



PLANNING COMMISSION MEETING AGENDA
TUESDAY NOVEMBER 15, 2022

7:30 PM REGULAR MEETING

1. Call to Order
2. Roll Call
3. Approval of Minutes:
 - a. October 18, 2022, Planning Commission Meeting
 - b. November 1, 2022, City Council Meeting Minutes (For Information Only)
4. **PUBLIC HEARING:** Ryan Nash (Applicant/Owner) is requesting the following action for the properties located at 2870 Lake Sarah Road (PID No's. 16-118-24-13-0003 and 16-118-24-42-0001) in the City of Independence, MN:
 - a. A minor subdivision to allow a lot combination that would create one parcel from the two existing parcels with a combined acreage of 5.4 acres.
5. Open/Misc.
6. Adjourn.

MINUTES OF A MEETING OF THE
INDEPENDENCE PLANNING COMMISSION
TUESDAY, OCTOBER 18, 2022, AT 7:30 PM

1. CALL TO ORDER

Pursuant to due call and notice thereof, a work session of the Independence Planning Commission was called to order by Chair Gardner at 7:30 p.m.

2. ROLL CALL:

PRESENT: Commissioners Volkenant, Gardner (Chair), Thompson, Tearse, & Usset
ABSENT: Dumas and Story.
STAFF: City Administrator Kaltsas and Assistant Administrator Simon
VISITORS: See Sign-In Sheet

3. APPROVAL OF MINUTES:

- a. Sept 20, 2022, Planning Commission Meeting
- b. October 4, 2022, City Council Meeting Minutes (For Information Only)

Motion by Thompson to approve the September 20, 2022, Planning Commission minutes, seconded by Tearse. Ayes: Volkenant, Gardner, Thompson, Tearse, & Usset. Nays: None. Absent: Dumas and Story. Abstain: None. Motion Approved.

4. **PUBLIC HEARING:** Kelly Brouwer (Applicant) and Al and Charlene Hatfield (Owners) are requesting the following action for the properties located at 3810 and 3850 County Line Road (PID No's. 07-118- 24-22-0002 and 07-118- 24-22-0006) in the City of Independence, MN:

- a. A minor subdivision to allow a lot line rearrangement that would reduce the acreage of 3810 and increase the acreage of 3850 County Line Road.

Request:

Kelly Brouwer (Applicant) and Al and Charlene Hatfield (Owners) are requesting the following action for the properties located at 3810 and 3850 County Line Road (PID No's. 07-118- 24-22- 0002 and 07-118- 24-22-0006) in the City of Independence, MN:

- a. A minor subdivision to allow a lot line rearrangement that would reduce the acreage of 3810 and increase the acreage of 3850 County Line Road.

Property/Site Information:

The subject properties are located at 3810 and 3850 County Line Road. There is an existing home and several small sheds located on the 3810 property. There is a non-conforming detached

accessory structure on the 3850 property. The 3850 property is primarily comprised of tillable acreage wooded areas and several wetlands. Both properties are accessed from County Line Road.

Property Information: 3850 County Line Road

Zoning: Agriculture

Comprehensive Plan:

Agriculture Acreage:

(Before) 19.90 acres

(After) 31.47 acres

Property Information: 3850 County Line Road

Zoning: Agriculture

Comprehensive Plan:

Agriculture Acreage:

(Before) 14.33 acres

(After) 2.76 acres

Discussion:

The applicant approached the City about the possibility of adjusting the lot line between the two properties. In the existing condition, there are two 15 plus acre properties. The applicant is proposing to take a portion of the south property (3810 - ~11 acres and combine it with the north property 3850). This would reduce the south property to approximately 2.75 acres and increase the north property to ~31.50 acres. The City allows lot line rearrangements in the Agriculture zoning district.

Upon review of the existing properties, it was noted that there were several existing wetlands located on the subject properties. The ordinance allows a minimum lot size of 2.5 acres of buildable upland (excluding wetlands) As a result of the probable wetlands, the applicant completed a wetland delineation to verify buildable upland acreage.

