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PLANNING COMMISSION MEETING AGENDA  
REGULAR MEETING  
TUESDAY, FEBRUARY 21, 2017

**6:30 PM Regular Meeting**

1. Swearing in of New Planning Commissioner Leith Dumas
2. Call to Order
3. Roll Call
4. Approval of Minutes:
  - a. January 17, 2017 Planning Commission Meeting
5. **PUBLIC HEARING:** Corey Oeffling (Applicant/Owner) requests that the City consider the following actions for the property located at 5215 Sunset Lane (PID No. 01-118-24-31-0002) in Independence, MN:
  - a. A variance to allow a reduced front and side yard setback. The setback reductions would permit the construction of a new attached garage and front porch.
6. **PUBLIC HEARING:** Hoikka Construction (Applicant) and Beau'Selle Stable (Owner) request that the City consider the following actions for the property located at 1060 Copeland Road (PID No. 29-118-24-31-0003) in Independence, MN:
  - a. An interim use permit to allow a temporary building that is greater than 5,000 SF in association with the Commercial Riding Stable permitted as a conditional use permit on the subject property
7. **PUBLIC HEARING:** Randall and Margaret Mason (Applicant/Owner) requests that the City consider the following actions for the property located at 3212 Independence Road (PID No.s 13-118-24-22-0008, 13-118-24-22-0009, 12-118-24-33-0004, 12-118-24-33-0004) in Independence, MN:
  - a. A minor subdivision to combine the two lots into one lot.
8. **PUBLIC HEARING – (TO BE CONTINUED TO MARCH 21, 2017):** Dean Fowser (Applicant/Owner) requests that the City consider the following actions for the property located at 8875 Highway 12 (PID No. 18-118-24-11-0001) in Independence, MN:

- a. An amendment to the conditional use permit to expand the commercial building located on the property.
- 9. Comprehensive Plan Discussion.
  - a. Overview of March Kick-off Meeting.
- 10. Open/Misc.
- 11. Adjourn.