



PLANNING COMMISSION MEETING AGENDA
TUESDAY FEBRUARY 21, 2023

7:30 PM REGULAR MEETING

1. Call to Order
2. Roll Call
3. Approval of Minutes:
 - a. November 15, 2022 Planning Commission Meeting Minutes.
 - b. January 17, 2023 Planning Commission Meeting Minutes.
 - c. February 9, 2022, City Council Meeting Minutes (For Information Only)
4. **Continued from January 17, 2023 Meeting.** 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.
5. Open/Misc.
6. Adjourn.