There are several factors to consider relating to proposed minor subdivision as follows:

3810 County Line Road

- The applicant has completed and received approval of the wetland delineation. The proposed property has approximately .05 acres of wetlands. The applicant is proposing a minimum lot size

Discussion:

The applicant approached the City about the possibility of adjusting the lot line between the two properties. In the existing condition, there are two 15 plus acre properties. The applicant is proposing to take a portion of the south property (3810 - ~11 acres and combine it with the north property 3850). This would reduce the south property to approximately 2.75 acres and increase the north property to ~31.50 acres. The City allows lot line rearrangements in the Agriculture zoning district.

Upon review of the existing properties, it was noted that there were several existing wetlands located on the subject properties. The ordinance allows a minimum lot size of 2.5 acres of buildable upland (excluding wetlands) As a result of the probable wetlands, the applicant completed a wetland

delineation to verify buildable upland acreage.

There are several factors to consider relating to proposed minor subdivision as follows:

3810 County Line Road

- The applicant has completed and received approval of the wetland delineation. The proposed property has approximately .05 acres of wetlands. The applicant is proposing a minimum lot size of 2.5 acres of buildable upland by accounting for the wetlands and County Line Road right of way (.05 acres – wetlands and .21 acres of right of way).
- The City will require drainage and utility easements around the property perimeter and around the wetlands and requisite wetland buffers.
- The property has 264 lineal feet of frontage in both the before and after conditions. The minimum frontage required for properties between 2.50 acres and 3.49 acres is 200 lineal feet. In the before condition, the property did not meet the minimum frontage requirements for a ~15.00-acre parcel and was considered to be a legal non-conforming property. In the after condition, the property would have more than the required minimum frontage.
- The applicant has provided a report verifying a secondary on-site septic system.
- There is an existing shed located on the west side of the existing house that meets applicable building setbacks and is less than the allowed square footage for detached accessory structures.
- The existing home meets all applicable building setbacks in the before and after conditions.

3850 County Line Road

- There is an existing detached accessory structure located on the subject property without a principal structure. This property is considered legal non-conforming. The proposed lot line rearrangement would not change the status of the property in the after condition.
- The applicant has provided a report verifying a primary and secondary on-site septic system.
- The City will require drainage and utility easements around the property perimeter and around the wetlands and requisite wetland buffers.
- No change in property access is proposed as a result of the lot line rearrangement. Any future access requests would be subject to the review and approval of Hennepin County.

The proposed minor subdivision to allow a lot line rearrangement brings 3810 into compliance with applicable frontage requirements and does not change the conformity of the 3850 County Line Road property. There do not appear to be any adverse impacts resulting from the proposed lot line rearrangement.

Neighbor Comments:

The City has not received any written or verbal comments as of the time of that this report was prepared.

Recommendation:

Staff is seeking a recommendation from the Planning Commission for the requested minor subdivision to

allow a lot line rearrangement. Should the Planning Commission Recommend approval, the following findings and conditions should be considered:

1. The proposed minor subdivision request meets all applicable conditions and restrictions stated in Chapter V, Section 500, Subdivisions and Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
2. The applicant shall provide the revised exhibit and corresponding drainage and requisite utility easements around all property perimeters. In addition, the applicant shall provide drainage and utility easements around all wetlands and wetland buffers as prescribed in the approved wetland delineation.
3. The applicant shall pay for all costs associated with the City's review and recording of the requested minor subdivision.
4. The City Council Resolution shall be recorded with the County.

