels;
 - (5) Stucco or synthetic stucco;
 - (6) Exterior insulation and finish systems (EIFS).

The proposed building would not meet the applicable building materials standards established by the City. The applicant has prepared several illustrative images which shows the proposed exterior elevations of the building. The City has discussed the building material requirement with the applicant and provided examples of local buildings that meet all applicable requirements. Due to the cost of complying with the building material requirements, the applicant is requesting a variance to allow the construction of the building as proposed. The applicant also noted that the existing building located on the site is constructed of similar materials. The applicant would also like the City to consider allowing the existing building to be resided with new steel to match the proposed building. The applicant has noted that the existing building is in need of being resided due to the condition of the existing steel.

The issue of building materials has come up several times in the last few years. The City allowed PTS Products to add onto the existing building using steel siding to match the existing siding. The City has had a handful of similar inquiries relating to both principal and accessory buildings that would be constructed in the CLI zoning district. The City has had the architectural materials standards in place since 2006. It is anticipated that the City will consider similar commercial building requests in the near future based on current applications. Staff would like to have a discussion and obtain direction relating to building material requirements for properties located within the CLI zoning district. There are several considerations that could be considered for this discussion:

- Could the City consider different material and architectural requirements for front or public facing building facades?

- Could the City consider accessory buildings different than principal buildings?
- The City has both compliant and non-compliant buildings located on property that is zoned CLI within the City.

In order for the City to consider approval of a new building that does not meet the applicable architecture material standards, a variance is required.

There are several factors to consider relating to granting a variance. The City's ordinance has established criteria for consideration in granting a variance.

520.21. Standards for granting variances. Subdivision 1. The City Council may grant a variance from the terms of this zoning code, including restrictions placed on nonconformities, in cases where: 1) the variance is in harmony with the general purposes and intent of this zoning code; 2) the variance is consistent with the comprehensive plan; and 3) the applicant establishes that there are practical difficulties in complying with the zoning code (Amended, Ord. 2011-08)

Subd. 2. An applicant for a variance must demonstrate that there are practical difficulties in complying with the zoning code. For such purposes, "practical difficulties" means:

- (a) The property owner proposes to use the property in a reasonable manner not permitted by the zoning code;*
- (b) the plight of the property owner is due to circumstances unique to the property not created by the landowner;*
- (c) the variance, if granted, will not alter the essential character of the locality.*

Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems. (Amended, Ord. 2011-08)

Subd. 3. The City Council shall not grant a variance to permit a use that is not allowed under the zoning code based on the zoning classification of the affected property. (Amended, Ord. 2011-08)

520.23. Conditions and restrictions. The board of adjustments may recommend and the City Council may impose conditions on a variance. Conditions must be directly related to and must bear a rough proportionality to the impact created by the variance. (Amended, Ord. 2011-08)

Consideration of the criteria for granting a variance:

- a. The applicants are proposing to use the property in a manner generally deemed to be consistent with the Commercial Light Industrial district. The applicants have located the building to meet the side yard setbacks for Commercial Light Industrial property.

- b. The character of the surrounding area is a commercial. The adjacent property has buildings that are constructed out of steel.

Site plan requirements are summarized as follows:

1. All new buildings must be constructed of approved materials. Approved materials are generally, brick, stone, decorative masonry block and similar materials.
2. Driveways and parking areas must be paved and defined by a concrete curb.
3. Adequate parking must be provided for all new uses.
4. New buildings and uses must be screened from adjacent residential zoning districts.
5. New buildings must meet minimum landscaping requirements. This includes one (1) 2.5 inch caliper shade tree or 6' ht. evergreen per 40 lineal feet of property line.

The proposed building and associated site improvements have been reviewed in additional detail.

