



**PLANNING COMMISSION MEETING AGENDA
TUESDAY, OCTOBER 21, 2025**

7:30 PM REGULAR MEETING

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: Gardner, Tearse, Dumas, Alternates Story and Usset
ABSENT: Volkenant, Thompson
STAFF: City Administrator Kaltsas, Administrative Services Director Simon
VISITORS: See Sign-in Sheet

3. Approval of Minutes:

- a. September 16, 2025, Planning Commission Meeting Minutes.
- b. October 7, 2025, City Council Meeting Minutes (For Information Only).

Motion by Tearse, seconded by Story to approve the minutes. Ayes: Gardner, Dumas, Tearse, Usset and Story. Nays: None. Absent: Volkenant and Thompson. Abstain: None. Motion Approved. 5-0

4. PUBLIC HEARING: David Kittok (Applicant/Owner) requests that the City consider the following action for the property located at 8575 Hitsman Lane, Independence, MN (PID No. 17-118-24-24-0001):

- a. A minor subdivision to allow a rural view lot subdivision. The proposed rural view lot would be 10 acres and located on the south side of Hitsman Lane.

City Administrator Mark Kaltsas presented the request for a minor subdivision to allow a rural view lot at 8575 Hitsman Lane. He explained that the subject property is located on both the north and south sides of Hitsman Lane, just south of Highway 12. The property includes an existing house and agricultural accessory buildings on the north side of Hitsman Lane, with the remainder comprised of wetlands, wooded areas, and upland pasture areas.

Mr. Kaltsas noted that the property is zoned agriculture and is guided as agriculture in the city's comprehensive plan. The property is approximately 103 acres in overall area, and the applicant is proposing to split off a 10-acre parcel. He clarified that while the legal description indicates 11.67 acres, this includes acreage that extends to the center line of the road, constituting the right-of-way. The remainder tract would be approximately 91.87 acres.

Mr. Kaltsas explained that the city allows one rural view lot for every 40 acres of land in the agricultural zoning district. With 103 acres, this property would be eligible for two rural view lots for a total of three lots on the property, though the applicant is only requesting one rural view lot at this time. He reviewed the city's provisions for rural view lots:

- Minimum lot area of 2.5 acres and maximum of 10 acres
- Minimum lot frontage of 300 linear feet for properties between 5 and 10 acres
- A lot ratio of frontage to depth of no more than 1:4

The proposed lot would have over 1,000 linear feet of frontage with frontage on two sides of Hitsman Lane, and a ratio of approximately 1:1.5, thus meeting the requirements. Mr. Kaltsas also mentioned that all subdivided properties must have at least 2.5 acres of upland, and this property has about 6.5 acres of upland, with some wetland located in the northwest and southeast corners. The applicant provided verification of primary and secondary septic sites.

Mr. Kaltsas clarified that while the survey showed 10.5 acres, the lot had been reduced to 10 acres, which is the maximum allowed for a rural view lot. He also noted a private restriction on 3.47 acres of the property agreed upon between the buyer and seller, which would limit building in that area for a certain time period.

Chair Gardner opened the public hearing.

Marsh Halberg, a resident at 2752 Copeland Road, spoke during the public hearing. He stated that he lives on the west side of the wetlands area that abuts this property. Mr. Halberg indicated he had no opposition to the proposal, noting that David Kittok is a "wonderful person and a good neighbor." He asked several questions for clarification purposes, including confirming that the development was on the north side of Hitsman Lane and understanding the potential for future development on the remaining property. Mr. Halberg expressed concern about protecting the wetlands, noting that they are a water source for many neighboring wells.

Mr. Kaltsas clarified that the property owner would be entitled to one more rural view lot carve-out on the remaining 91.87 acres, in addition to the existing house entitlement.

Chair Gardner asked about the future of Hitsman Road and whether a 33-foot easement would be maintained. Mr. Kaltsas confirmed that the existing right-of-way would remain intact.