Kaltsas reviewed packet pages regarding this request by owners Al and Charlene Hatfield and applicant Kelly Brouwer for a lot line rearrangement to reduce acreage of the South property 3810 County Line Road and increase the North property 3850 County Line Road. They are located East of County Line Road and North of Hwy 12 South of Co Rd 11. There's an existing home and several small sheds on the 3810 property, and there is a nonconforming detached accessory structure on 3850 and there had been a home there that had been raised so what is left is that detached accessory building. The property is mostly pasture with woodland and some wetlands. In the BEFORE condition, both 3850 and 3810 are zoned AG and the Comp Plan zoned as AG also. 3850 – before: 19.9 acres, after: 31.47 acres and 3810 – before: 14.33 acres, after: 2.76 acres. They would break off a smaller 2.76-acre parcel with the home at 3810 (Track B) and take the remainder and combine it with 3850 (Track A). The minimum size is 2.5 acres of buildable upland noting probable wetland that showed up on HC website thus needing a wetland delineation. .05 of wetlands (dotted on map- 1,127 sqft. and 1,243 sqft. thus increasing lot size for that to meet the minimum buildable 2.5 acres outside the County Line Rd right of way.

With the rest of the subdivision, no non-conformities would be created. Building setbacks meet all applicable setbacks. Detached accessory building do not exceed minimum of 1,850 sqft, and with all proposed changes (ROW frontage), the after condition would be fully conforming. They provided primary and secondary septic sites. 3850 has an existing detach accessory building in place prior thus it is legal non-conforming since there is no other primary structure on the property. No change in status. No written comments were received but one verbal comment was concerning any potential impact on their property to the South which there will not be. They were told of tonight's public hearing.

Gardner – This is the strangest rural view lots that can happen.

Kaltsas – In AG zoning, the City prohibits the subdivision of property with 2 exceptions: 1) rural view lot and 2) lot line rearrangement. If you have 2 properties, you can move the lines around with 40. Note the AFTER condition of this, the larger lot still does not have 40 so it's not like another lot can come from this change without adding more property.

Public Hearing Opened

Kay Gabriel – My property (3660 County Line Rd) adjoins that property. I have a tile going under the property and empties. They put in a culvert under that. Rented farmland and it is active.

Gardner – Is there any proposed construction?

Kaltsas – No, not at this time. No proposed changes with the land right now.

Gabriel – How many more divisions can this property be?

Thompson – Zero

(Microphones were low and garbled and couldn't hear further discussion.)

Closed Public Hearing

Motion by Tarse, seconded by Usset

Motion by Thompson, second by Usset for applicant Kelly Brouwer regarding properties at 3810 and 3850 County Line Road, Independence Road (PID No's. 07-118- 24-22-0002 and 07-118- 24-22-0006) to approve a minor subdivision allowing a lot line rearrangement that would reduce the acreage of 3810 County Line Road and increase the acreage of 3850 County Line Road subject to staff's recommendations #1-4. Ayes: Volkenant, Gardner, Thompson, Tarse, & Usset. Nays: None. Absent: Dumas and Story. Abstain: None. Motion Approved. 5:0

This will go on the November 1st City Council meeting.

5. Open/Misc.

Kaltsas - There's currently a little lull but a few might come back around for development.

6. Adjourn

Motion by Thompson, seconded by Usset to adjourn the meeting at 8:00pm.

Respectfully Submitted,
Linda Johnson/ Recording Secretary

MINUTES OF A REGULAR MEETING OF
THE INDEPENDENCE CITY COUNCIL
TUESDAY, NOVEMBER 1, 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. ROLL CALL

PRESENT: Mayor Johnson and Councilors McCoy, Betts, and Spencer.

ABSENT: Grotting.

STAFF: City Administrator Kaltsas. City Assistant Administrator Simon, and Director Kroells.

VISITORS: (See Sign-In Sheet.)

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 October 18, 2022, Regular City Council Meeting.
- b. Approval of Accounts Payable (Batch # 1; Checks Numbered 21568-21572, Batch # 2; Checks Numbered 21573-21591).