- (1) The applicant is proposing to pave both existing access points into the site. The northern access point is the primary access; however, the applicant has approval to utilize the southern access driveway for the new building from Hennepin County. Both access points will need to meet the City's requirements for drive aisle width. The plan currently shows a narrower drive aisle than required. The applicant will need to revise the plans so that the proposed drive aisles are a minimum of 25 feet.
- (2) It should be noted that the City requires bituminous pavement and concrete curb and gutter for all commercial developments. The City previously granted a variance for this property to not require concrete curb and gutter when a similar site plan review was considered in 2013. The applicant has noted that they would like to leave the existing gravel parking and loading areas in place and pave just the entrance driveways along with three parking spaces (see image below). This site is somewhat unique in that there is an existing building and site improvements that do not meet all applicable criteria of the City. The City will want to consider to what extent the site should be brought into compliance with applicable standards.
- (3) The City has identified an employee parking need that exceeds the three proposed spaces. The applicant did not provide employee information to the City, but it has been identified that there are approximately 10-12 employee vehicles on site during normal business hours. Staff is seeking the direction of the Planning Commission relating to the proposed pavement, parking spaces and lack of curb and gutter.
- (4) The applicant will be required to submit a grading plan to the City detailing the proposed site improvements and building elevations. The City will want to review the grading plan to ensure that drainage from the bituminous pavement and proposed building does not impact the adjacent property and is mitigated prior to running into the adjacent wetland.

-

Neighbor Comments:

There have been no other written or verbal comments provided to the City.

Planning Commission Discussion and Recommendation:

Planning Commissioners discussed the proposed applications and asked questions of the applicant and staff. The initial request was considered at the August Planning Commission Meeting and tabled based on the discussion and recommendation for the applicant to further consider alternative building materials for the proposed accessory building as well as more detailed plans. Commissioners asked questions relating landscaping, screening from the adjacent property and building materials. Commissioners discussed the proposed building materials and noted that there is an existing building on the proposed property and that there was some justification for allowing the new building to be constructed if the existing building was being upgraded. Commissioners agreed that the City could consider relaxing the building design standards for an accessory building. The applicant has proposed to upgrade the west facing (public road side) façade of the building by using a “premium” steel board and batten siding and stone veneer versus the standard steel paneling as originally proposed. Commissioners noted that they would like the applicant to construct some additional best management practices stormwater quality to be determined by the City to mitigate runoff into the adjacent wetland. Commissioners recommended approval of the requested actions with the findings and conditions noted in this report.

Recommendation:

The Planning Commission recommended approval of the site plan review, a variance and conditional use permit with the following findings and conditions:

1. The proposed site plan approval and variance request meet all applicable conditions and restrictions stated in Chapter V, Section 520.25, Site Plan Approval Procedures and Chapter V, Section 520.19, Procedures on Variances, in the City of Independence Zoning Ordinance.
2. Site plan approval shall allow the construction of the new detached storage building in accordance with the approved site plan and attached hereto as **Exhibit B**.
3. No expansion of the buildings or impervious area shall be permitted.
4. The applicant shall work with the City to install additional stormwater mitigation measures (BMP's) between the impervious surface areas and the wetland to the east. The City will work with the applicant to develop plans for the proposed stormwater improvements.

5. Landscaping shall be installed and maintained in accordance with the concept landscape plan. The applicant shall prepare a more detailed landscape plan prior to consideration by the City Council. The plan shall provide more detail relating to the type and size of the proposed plantings.
6. The variance will allow the construction of a new building using exterior materials (board and batten steel panels on the west building elevation in combination with stone veneer wainscoting) in accordance with the approved building elevations attached hereto as **Exhibit C**. The existing building shall be resided to match the proposed building including the enhanced treatments on the west building façade.
7. The City finds the following existing conditions of the property support the request for a variance and are consistent with the criteria for granting a variance:
 - a. The applicants are proposing to use the property in a manner consistent with the Commercial Light Industrial – CLI zoning district.
 - b. The location of the property in relation to surrounding properties somewhat mitigates potential impacts between residential properties, public right of way and the proposed accessory building.
 - c. The variance will allow the expansion of a commercial business in the City’s CLI zoning district. The City’s approval of the requested applications will be beneficial in supporting its local businesses and protecting valuable jobs within the City.
8. Any change in use shall be subject to the City review and approval.
9. The applicant shall comply with all applicable storm water requirements and obtain any additional storm water approvals if determined necessary by the City.
10. Any new building or site lighting shall comply with the City’s applicable standards. The applicant shall submit cut sheets and a photometric plan to the City prior to obtaining building permit approval.
11. Any future development or improvements made to this property will need to be in compliance with all applicable standards relating to the Commercial-Light Industrial zoning district.
12. The resolution shall be recorded against the property.
13. The applicant shall pay all applicable fees associated with the City processing the application for site plan review and variance

