



PLANNING COMMISSION MEETING AGENDA  
TUESDAY JULY 16, 2024

**7:30 PM REGULAR MEETING**

1. Call to Order
2. Roll Call
3. Approval of Minutes:
  - a. May 21, 2024, Planning Commission Meeting Minutes.
  - b. June 18, 2024, City Council Meeting Minutes (For Information Only).
4. **PUBLIC HEARING (Continued)** – Blue Valley Farm LLC (Applicant/Owner) is requesting the following action for the property located at 7550 Turner Road (PID No. 28-118-24-13-0005) in the City of Independence, MN.
  - a. A conditional use permit amendment to allow an outdoor riding arena to be added to the subject property as a part of the commercial horse boarding facility on the subject property.
5. **PUBLIC HEARING** - Mike Reneau (Applicant) Greg Page (Owner) is requesting the following action for the property located at 7075 Highway 12 (PID No. 22-118-24-24-0001) in the City of Independence, MN:
  - a. A conditional use permit (CUP) to allow a ground mounted solar system greater than 500 SF.
6. **PUBLIC HEARING** - Karen Ann Malinak (Applicant/Owner) is requesting the following action for the property located at 2510 County Road 92 (PID No. 16-118-24-33-0003) in the City of Independence, MN.
  - a. A conditional use permit to allow an accessory structure greater than 5,000 SF.
7. **PUBLIC HEARING** – Robert Berens (Applicant) and Andrea Berens (Owner) are requesting the following action for the property located at 5845 Lake Sarah Heights Drive (PID No. 02-118-24-12-0012) in the City of Independence, MN.
  - a. A variance permitting a 15’ reduction of the front yard setback (from 85’ to 70’) to allow the construction of a car port in front of the existing house.
8. Open/Misc.

9. Adjourn.