Motion by Betts, seconded by McCoy to approve the Consent Agenda. Ayes: Johnson, McCoy, Betts, and Spencer. Nays: None. Absent: Grotting. Abstain. None. MOTION DECLARED CARRIED. 4.0

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

6. REPORTS OF BOARDS AND COMMITTEES BY COUNCIL AND STAFF

Spencer attended the following meetings:

- Police Commission
- Hwy 12 Ribbon Cutting Ceremony

McCoy attended the following meetings:

- Hwy 12 Ribbon Cutting Ceremony
- Police Commission
- Planning Commission
- When Jeff Leuer received award in Duluth (MEA)

Betts attended the following meetings:

- Police Commission
- Hwy 12 Ribbon Cutting Ceremony

Johnson attended the following meetings:

- Planning Commission
- Maple Plain Council Meeting – McGarry’s Golf Tournament presentation
- Orono School Board meeting – award session
- Police Commission meeting
- Orono Healthy community meeting
- Interview with Fox News before ribbon cutting
- Jeff Leuer’s “Fire Chief of the Year: (cities under 10,000) Open House
- Hwy 12 Ribbon cutting

Kaltsas attended the following meetings:

- Police Commission
- Hwy 12 Ribbon Cutting Ceremony

Simon attended the following meetings:

- WHCC Truck or Treat
- Hwy 12 Ribbon Cutting Ceremony

7. West Hennepin Public Safety – Director Gary Kroells: Presentation of the September 2022 Activity Report.

At the end September 30, 2022, West Hennepin Public Safety (WHPS) handled year-to date a total of 3,558 incident complaints: For the month of September; 255 incidents occurred in the City of Independence and 101 in the City of Maple Plain.

See full report for more details.

Johnson – WeCAN’s budget includes gas coupons to help people in need. I’m unsure how much they have, but maybe those could be available to the Officers for these types of situations.

Kroells – I will check into that.

Johnson – How has traffic been with the re-opening of Hwy 12 and 92?

Kroells – It opened at 4pm. It seems to be adapting well. I passed on some comments to HN Cty to add additional signage and hopefully they’ll make those adjustments. Overall it went well, and time will tell. With our roundabout at 90, some may still drive it too fast or drive up and over it, but the goal is to reduce the severity of crashes. They won’t likely be serious and fatal crashes like in the past.

Johnson – For westbound Hwy 12 and 92 (marking unspecified), is the open lane on the right intentional for passing?

Kroells – Yes, turning right or going straight is allowed in that right lane. Painted arrows are painted to

allow that.

Betts – Are they going to keep the 4-way stop at Cty Rd 11 and Cty Rd 90?

Kroells – Yes. That’s what I’ve been told. The permanent ones were swapped in for the rented ones. I’m surprised the residents wanted that.

Johnson – At 90 and 6 the lights are flashing red to alert the people that it is changing.

Kroells – As soon as they can get the lights out, they will remove those lights.

Johnson – It’s a major improvement and it was a perfect year weather-wise. Do we have street signage up for Cardinal Way yet?

Kaltsas – We sent out letters to those 5 residents stating they would be switched over. The house numbers are not changing, just the road name. The final agreement was signed by both parties and now we can bill the county for that change and mil and overlay for the future.

Johnson – Since we initially talked about it, 3 of the major family members have passed away.

8. Kelly Brouwer (Applicant) and Al and Charlene Hatfield (Owners) are requesting the following action for the properties located at 3810 and 3850 County Line Road (PID No’s. 07-118- 24-22-0002 and 07-118- 24-22-0006) in the City of Independence, MN:

- a. **RESOLUTION NO. 2022-1101-01** – Considering approval of a minor subdivision to allow a lot line rearrangement that would reduce the acreage of 3810 and increase the acreage of 3850 County Line Road.