Motion by Tearse, seconded by Usset to close the public hearing. Ayes: Gardner, Dumas, Tearse, Story and Usset. Nays: None. Absent: Volkenant and Thompson. Abstain: None. Motion Approved. 5-0

Motion by Story, seconded by Usset to Approve the minor subdivision to allow a rural view lot subdivision at 8575 Hitsman Lane, subject to staff recommendations 1 through 2. Ayes: Gardner, Dumas, Tearse, Story and Usset. Nays: None. Absent: Volkenant and Thompson. Abstain: None. Motion Approved. 5-0

5. **PUBLIC HEARING:** Jerrid Voss (Applicant/Owner) request that the City consider the following action for the property located at 7646 Turner Road, Independence, MN (PID No. 28-118-24-24-0004):
 - a. A conditional use permit to allow a detached accessory structure that exceeds the maximum square footage of 5,000 SF. The accessory structure would be used as a private indoor riding arena.

City Administrator Mark Kaltsas presented the request for a conditional use permit to allow an accessory structure larger than 5,000 square feet at 7646 Turner Road. The applicant, Jerrid Voss, is proposing to construct a private indoor riding arena and barn/stable area.

Mr. Kaltsas explained that the property is zoned agriculture, guided as agriculture, and is approximately 19.5 acres in size. The proposed building would be 10,600 square feet in overall size, with about 8,400 square feet designated as a riding arena and 2,200 square feet as a stable. The city limits detached accessory buildings to a maximum size of 5,000 square feet without a conditional use permit.

Mr. Kaltsas noted that the property currently has an existing house, a 2,500 square foot detached accessory structure, and a 1,500 square foot detached garage. For properties greater than 10 acres, there is no maximum total allowable accessory structure square footage.

The applicant proposes to locate the new building in an area previously used as an outdoor riding arena, alongside the driveway. Mr. Kaltsas confirmed that the proposed structure would meet all required setbacks (85 feet from the front centerline, 30 feet from side lot lines, and 40 feet from the rear lot line).

Mr. Kaltsas explained that indoor riding arenas and stables are typical uses in the city, particularly along Turner Road. No lighting was shown on the plans, but any lighting would be reviewed at the time of building permit and would need to meet city standards. He noted that while the building would be located on the public-facing side of the property, the applicant was not proposing any additional screening or mitigation. Mr. Kaltsas added that the building's design is consistent with the character of the area.

Commissioner Story asked about how many horses are allowed on agriculturally zoned property. Mr. Kaltsas explained that the rule is two horses for the first two acres and one for each acre after

that, with additional requirements for manure management regardless of whether it's a private or commercial facility.

Chair Gardner opened the public hearing.

Jerrid Voss, the property owner, spoke briefly, confirming that they currently have three horses - one Western horse and two English horses - and that they had contacted all their neighbors to inform them about the building plans and the meeting.

With no further public comments, the hearing was closed.

The Commission discussed adding a requirement for a landscaping plan, which was not included in the staff recommendations, although lighting requirements were noted as item #4 in the recommendations.

Motion by Usset, seconded by Story to Approve the CUP for a building greater than 5,000sqft at 7646 Turner Road, subject to staff recommendations 1 through 7, with the additional requirement (#8) of submitting a landscaping plan for Council to review. Ayes: Gardner, Dumas, Tearse, Story and Usset. Nays: None. Absent: Volkenant and Thompson. Abstain: None. Motion Approved. 5-0

6. Open/Misc.

Mr. Kaltsas reported that there would be at least one application for the November Planning Commission meeting.

He also announced that on Thursday, October 30, at 10:35 AM, the state transportation bonding committee would be making a tour stop at the city to discuss Highway 12. Mr. Kaltsas explained that this was a significant opportunity as the city is trying to secure legislative funding (approximately \$35 million) for a Highway 12 rebuild project rather than waiting for MnDOT funding. He encouraged commissioners and anyone interested in the Highway 12 project to attend the 15-minute presentation.

Mr. Kaltsas provided additional information about the Highway 12 project, noting that while the city has advocated for a four-lane highway, the project would likely result in a "super 2" or three-lane section similar to Highway 7 between County Road 10 and State Highway 25. He explained that MnDOT currently has funding in their 2028 budget for a roundabout at County Line Road and a pavement management project from County Road 90 to County Line Road, but the city is advocating for a complete rebuild with separated lanes for safety rather than just a pavement project.

7. Adjourn.

**Motion by Story, seconded by Tearse to adjourn the meeting at 8:01pm. Motion
Approved. 5-0**

Respectfully Submitted,

Amber Simon/Recording Secretary