

MINUTES OF A REGULAR MEETING OF THE
INDEPENDENCE PLANNING COMMISSION
TUESDAY, AUGUST 15 – 7:15 P.M.

1. CALL TO ORDER

Pursuant to due call and notice thereof, a regular meeting of the Independence Planning Commission was called to order by Chair Phillips at 7:15 p.m.

2. ROLL CALL

PRESENT: Chair Phillips, Commissioners Dumas, Palmquist, and Thompson
STAFF: City Administrative Assistant Horner, City Administrator Kaltsas
ABSENT: Gardner
VISITORS: Ed Pluth, Brian Glover, Lynda Franklin

3. Approval of minutes:

- a. July 18, 2017 Planning Commission Meeting
- b. July 31, 2017 City Council Meeting Minutes (For Information Only)

Motion by Thompson, to approve the minutes of the June 20, 2017 Planning Commission Meeting, second by Dumas. Ayes: Phillips, Thompson, and Dumas. Nays: None. Absent: Garden. Abstain: Palmquist. Motion approved.

4. Comprehensive Plan -2040 Plan Preparation.

- a. 10 Year Development History (Since 2030 Comprehensive Plan Adoption)
 - b. Land Use Discussion
 - i. Urban Residential
 - ii. Commercial Light Industrial
- Kaltsas stated since 2010, 50 new residential homes have been constructed in the City (see attachment).
 - The 2030 Comprehensive Plan projected that the City would see approximately 60 new residential homes during the same period (see attachment).

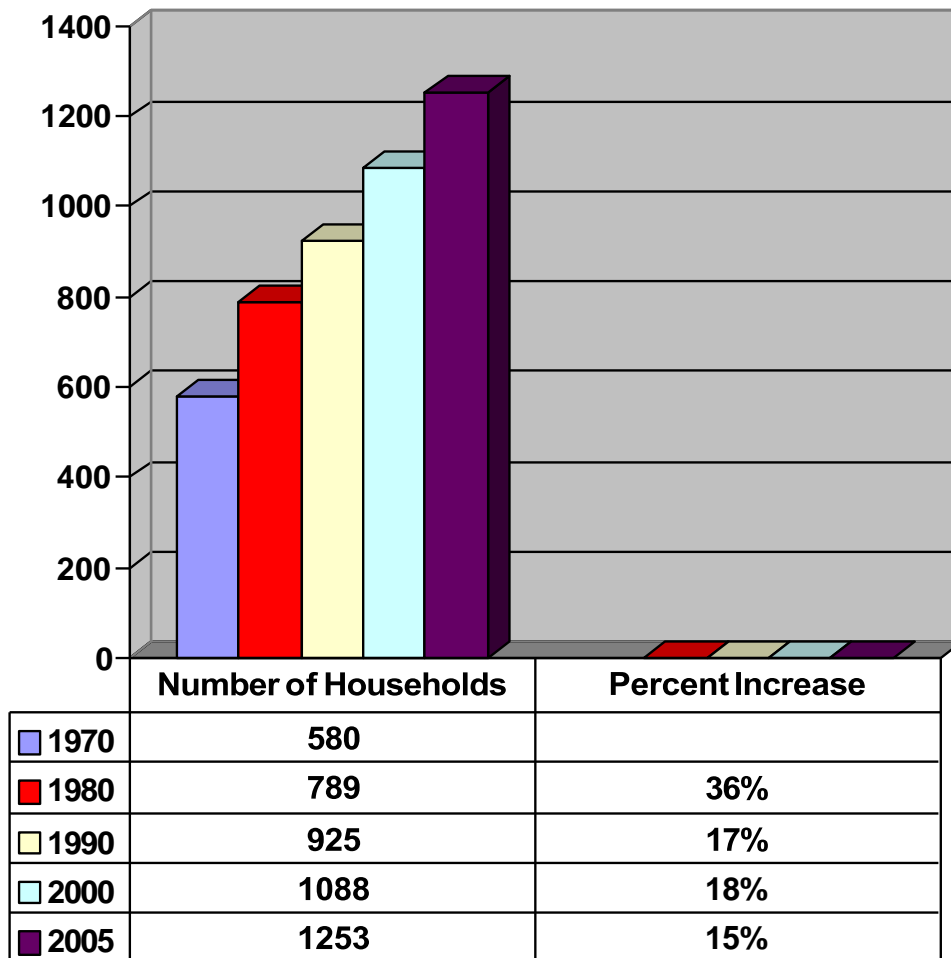
The focus of the discussion will revolve around the projected land use between 2020 and 2040. There are several key areas of discussion:

1. Urban Residential land use area.
2. Rural Residential land use area.

3. Commercial Light Industrial land use area.

Kaltsas said the average size of an Independence household in 2000 was about 2.96 persons, down from 3.28 in 1990 and reflecting a national trend. The reduction in average household size is projected to accelerate from 2010 to 2030 due to the planned Urban Residential north of Maple Plain to accommodate senior housing, often consisting of one-person households. Households equate closely to dwelling units and, in land consumption terms, is a better indicator of growth, than population.

