



PLANNING COMMISSION MEETING AGENDA
TUESDAY JANUARY 17, 2023

7:30 PM REGULAR MEETING

1. Call to Order
2. Roll Call
3. Annual Election of Chair and Vice Chair
4. Approval of Minutes:
 - a. December 6, 2022, City Council Meeting Minutes (For Information Only)
5. Tom Koch (Applicant/Owner) is requesting that the City consider the following review/discussion for the property generally located at 5865 Koch's Crossing (PID No's. 11-118-24-12-0004, 11-118-24-13-0003, 11-118-24-31-0005, 11-118-24-13-0002, 11-118-24-42-0001, 11-118-24-42-0002) in Independence, MN:
 - a. Final Plat to allow a 33-lot subdivision to be known as KOCH FARM SANCTUARY.
6. **PUBLIC HEARING:** Chad Greenway (Applicant/Owner) requests that the City consider the following action for the properties located at 2171 Copeland Rd. and 2052 Nelson Rd., Independence, MN (PID No. 19-118-24-14-0001 and 19-118-24-13-0003):
 - a. A minor subdivision to permit a lot line rearrangement to adjust the property line that runs east and west between the two subject properties.
7. **PUBLIC HEARING:** William Stoddard (Applicant) and John Zeglin (Owner) requests that the City consider the following actions for the property located at 9285 US Hwy 12, Independence, MN (PID No. 18-118-24-21-0001):
 - a. A comprehensive plan amendment to allow a portion of the property to be re-guided to the Urban Commercial - UC zoning district. A portion of the property is already guided Urban Commercial.
 - b. Rezoning of a portion of the property from AG-Agriculture to UC-Urban Commercial.

- c. Conditional Use Permit to allow a planned unit commercial development on the subject property. The proposed development would include office warehouse and private garage condominium buildings.
 - d. Site Plan Review to allow the proposed development.
 - e. Preliminary Plat to allow the subdivision of the property into eight (8) residential lots and associated lots to allow the proposed commercial development.
8. Open/Misc.
9. Adjourn.