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PLANNING COMMISSION MEETING AGENDA  
REGULAR MEETING  
TUESDAY, JULY 18, 2017

**6:30 PM Regular Meeting**

1. Call to Order
2. Roll Call
3. Approval of Minutes:
  - a. June 20, 2017 Planning Commission Meeting
  - b. June 13, 2017 City Council Meeting Minutes (For Information Only)
4. **PUBLIC HEARING:** Richard and Kari Stromer (Applicant/Owner) requests that the City consider the following actions for the property located at 2828 County Line Road (PID No. 18-118-24-24-0003) in Independence, MN:
  - a. A variance to allow a lot split of their 19.47 acres in the Agriculture zoning district. The variance would allow for the division of a 4-5 acre portion of this property with access onto Nelson Road.
  - b. A minor subdivision allowing the split of the subject property into two parcels.
5. **PUBLIC HEARING:** RAM General Contracting (Applicant) and Bel Farms, LLC (Owner) request that the City consider the following actions for the property located at 499 Nelson Road (PID No. 31-118-24-24-0001) in Independence, MN:
  - a. A conditional use permit to build a new private equestrian facility which will exceed the maximum accessory structure size of 5,000 square feet.
  - b. A bunkhouse for the owner's caretaker of the property.
6. **Comprehensive Plan -2040 Plan Preparation.**
  - a. Present Community Survey Results
  - b. Community Survey Results Discussion
7. Open/Misc.
8. Adjourn.