A Public Hearing was held to allow a lot line rearrangement to reduce the acreage of 3810 and increase 3850 properties. The after condition of the North Property (3850) would be increased to 31.5 acres. The City does allow lot line arrangements in the AG. A minimum lot size in AG is 2.5 acres in buildable acreage. There were some wetlands on the property. We required they do a wetland delineation. It did result in finding a couple small wetlands. The property increased to account for these to get to the 2.5 buildable acres. The lineal frontage would remain the same. The minimum frontage is 200 lineal feet. The smaller lot’s is 264 lineal feet. 3850 has a primary and secondary site for septic. Survey does show building setbacks are fully compliant with applicable standards. There is an existing detached structure on 3850 (legal nonconforming when a home was taken down, barn remains) there is no change to the property. City will require drainage and utility easements. There was no change to access on either property and any future change would need HN County’s approval. A neighboring property to the South attended the public hearing and had a concern whether this in any shape or form potentially impact an existing drain tile that runs from their property to the N / NW and out towards County Line and Co Rd 11. It was noted that the subdivision allowing the lot line rearrangement in and of itself does not change that and the City encouraged them to reach out to the owners (Hatfields) and work together with any future excavations, changes, or construction. The Planning Commission discussed the request talked about the drain tile piece but recommended approval noting all criteria in the City subdivision and zoning ordinance had been completed by applicant with conditions listed in the resolution.

Johnson – On the larger piece, there is a long diagonal line. Is there any history to that?

Kaltsas – Not sure what would have done that. It could have been someone that wanted a little more land and drew the line like that.

Motion by Spencer, seconded by McCoy to approve the minor subdivision allowing a lot line rearrangement for the properties located at 3810 and 3850 County Line Road.

Ayes: Johnson, McCoy, Betts, and Spencer. Nays: None. Absent: Grotting. Abstain. None.

MOTION DECLARED CARRIED. 4.0

9. Consideration of an amendment to Chapter II, Section 210.01 to align municipal elections with local, state and national election schedules.

- a. **ORDINANCE NO. 2022-07** – Approving an amendment to Chapter II, Section 210.01 of the Independence City Code.

We need a ¾ vote on the election change so recommended tabling.

Kaltsas – I did check with the city attorney, but we only need a majority. Timing we don't have one yet, but we will have an issue soon.

Johnson – Grotting said he had some things he wanted to talk about.

McCoy – If he had some input, I'd like to give him a chance to talk about. I'll be gone on the 15th and can't call in.

Kaltsas – We did not get any feedback from residents since the last meeting. Attorney Vose is on now.

Attorney Vose- Mark correctly reported that. It does not require a super majority vote. Administrator Kaltsas has done the time calculation and you do have time.

Johnson tried calling Grotting.

Betts – It seems silly to not be synced with the other schools and it gives more reason for people to get out and vote and saving time and money. The turnout gives more people to share their voice. Otherwise many don't bother to know what's going on. Many are confused when signs are up and all around, but it ends up being for Maple Plain or whatever.

Spencer – It seems like we struggle to get everyone here at the same time. We should just talk about it then.

Motioned by Betts, seconded by Spencer to table Ordinance No. 2022-07. Ayes: Johnson, McCoy, Betts, and Spencer. Nays: None. Absent: Grotting. Abstain. None. MOTION DECLARED TABLED. 4:0.

McCoy – I just feel bad if Grotting has input that we are not waiting.

Johnson – That's the way I feel too.

Spencer – Anyone that can't be here can submit their comments in writing. It's not that big of a topic. I don't see any reason to keep kicking this down the agenda road.

Johnson – I would've been ready to vote tonight but having said to Grotting what I did.

McCoy – I am in favor of changing it and will submit my comments for the December meeting if needed.

Tabled until December 6th meeting

10. Open/Misc.

McCoy - Do we want to officially honor Jeff for his award?

Johnson – I thanked him on the City's behalf, but it would be nice to have something in writing. This category included 600-700 cities.

Kaltsas – I'll draft something and bring it back to council at the next meeting.