Attachments:

1. Property Pictures
2. Site Plan
3. Building Elevations/Floor Plan



RESOLUTION OF THE
CITY OF INDEPENDENCE
HENNEPIN COUNTY, MINNESOTA

RESOLUTION NO. 22-0118-02

**RESOLUTION APPROVING SITE PLAN REVIEW AND VARIANCE TO ALLOW THE
CONSTRUCTION OF A NEW ACCESSORY BUILDING AND ASSOCIATED SITE
IMPROVEMENTS ON THE PROPERTY LOCATED AT 2076 COUNTY ROAD 90**

WHEREAS, the City of Independence (the “City”) is a municipal corporation under the laws of Minnesota; and

WHEREAS, the City adopted a comprehensive plan in 2010 to guide the development of the community; and

WHEREAS, the City has adopted a zoning ordinance and other official controls to assist in implementing the comprehensive plan; and

WHEREAS, Adam Young and J & K LLC (Applicant/Owner) is requesting site plan review a conditional use permit and variance for the property located at 2076 County Road 90 (PID No. 23-118-24-23-0001) in the City of Independence, MN (the “Property”); and

WHEREAS, the Property is zoned Commercial Light Industrial – CLI; and

WHEREAS, the Property is legally described as shown and depicted on **Exhibit A** attached hereto; and

WHEREAS the requested site plan review and variance meet all requirements, standards and specifications of the City of Independence zoning ordinance for property zoned Commercial Light Industrial - CLI; and

WHEREAS the Planning Commission held a public hearing on August 31, 2021 and December 21, 2021 to review the application for site plan review and variance, following mailed and published noticed as required by law; and

WHEREAS, the City Council has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the applicant and all interested parties; and has now concluded that the application is in compliance with all applicable standards and can be considered for approval.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MINNESOTA, that it should and hereby does approve the application by Adam Young and J &K LLC and grants approval of the site plan review and variance for the subject property in accordance with the City's zoning regulations with the following findings and conditions:

1. The proposed site plan approval and variance request meet all applicable conditions and restrictions stated in Chapter V, Section 520.25, Site Plan Approval Procedures and Chapter V, Section 520.19, Procedures on Variances, in the City of Independence Zoning Ordinance.
2. Site plan approval shall allow the construction of the new detached storage building in accordance with the approved site plan and attached hereto as **Exhibit B**.
3. No expansion of the buildings or impervious area shall be permitted.
4. The applicant shall work with the City to install additional stormwater mitigation measures (BMP's) between the impervious surface areas and the wetland to the east. The City will work with the applicant to develop plans for the proposed stormwater improvements.
5. Landscaping shall be installed and maintained in accordance with the concept landscape plan. The applicant shall prepare a more detailed landscape plan prior to consideration by the City Council. The plan shall provide more detail relating to the type and size of the proposed plantings.
6. The variance will allow the construction of a new building using exterior materials (board and batten steel panels on the west building elevation in combination with stone veneer wainscoting) in accordance with the approved building elevations attached hereto as **Exhibit C**. The existing building shall be resided to match the proposed building including the enhanced treatments on the west building façade.
7. The City finds the following existing conditions of the property support the request for a variance and are consistent with the criteria for granting a variance:
 - a. The applicants are proposing to use the property in a manner consistent with the Commercial Light Industrial – CLI zoning district.
 - b. The location of the property in relation to surrounding properties somewhat mitigates potential impacts between residential properties, public right of way and the proposed accessory building.
 - c. The variance will allow the expansion of a commercial business in the City's CLI zoning district. The City's approval of the requested applications will be beneficial in supporting its local businesses and protecting valuable jobs within the City.
8. Any change in use shall be subject to the City review and approval.

