



Please note that, pursuant to the authority provided by Minn. Stat. Sec. 13D.021, subd. 1(1), the City has determined that in-person meetings of the City Council are not practical or prudent due to the COVID-19 public health pandemic and the declared national, state, and local emergencies. Meetings of the Council will be conducted by electronic or telephonic means. Under Minn. Stat. Sec. 13D.021, subd. 3, to the extent practical and possible, the City Council will allow individuals to monitor the meeting electronically. Access to the meeting can be obtained online by following the link provided below or by contacting the City Hall for instructions and methods for obtaining access to the meeting.

Meeting Access Information: <https://www.ci.independence.mn.us/meetings>

**\*\*\*\*PLEASE NOTE\*\*\*\***

**6:00 PM - LOCAL BOARD OF APPEALS AND EQUALIZATION MEETING**

1. Call to Order
2. Hennepin County Assessor David Thomsen: Present Local Board of Appeals and Equalization Information.
3. Adjourn.

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**CITY COUNCIL MEETING AGENDA  
TUESDAY APRIL 6, 2021  
CITY COUNCIL MEETING TIME: 6:30 PM**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. \*\*\*\*Consent Agenda\*\*\*\*

All items listed under Consent Agenda are considered to be routine by Council and will be acted on by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- a. Approval of City Council Minutes from the February 16, 2021 Regular City Council Meeting.
- b. Approval of Accounts Payable; (Batch #1 Checks Numbered 20379-20385, Batch #2 Check Numbered 20386-20406).
- c. Approval of Pay Request #4 From Rochon for the City Hall Renovation Project.
- d. Approval of a Solicitor Permit for Window, Roofing, Siding Services Contractor – VL Builders.
- e. Approval and Award of Annual Dust Control and Gravel Contracts.

5. Set Agenda – Anyone Not on the Agenda can be Placed Under Open/Misc.
6. Reports of Boards and Committees by Council and Staff.
7. John Nyhlen (Applicant) and Jeffrey Cunningham (Owner) request that the City consider the following action for the property located at 9226 Highway 12 (PID No. 07-118-24-34-0005) in Independence, MN:
  - a. **RESOLUTION 21-0406-01:** Considering approval of a conditional use permit to allow a ground mounted solar system not exceeding 500 SF and denial of a variance to allow a ground mounted solar system that exceeds 500 SF in total area.
8. Mike Kuka (Applicant/Owner) is requesting the following action for the property located at 4405 County Road 92 N. (PID No. 0411824310002) in the City of Independence, MN:
  - a. **RESOLUTION 21-0406-02:** An amendment to the existing conditional use permit, allowing a commercial riding stable, to construct a new detached accessory structure to be used as a tack room on the property located at 4405 County Road 92 N.
9. Mark Kroskin (Applicant/Owner) is requesting the following action for the property located at 6000 Providence Curve (PID No. 1411824420008) in the City of Independence, MN:
  - a. **RESOLUTION 21-0406-03:** A variance to allow a detached accessory structure to be located closer to the side and rear property lines than otherwise permitted on the property located at 6000 Providence Curve.
10. Bryant Johnson (Applicant) and Hilltop Farm, Inc. (Owner) is requesting a concept plan review for a subdivision of the property located between CSAH 90 and CSAH 83 and identified as PID No. 2611824130001. The proposed subdivision would ultimately require the rezoning of the property and a minor subdivision and would create eleven rural residential lots.
11. MS4 Permit Update – Consider Approval of and Authorization to Submit Updated Permit Application/TMDL Compliance/BMP Activity Schedule in Accordance with MPCA Requirements.
12. Open/Misc.
13. Adjourn.