Kaltsas- Update on the park – We had a couple community groups reach out to the City. We want to do

more work on our end to see what can come out of a partnership with these groups. The City will have the landscape architect do some fit planning to see what the open spaces allow in a couple variations and then meet with some people to see what the maintenance looks like and what people are willing to do for help. We can look at this again next year, and we have some more park dedication funds coming in as well.

Johnson- Do we have any delineation problems for wetlands?

Kaltsas – There are some wetlands, but I don't think we would mitigate them unless needed. We have the master plan but there is some space to be reprogrammed and then see what the groups are looking for and what they are willing to do and come up with an adoptive plan.

Johnson – Was the bridge installed this year?

Kaltsas – That bridge is something that we will look at updating. Something more permanent to allow water to flow through. We got cameras up in the park this year and I do think we're ripe for a project for increased users.

Johnson – We haven't had any problems with graffiti recently, have we?

Kroells – Not since the cameras got put in.

Johnson – A week from tonight we'll be closing the General Election Day polls. How many do we have so far?

Simon – We have over 200 Absentee Direct Ballot votes so far.

11. Adjourn.

Motion by McCoy, second by Betts to adjourn the meeting at 7:16 pm.

Respectfully Submitted,
Linda Johnson / Recording Secretary

City of Independence

Request for a Minor Subdivision to Allow a Lot Combination for the Property located at 2870 Lake Sarah Rd.

<i>To:</i>	Planning Commission
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	November 15, 2022
<i>Applicants:</i>	Ryan Nash
<i>Owners:</i>	Ryan Nash
<i>Location:</i>	2870 Lake Sarah Rd.

Request:

Ryan Nash (Applicant/Owner) is requesting the following action for the properties located at 2870 Lake Sarah Rd. (PID No's. 16-118-24-13-0003 and 16-118-24-42-0001) in the City of Independence, MN:

- a. A minor subdivision to allow a lot combination that would create one parcel from the two existing parcels with a combined acreage of 5.4 acres.

Property/Site Information:

There are two subject properties being considered. Both properties are located on the south side of Lake Sarah Rd., north of Highway 12 and north of the BNSF railroad. The applicant owns both properties and has an existing home and two detached accessory structures on the north property. The north property has frontage on Lake Sarah Rd. and the south property has no public road frontage, but does abut the BNSF railroad right of way. The property has the following site characteristics:

Property Information: 2870 Lake Sarah Road

Zoning: Agriculture

Comprehensive Plan: Agriculture

<i>Acreage (Before):</i>	<i>PID No. 16-118-24-13-0003</i>	<i>2 acres</i>
	<i>PID No. 16-118-24-42-0001</i>	<i>3.4 acres</i>

<i>Acreage (After):</i>	<i>5.4 acres</i>
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Discussion:

The applicant approached the City about the possibility of adding onto the existing detached accessory building located on the north parcel. The City determined that the north property does not have enough area to support an expansion of the existing detached accessory structure. It was noted that the north and south properties could be combined to allow for the proposed building expansion.

The existing detached accessory structure is 1,200 square feet (30' x 40'). The applicant is proposing to add a 640 square foot addition to the north side of the building and a 400 square foot open addition to the south side. The total square footage of the existing structure, plus the proposed accessory structure expansion is 2,240. The City allows properties that are less than 2.5 acres to have a maximum square footage of 1,850. For properties greater than 2.5 acres, the City allows a maximum square footage of detached accessory structures based on a calculation of 2% of the buildable upland.

The north property is 2 acres and the south property is 3.4 acres. It is estimated that there is 2.22 acres of wetlands on the south property. By combining the properties, the applicant would be able to realize approximately 2,770 square feet of detached accessory structures as follows:

Combined Property:	5.4 acres
Wetland Acres:	2.14 acres
Upland Acres:	3.18 acres
Buildable Upland:	138,521 SF
Allowed Accessory Structure:	2,770 SF
Proposed Accessory Structure SF:	2,240 SF

There are several items that should be noted by the City during consideration of the application:

1. The south lot does not have any public frontage.
2. The existing detached accessory building meets applicable building setbacks. The proposed expansion of the structure will meet all applicable setbacks in the after condition.
3. The requisite drainage and utility easements would need to be dedicated to the City. The applicant shall execute the necessary documents to convey the easements as determined necessary by the City.