9. The applicant shall comply with all applicable storm water requirements and obtain any additional storm water approvals if determined necessary by the City.
10. Any new building or site lighting shall comply with the City's applicable standards. The applicant shall submit cut sheets and a photometric plan to the City prior to obtaining building permit approval.
11. Any future development or improvements made to this property will need to be in compliance with all applicable standards relating to the Commercial-Light Industrial zoning district.
12. The resolution shall be recorded against the property.
13. The applicant shall pay all applicable fees associated with the City processing the application for site plan review and variance

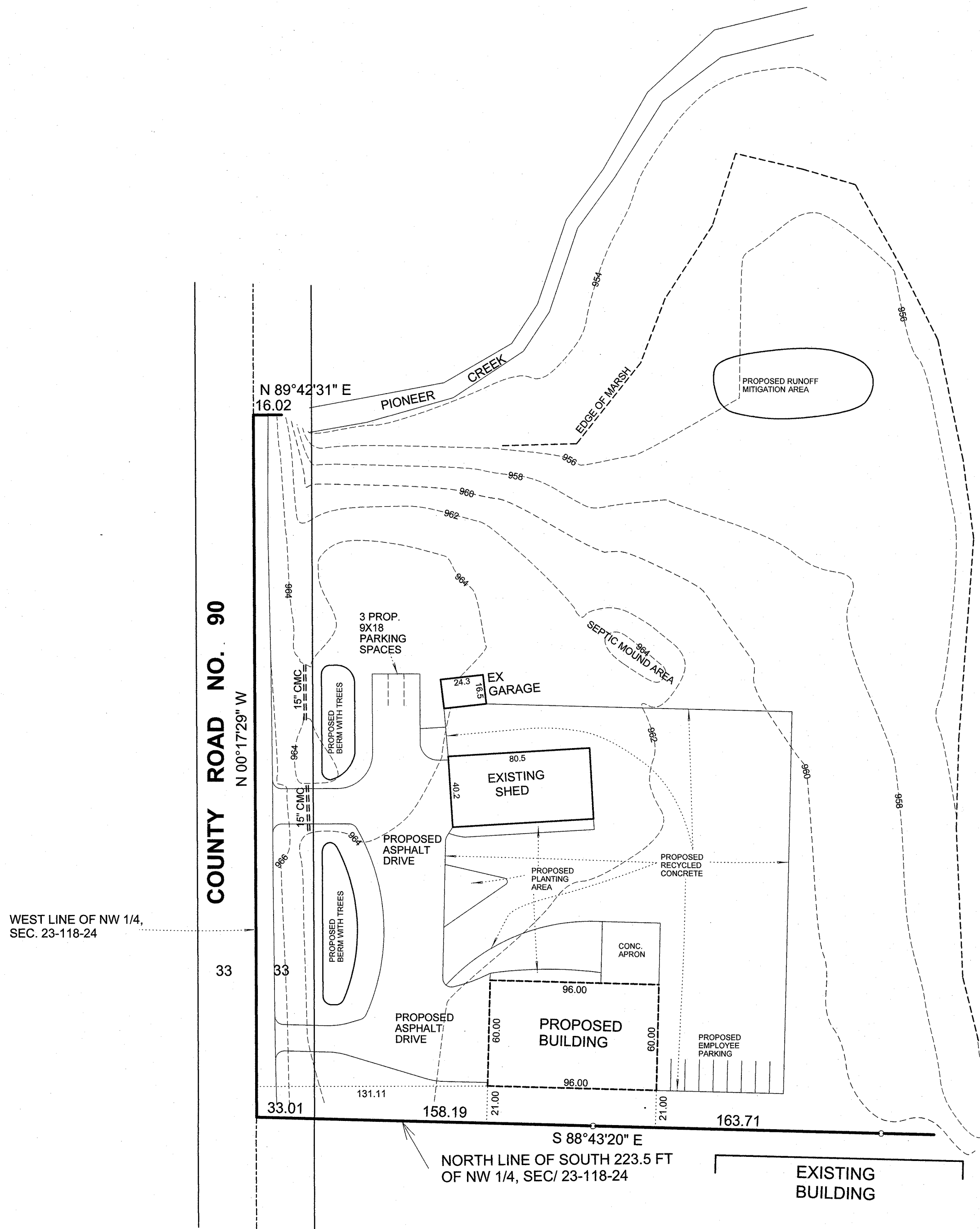
This resolution was adopted by the City Council of the City of Independence on this 18th day of January 2022, by a vote of _____ ayes and _____ nays.

