



PLANNING COMMISSION MEETING AGENDA
TUESDAY APRIL 19, 2022

7:30 PM REGULAR MEETING

1. Call to Order
2. Roll Call
3. Approval of Minutes:
 - a. March 15, 2022, Planning Commission Meeting
 - b. April 5, 2022, City Council Meeting Minutes (For Information Only)
4. **PUBLIC HEARING:** Jeffrey Arendt (Applicant/Owner) is requesting that the City consider the following action for the property located at 1665 Copeland Road (PID No. 19-118-24-44-0004) in Independence, MN:
 - a. A conditional use permit to allow a detached accessory structure that is larger than 5,000 SF. The applicant is proposing to construct a new private indoor riding arena.
5. **PUBLIC HEARING:** Jon Dailing/Windsong Farm Golf Club (Applicant) and David Meyer (Owner) are requesting the following action for the property generally located at and adjacent to 8590 County Road 92 N (PID No.s 32-118-24-23-0001, 32-118-24-22-0003, 32-118-24-22-0002, 32-118-24-13-0002, 32-118-24-12-0003 and 32-118-24-12-0004) in the City of Independence, MN:
 - a. Review of an EAW (Environmental Assessment Worksheet) associated with the proposed development of a new 18-hole golf course on the subject properties. The EAW is required as a result of the conversion of the property from agriculture to a new land use.
6. **PUBLIC HEARING:** Derek Onischuk (Applicant/Owner) is requesting that the City consider the following action for the property located at 190 County Road 92 N. (PID No. 32-118-24-44-0003) in Independence, MN:
 - a. A variance for a reduced side yard setback to allow the construction of an addition to the existing home located on the property.

7. **PUBLIC HEARING:** Hennepin County (Applicant) is requesting the following minor subdivision relating to the Highway 12/County Road 92 improvement project in Independence, MN:

a. 2510 County Road 92 N. (PID No. 16-118-24-33-0003)

8. Open/Misc.

9. Adjourn.