The proposed subdivision to allow a lot combination appears to meet all applicable standards of the City's zoning and subdivision ordinance. The combined lot will fit into the surrounding area and have minimal impacts on the surrounding properties.

Neighbor Comments:

The City has not received any written comments regarding the proposed minor subdivision.

Recommendation:

Staff is seeking a recommendation from the Planning Commission for the requested minor subdivision with the following findings:

1. The proposed subdivision allowing a lot combination meets all applicable criteria and conditions stated in Chapter V, Section 500, Planning and Land Use Regulations of the City of Independence Zoning Ordinance.
2. The applicant shall submit a separate exhibit showing the after conditions prior to City Council consideration of the minor subdivision.
3. The applicant shall dedicate the requisite drainage and utility easements to the City. The applicant shall execute the necessary documents to convey the easements as determined necessary by the City.
4. The applicant shall pay for all costs associated with the City's review of the requested minor subdivision.
5. The applicant shall record the subdivision and City Council Resolution with Hennepin County within six (6) months of approval.
6. The applicant shall execute and record the requisite drainage and utility easements with Hennepin County within six (6) months of approval.

Attachments:

1. Application
2. Exhibit Depicting Both Before and After Conditions



**CITY OF
INDEPENDENCE
MINNESOTA**

Applicant Information

Name: Ryan Nash
Address: 2870 Lake Sarah Rd
Independence, Minnesota
55359
Primary Phone: 6122298323
Email: RNASH83@gmail.com

Owner Information

Name: Ryan Nash
Address: 2870 Lake Sarah Rd
Independence, Minnesota
55359
Primary Phone: 6122298323
Email: RNASH83@gmail.com

Property Address:

PID:

Planning Application Type: Subdivision

Subdivision Type: Minor Subdivision (3 lots or less)

Description:

Supporting Documents: Site Survey (Existing Conditions)

Signature:

Building Permit Survey

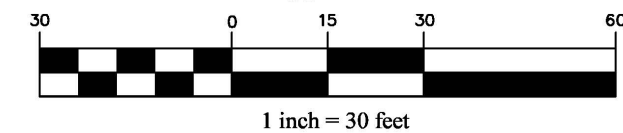
Prepared for:
Getty Construction



Legend

- Found Iron Monument
- Set Iron Monument (LS 14700)
- Ⓢ Existing Well

SCALE



Site Address:
2870 Lake Sarah Road
Independence, MN 55359

Boundary Description (supplied by client)

Boundary Description (supplied by client)
The East 170 feet of that part of Government Lot 3, Section 16, Township 118, Range 24, lying Southerly of the centerline of the road running Northeasterly and Southwesterly through said Lot, according to the U.S. Government Survey thereof, Hennepin County, Minnesota.

Subject to any and all easements of record.
Subject to road right-of-way.

Bearings based on Hennepin County coordinate system.

I hereby certify that this certificate of survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Paul B. Schoborg
Paul B. Schoborg