Marvin Johnson, Mayor

ATTEST:

Mark Kaltsas, City Administrator

PROPOSED BUILDING LOCATION AND
TOPOGRAPHIC DETAIL FOR
ADAM YOUNG
IN THE NW 1/4 OF SEC. 23-118-24
HENNEPIN COUNTY, MINNESOTA

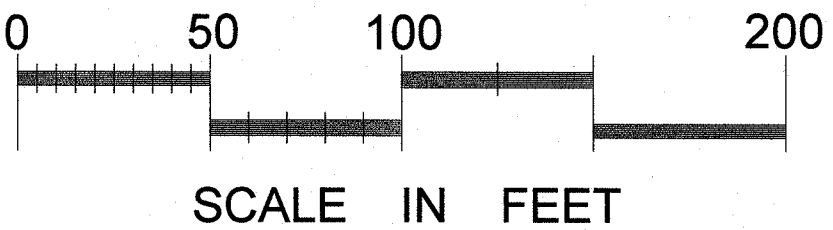
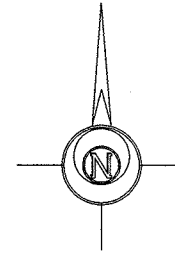


LEGAL DESCRIPTION:

That part of the Northwest Quarter of Section 23, Township 118 North, Range 24 West of the 5th Principal Meridian, lying north of the South 223.5 feet thereof and southerly and westerly of Pioneer Creek.

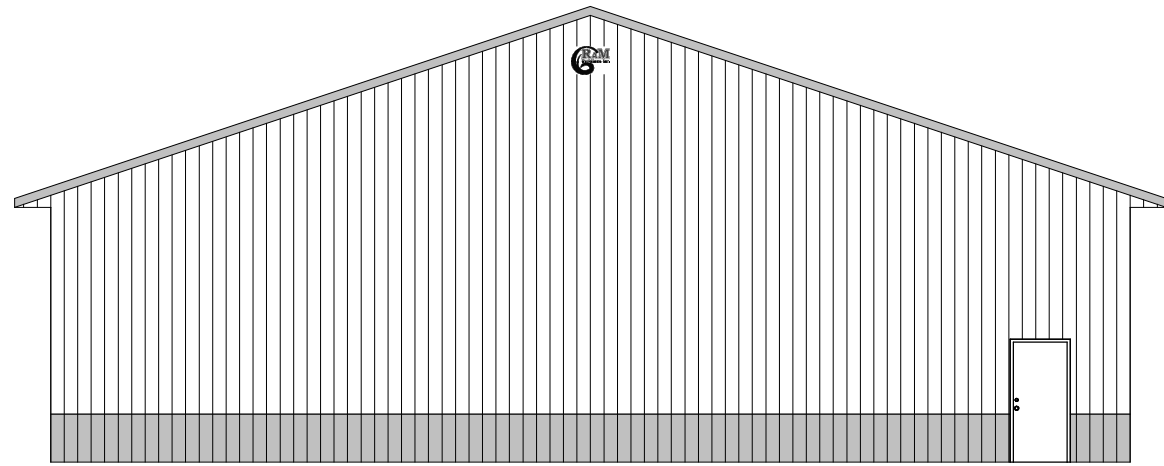
This survey shows the location of two existing buildings, topography, and a proposed building on the above described property. It does not purport to show any other improvements or encroachments.

