



PLANNING COMMISSION MEETING AGENDA  
TUESDAY SEPTEMBER 20, 2022

**7:30 PM REGULAR MEETING**

1. Call to Order
2. Roll Call
3. Approval of Minutes:
  - a. August 16, 2022, Planning Commission Meeting
  - b. September 6, 2022, City Council Meeting Minutes (For Information Only)
4. **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. 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:** Don Hamilton (Owner/Applicant) requests that the City consider the following actions for the property located at 5687 County Road 6, Independence, MN (PID No. 35-118-24-11-0003):
  - a. Rezoning of the property from AG-Agriculture to RR-Rural Residential consistent with the Comprehensive Plan.
  - b. A minor subdivision to allow a rural view lot subdivision.
  - c. A variance to allow the maximum square footage of detached accessory structures to exceed the allowable maximum. The existing buildings associated with the original farm site are proposed to remain after the proposed subdivision.
6. **PUBLIC HEARING:** Nicholas Mozena (Applicant/Owner) requests that the City consider the following action for the property located at 1187 County Road 92 N., Independence, MN (PID No. 29-118-24-14-0003):
  - a. A variance to permit a reduction to the rear yard setback allowing an existing detached accessory structure to remain in its current location.

7. Concept Plan Submittal for the Property Located at 9285 Highway 12 (PID No. 18-118-24-21-0001). William Stoddard (Applicant) and John Zeglin (Owner) are asking the City to provide feedback relating to the proposed concept development of the subject property. The Applicant is proposing to develop the property into office warehouse, garage condominiums and rural residential lots on the subject property.
8. Open/Misc.
9. Adjourn.