Kaltsas noted Independence has 30 undeveloped lots remaining per the City. These are lots that have a valid permit associated not all potential lots. The projection for the 2040 plan is 4,920 population with 1720 homesteads.



Year	New Housing Units Mound/Westonka	New Housing Units Orono	New Housing Units Delano	Total New Housing Units
2012	1	7	2	10
2013	0	8	1	9
2014	0	7	5	12
2015	0	4	2	6
2016	0	1	7	8

TOTAL NEW	1	27	17	45
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Urban Uses (Sewer)	Allowed Density Range Housing Units/Acre		Existing (2007)	2010	2015	2020	2025	2030	2007- 2030
	Minimum	Maximum							
Residential Land Uses			326	326	386	447	537	689	363
Low Density Residential			326	326	371	416	461	506	180
Urban Residential	4.1	7	0	0	15	31	76	183	183
C/I Land Uses	Est. Employees/Acre		115	115	160	204	248	293	178
Commercial/Industrial	1.5 per acre existing		115	115	145	174	203	233	118
Urban Commercial	20 per net acre sewerred		0	0	15	30	45	60	60
Public/Semi Public Land Uses			3,272	3,272	3,269	3,267	3,265	3,262	-10
Institutional, Parks and Rec			2,135	2,135	2,132	2,130	2,128	2,125	-10
Roadway Rights of Way			1,137	1,137	1,137	1,137	1,137	1,137	0
Rural Uses	Minimum lot size	Maximum lot size	Existing (2007)	2010	2015	2020	2025	2030	2007- 2030
Rural Residential 5	less than 5	5 acres	1,664	1,664	1,674	1,684	1,694	1,704	40
Rural Residential 5-39 acres	5 acres	40 acres	7,403	7,403	7,642	7,880	8,108	8,313	910
Agricultural 40 acres+	40 acres	none	7,531	7,531	7,279	7,026	6,773	6,520	-1,011
Undeveloped			671	671	572	474	357	201	-470
Open Water, Rivers, Streams	--	--	1,418	1,418	1,418	1,418	1,418	1,418	0
Subtotal			18,687	18,687	18,585	18,482	18,350	18,156	-470
Grand Total			22,400	22,400	22,400	22,400	22,400	22,400	0
Wetlands	--	--	6,108	6,108	6,108	6,108	6,108	6,108	0

Existing and Future Land Use (Acres)		
	2010	2030
Agriculture	7,531	6,520
Rural Residential	9,393	10,523
Urban Residential	0	183
Commercial/Industrial	115	233
Urban Commercial	0	60
Public/Semi-Public	3,272	3,262
Open Water	1,418	1,418
Undeveloped	671	201
Total	22,400	22,400

*****for the complete color map please see the Planning Commission packet*****

Kaltsas noted MetCouncil plans would lean towards the southwest corner of the City to have the most development. He said they look at large tracts of undeveloped land, as that is the most feasible for sewer lines. L63 is a major lift station for MetCouncil. Kaltsas said MetCouncil has a general policy that they cannot sewer properties that have a density of less than three units per acre.

Kaltsas said it would make sense to take advantage of current sewer availability. He said areas for

commercial/ light industrial need to be looked at going forward. Palmquist asked if they should look beyond density. Kaltsas said that this exercise needs to be rawer and then he will bring back more data for in depth discussion later. He noted if the intent is no sewer development than utilities do not matter. He said there are certain commercial/ light industrial uses that do not require sewer. Thompson asked if it could be acceptable if nothing changes. Kaltsas said the current plan in place mostly meets the requirements and projections of Met Council. He said some cities change nothing.

Commissioners and interested parties divided into four groups for discussion and came up with the following conclusions:

1. Group 1: There was discussion around moving growth north-west and adding commercial/ urban density.
2. Group 2: There was discussion of adding on to commercial in the southern portion and towards Delano more commercial.
3. Group 3: There was discussion of leaving that area the same except top of the green line.
4. Group 4: There was discussion around adding Otten and Jerde subdivisions and they talked about Camp Iduhapi maybe not being the best use of that land. There was also discussion around opening Highway 12 in that area to more industrial use.

The next comprehensive plan meeting for further discussion will be in October.

7. Open/ Misc.

8. Adjourn.

Motion by Gardner, second by Palmquist to adjourn at 8:20 p.m. Ayes: Phillips, Gardner, Thompson, and Dumas. Nays: None. Absent: Palmquist. Abstain: None. Motion approved.

Respectfully Submitted,

Trish Bemmels
Recording Secretary