- : Iron marker
 - - -972- : Existing contour line
 - - -958- : Proposed contour line
- Datum: NGVD-1929

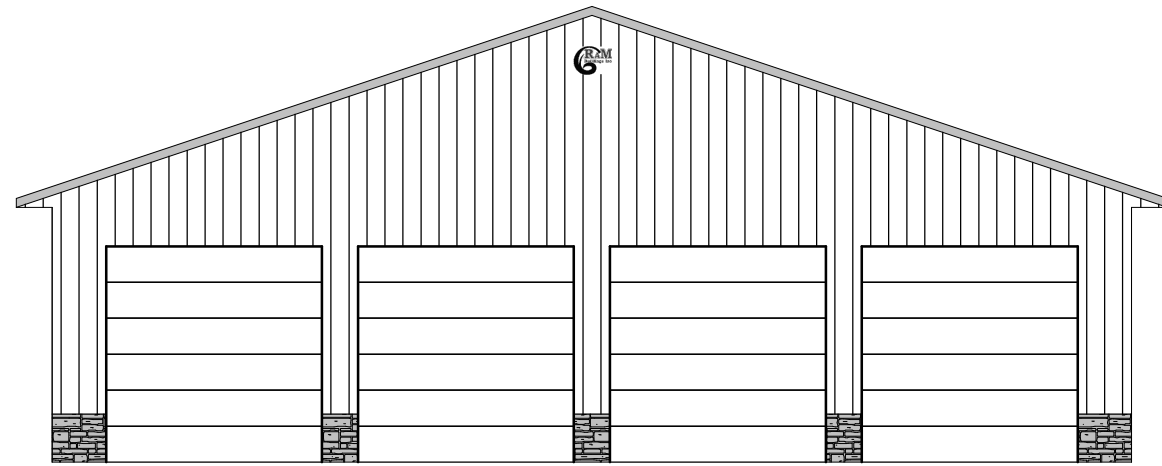


REVISIONS		DESIGNED	I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. <i>Mark A. Gronberg</i> DATE <u>12-1-21</u> MINN. LICENSE NUMBER <u>12755</u>	DATE	8-7-21
DATE	REMARKS	DRAWN		SCALE	1"=50'
12-1-21	PROPOSED LAYOUT REVISIONS	CHECKED		SHEET	21-222
				SHEET	OF

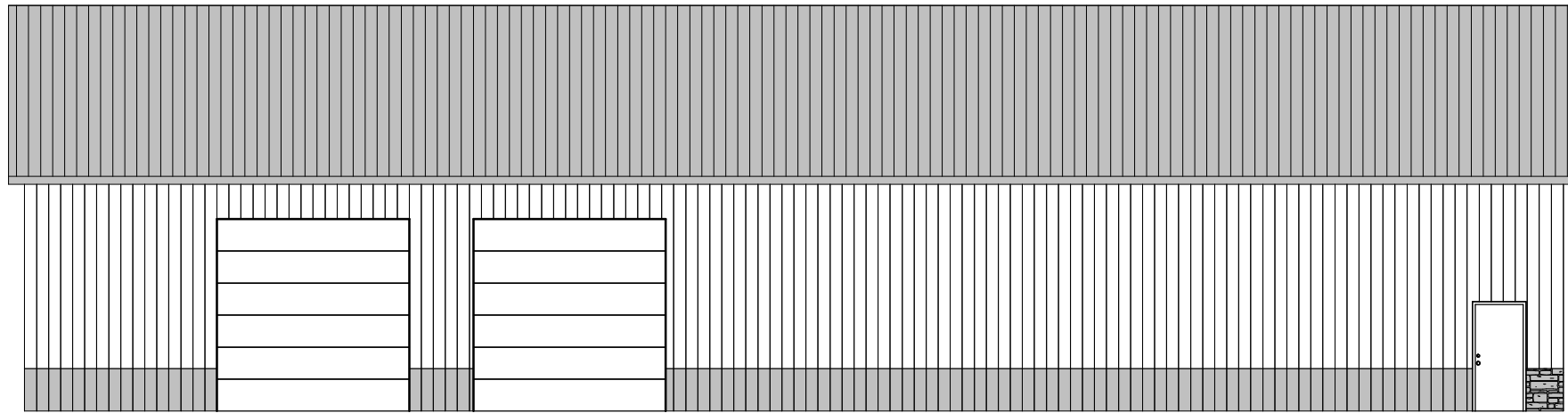
GRONBERG & ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
445 N. WILLOW DRIVE LONG LAKE, MN 55356
PHONE: 952-473-4141 FAX: 952-473-4435