Date: September 22, 2022 Registration No. 14700

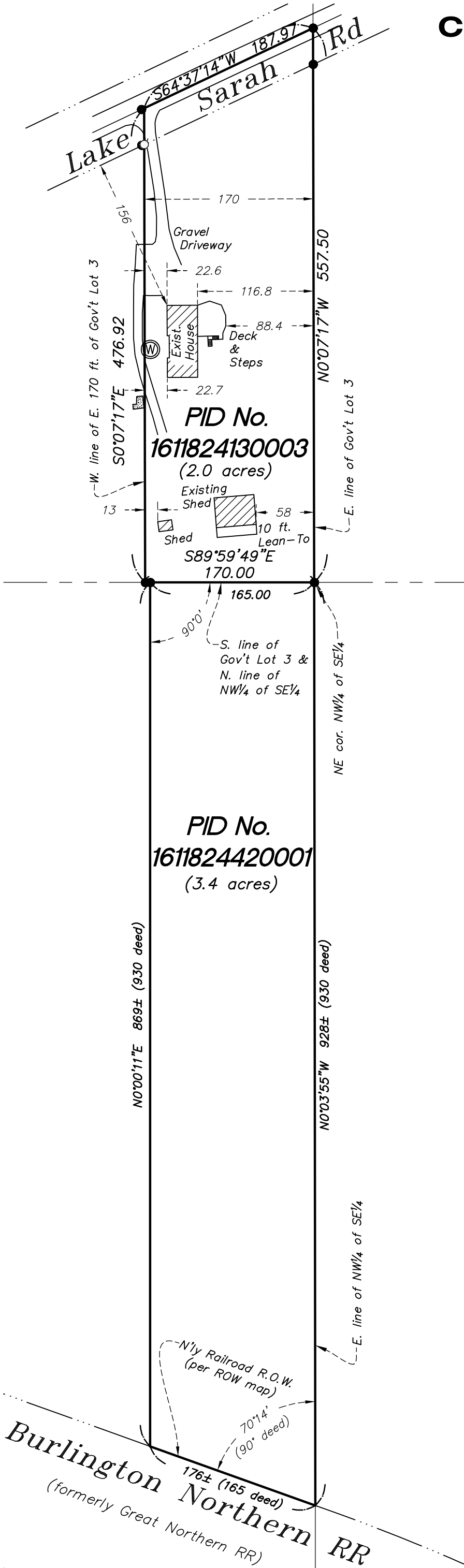
SCHOBORG
LAND SERVICES
INC.

763-972-3221
www.SchoborgLand.com

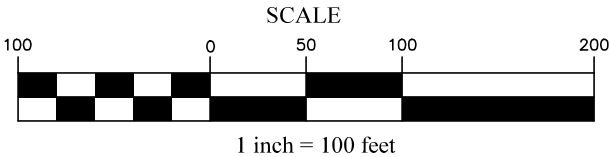
Job Number:	9517
Survey Date:	9/14/22
Drawing Name:	getty.dwg
Drawn by:	DMS
Revisions:	

Certificate of Survey

Prepared for:
Getty Construction



- Legend
- Found Iron Monument
 - Set Iron Monument (LS 48328)
 - Ⓜ Existing Well



Site Address:
2870 Lake Sarah Road
Independence, MN 55359

Combined Description
(PIDs 1611824130003 & 1611824420001):
The East 170 feet of that part of Government Lot 3, Section 16, Township 118, Range 24, lying Southerly of the centerline of the road running Northeasterly and Southwesterly through said Lot, according to the U.S. Government Survey thereof, Hennepin County, Minnesota.

AND

All that part of the Northwest Quarter of the Southeast Quarter of Section 16, Township 118, Range 24, Hennepin County, Minnesota, described as follows:

Beginning at the Northeast corner of the Northwest Quarter of the Southeast Quarter; thence West on the north line of the Southeast Quarter 165 feet; thence South at right angles 930 feet to the north line of the Great Northern Railroad right-of-way; thence Easterly on the north line of the railroad right-of-way approximately 165 feet to the East section line of the Northwest Quarter of the Southeast Quarter; thence North at right angles along the said section line approximately 930 feet to point of beginning, containing 3.52 acres, more or less.

Subject to road right-of-way.
Subject to any and all easements of record.

Bearings based on assumed datum.

Job Number:	9517
Survey Date:	9/14/22
Drawing Name:	getty.dwg
Drawn by:	DMS
Revisions:	

I hereby certify that this certificate of survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Kelly L. Brouwer
Kelly L. Brouwer

Date: October 21, 2022 Registration No. 48328

SCHOBORG
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