



PLANNING COMMISSION MEETING AGENDA
TUESDAY DECEMBER 19, 2023

7:30 PM REGULAR MEETING

1. Call to Order
2. Roll Call
3. Approval of Minutes:
 - a. October 17, 2023, Planning Commission Meeting Minutes.
 - b. December 5, 2023, City Council Meeting Minutes (For Information Only)
4. **(CONTINUED FROM SEPTEMBER PC MEETING) PUBLIC HEARING:** Peter Johnson (Applicant/Owner) is requesting the following actions for the property located at 6220 CSAH 11 (PID No. 02-118-24-32-0001) in the City of Independence, MN:
 - a. A minor subdivision to allow a lot split which would create a new eight (8) acre parcel on the north side of the existing creek and would be accessed via Stephanie Way.
 - b. A variance to allow a new property to be created which has less than the requisite lot frontage on a public road or right of way.
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.
 - b. A variance to allow a ground mounted solar system that is greater than 500 SF.
6. Open/Misc.
7. Adjourn.