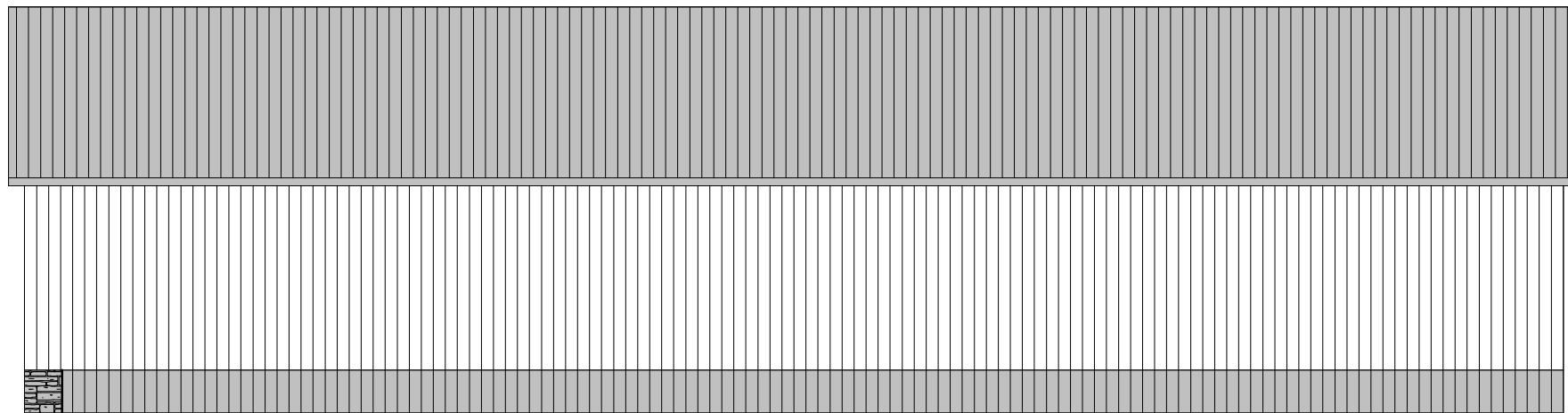
ENDWALL 1



ENDWALL 2



SIDEWALL 1



SIDEWALL 2

© All drawings and content copyright RAM Buildings Inc.
Call RAM Buildings Inc. to obtain copies of this plan.
Unauthorized reproduction of these plans is a violation of federal law.

