



PLANNING COMMISSION MEETING AGENDA  
TUESDAY JULY 19, 2022

**7:30 PM REGULAR MEETING**

1. Call to Order
2. Roll Call
3. Approval of Minutes:
  - a. June 21, 2022, Planning Commission Meeting
  - b. July 5, 2022, City Council Meeting Minutes (For Information Only)
4. **TO BE TABLED TO AUGUST 16 - 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. Conditional use permit amendment to allow the development of a new 18-hole golf course and associated site improvements on the subject properties.
5. **PUBLIC HEARING:** Charles Wiemerslage (Applicant) and Steve Bohl (Owner) requests that the City consider the following actions for the properties generally located at 2236 South Lake Shore Drive, Independence, MN (PID No's. 24-118-24-14-0005, 24-118-24-11-0009 and 24-118-24-11-0012):
  - a. A comprehensive plan amendment to allow the subject property to be re-guided to a new residential zoning district with standards to be determined.
  - b. An ordinance amendment to allow planned unit developments as a conditional use in the Rural Residential Zoning District.
  - c. Rezoning of the property to Rural Residential.
  - d. A conditional use permit to allow a planned unit development.
  - e. A preliminary plat for the proposed subdivision of the property into 28 single-family lots with a minimum lot size of 1 acre.
6. **PUBLIC HEARING:** Patti Good (Applicant/Owner) requests that the City consider the following actions for the property located at 4986 South Lake Shore Drive, Independence, MN (PID No. 24-118-24-11-0001):

- a. A variance allowing a reduced setback from the OHWL permitting the construction of a screened deck to be constructed in place of the existing legal non-conforming deck on the subject property.
7. **PUBLIC HEARING:** Jeffrey Pitzenberger (Applicant/Owner) requests that the City consider the following actions for the property located at 4082 Woodhill Drive, Independence, MN (PID No. 01-118-24-34-0012):
  - a. A variance to allow a detached accessory dwelling unit on a property that is less than 2.5 acres.
  - b. A conditional use permit to allow an accessory dwelling unit.
8. Open/Misc.
9. Adjourn.