DRAWN BY: JEREMY B.
DATE: 9/29/2021
SHEET 1 OF 3

ADAM YOUNG

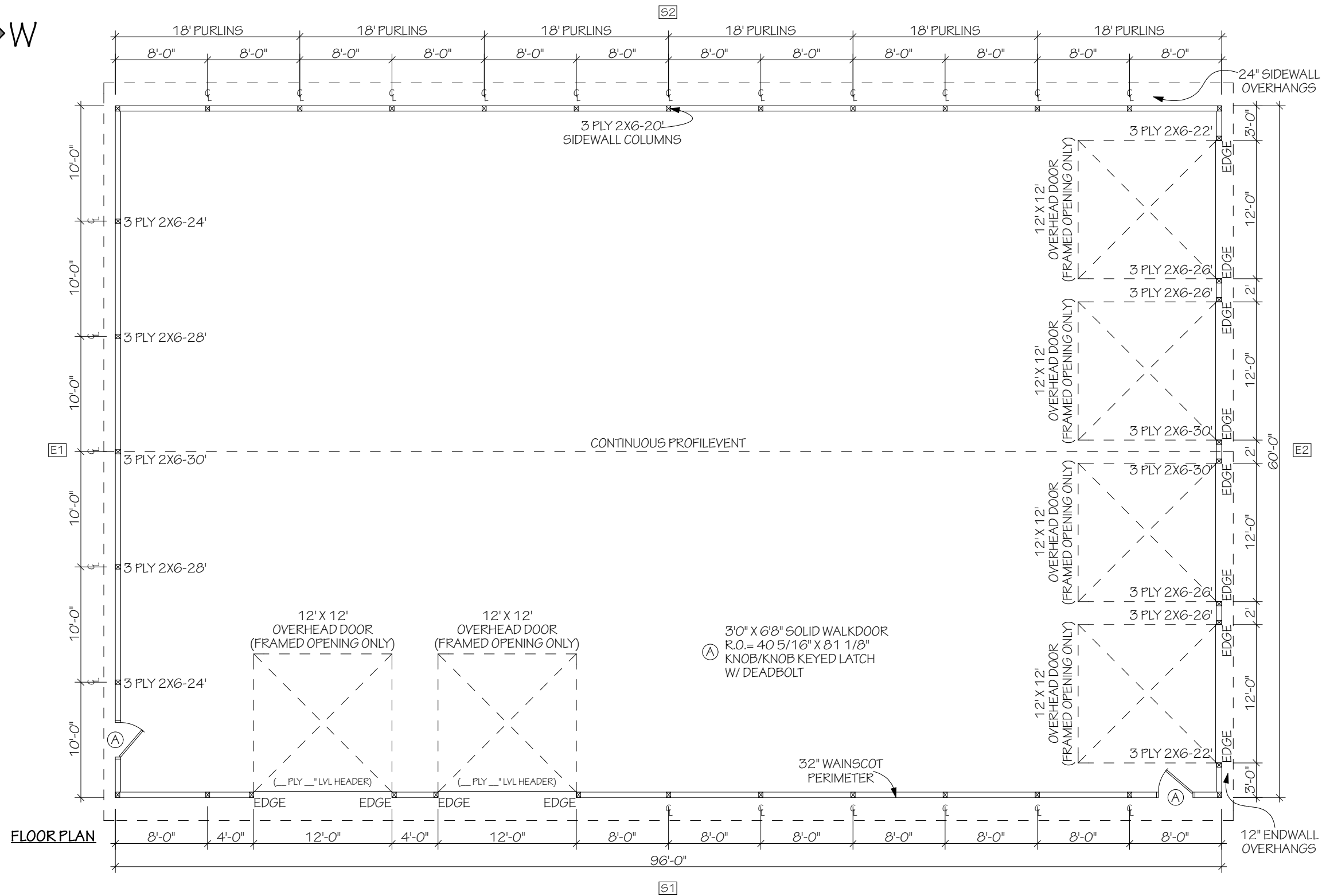
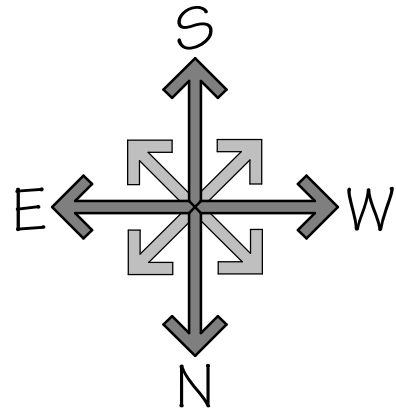
PROJECT NAME:
PROJECT NUMBER: (21-130)

BUILDING DESCRIPTION:
60'-0" X 96'-0" X 14'-0"

DESIGN NUMBER: P21146

592 Industrial Drive
P.O. Box 660
Winsted, Minnesota 55395
320-485-2844 800-710-4726
Fax 320-485-3625
www.rambuildings.com
Contractor License Number 20171976





© All drawings and content copyright RAM Buildings Inc.
Call RAM Buildings Inc. to obtain copies of this plan.
Unauthorized reproduction of these plans is a violation of federal law.

DRAWN BY: JEREMY B.
DATE: 9/29/2021
SHEET 2 OF 3

ADAM YOUNG

PROJECT NAME:
PROJECT NUMBER: (21-130)

BUILDING DESCRIPTION:
60'-0" X 96'-0" X 14'-0"

DESIGN NUMBER: P21146

592 Industrial Drive
P.O. Box 660
Winsted, Minnesota 55395
320-485-2844 800-710-4726
Fax 320-485-3625
www.rambuildings.com
Contractor License Number 20171976

