



PLANNING COMMISSION MEETING AGENDA  
TUESDAY MAY 16, 2023

**7:30 PM REGULAR MEETING**

1. Call to Order
2. Roll Call
3. Approval of Minutes:
  - a. April 18, 2023, Planning Commission Meeting Minutes.
  - b. May 2, 2023, City Council Meeting Minutes (For Information Only)
4. **(PUBLIC HEARING)** BohLand Development (Applicant) and BohLand BridgeVine LLC (Owner) requests that the City consider the following action for the properties generally located at 2236 South Lake Shore Drive, Independence, MN (PID No's. 24-118-24-14-0005, 24-118-24-11-0009 and 24-118-24-11-0012):
  - a. An ordinance amendment to allow planned unit developments as a conditional use in the Rural Residential Zoning District.
  - b. A conditional use permit to allow a planned unit development.
  - c. Final plat for the proposed subdivision of the property into 28 single-family lots with a minimum lot size of 1 acre.
5. Open/Misc.
6. Adjourn.

MINUTES OF A MEETING OF THE  
INDEPENDENCE PLANNING COMMISSION  
TUESDAY, APRIL 18, 2023, AT 7:30 PM

1. CALL TO ORDER

Pursuant to due call and notice thereof, a work session of the Independence Planning Commission was called to order by Chair Gardner at 7:30 p.m.

2. ROLL CALL:

PRESENT: Commissioners Gardner (Chair), Dumas, Volkenant, Thompson, Tearse, Story, and Usset.  
ABSENT: None.  
STAFF: City Administrator Kaltsas, Administrative Services Director Simon  
VISITORS: See Sign-In Sheet

3. Approval of Minutes:

- a. February 21, 2023, Planning Commission Meeting Minutes.
- b. April 4, 2023, City Council Meeting Minutes (For Information Only)

**Motion by Thompson, seconded by Volkenant to approve the minutes.**

**Ayes: Gardner, Dumas, Volkenant, Thompson, Tearse, Story, and Usset. Nays: None.**

**Absent: None. Abstain: None. Motion Approved. 5-0**

4. **PUBLIC HEARING:** Seasonal Investments, LLC, (Applicant) and 1980 County Road 90 LLC (Owner) request that the City consider the following action for the property located at 1980 County Road 90, Independence, MN (PID No. 23-118-24-32-0011):

- a. Site plan review to allow the proposed development of two new storage buildings on the subject property.

**Property/Site Information:**

The property is located on the east side of CSAH 90 just north of the intersection of County Road 90 and Highway 12. The property is vacant and currently used by Sam's Landscape as an outdoor storage yard. There is a significant wetland located on the east side of the property. The property has the following characteristics:

**Property Information: 1980 County Road 90**

**Zoning:** CLI - *Commercial Light Industrial*

**Comprehensive Plan** *Light Industrial*

**Acreage:** *5.84 acres*

***Discussion:***

The applicant approached the City about the possibility of developing the property with two new commercial buildings for the purpose of indoor boat storage. The applicant has prepared plans for the proposed development of the site and is now in a position to move forward with the proposed development of two new commercial buildings. The applicant is seeking site plan review approval to allow the construction of two new single-level, 12,000 square foot buildings (total 24,000 SF) and associated site plan improvements. The site improvements include parking areas, outdoor storage areas and landscaping.

The subject property is zoned CLI – Commercial Light Industrial. Warehouse and indoor storage are permitted within the CLI zoning district. The applicant owns and operates a commercial marina, repair and boat storage business and is seeking a location for additional indoor storage. The proposed development would be comprised of two 12,000 SF storage buildings. No outdoor storage is proposed at this time. New construction in the CLI zoning district requires the review and approval of the City. The review considers and analyzes how the proposed development meets the requirements of the zoning ordinance (Sections 530.17 and 530.23).

The City has adopted site and design requirements for commercial development. The City has reviewed the plans as they relate to the required standards provided in the zoning ordinance. The following items should be further considered by the Planning Commission:

1. Building Design – The City ordinance provides the following requirement for additions to commercial buildings:
  - a. Allowed materials for principal buildings. Principal commercial or industrial buildings in the commercial/industrial zoning district shall use the following materials on their exterior facades:
    - (1) Brick;
    - (2) Natural stone or stone veneers;
    - (3) Decorative concrete block (color impregnated with a split faced, robbed, or textured surface;
    - (4) Glass curtain wall panels;
    - (5) Stucco or synthetic stucco;
    - (6) Exterior insulation and finish systems (EIFS).

The applicant is proposing to construct two commercial buildings on the property. The applicant has confirmed that they will meet all applicable building material requirements but has not resubmitted a fully compliant building materials plan. The City anticipates that this will be submitted prior to the Planning Commission Meeting. The applicant has provided building elevations and images that provide dimensional and similar details for the proposed buildings. The general character and architecture of the proposed buildings is similar to that of other buildings in the general area.

2. Parking/Drive Access - The applicant is proposing to construct new bituminous access drive that have an ingress/egress coming off of the existing connecting driveway to CSAH 90 used by the adjacent property to the south. The proposed access driveway will also include

a concrete curb and gutter perimeter as required by ordinance. The City will require that the applicant furnish and ultimately record a cross access and maintenance agreement pertaining to the shared driveway access.

The City initially commented on the driveway and fire department access and the plans have been updated to accommodate a compliant fire apparatus hammerhead.

The proposed use of the site for storage would not require additional off-street parking. Note that this site as proposed would not accommodate general business use and could not be broken down into individual lease spaces in the future. The proposed distance between buildings would not accommodate a drive aisle and parking spaces.

3. Setbacks – The City has the following setback requirements for buildings located in the CLI zoning district:

<u>Required</u>	<u>Proposed</u>
a. Front yard setback: 100 feet from centerline of road.	100' +
b. Side yard setback: 20 feet from side lot line.	25' N/20' S
c. Rear yard setback: 20 feet from rear lot line.	N/A
d. Setback from boundary of agricultural or rural residential dist.	N/A
e. Parking Setbacks: 20 feet from front /10 feet from side lot line.	N/A

The proposed buildings would meet all applicable setbacks.

4. Lighting – The applicant has noted wall mounted lighting over each garage door on the site plan. The City requires a photometric plan and detailed cut sheets for the proposed lighting. The City will require this to be submitted and reviewed for compliance prior to City Council consideration.
5. Landscaping - Landscaping is required for new construction within all requisite setback areas. The City has reviewed the proposed landscape plan. The plan generally meets the applicable requirements. The City would request that additional evergreen trees be planted along the east side of the buildings to screen views from the adjacent residential property to the northeast. The City can continue to work with the applicant to revise the plan to meet applicable requirements. Staff is seeking further direction from the Planning Commission relating to the requisite landscaping. Staff recommends that a condition be added to the site plan approval which requires submittal and approval of a final landscape plan.
6. Storm Water Management – The City's engineer (Hakanson Anderson) has reviewed the plans and prepared comments in a letter dated March 6, 2023, and attached to this letter. The plans will need to be revised to accommodate the engineer's comments and provide any requested information and or make and revisions and resubmit revised plans as necessary. This project will also require the review and approval of the watershed district. The plans will be revised prior to City Council consideration of the site plan review. The applicant has provided a stormwater management pond in the northwest corner of the site to accommodate runoff and quality control.
7. Lot Coverage – The maximum impervious lot coverage in the CLI zoning district is 30 percent. The overall site is 5.84 acres and impervious surface is broken down as follows:



	SITE AREA (ACRES)	IMPERVIOUS (ACRES)	IMPERVIOUS %
EXISTING CONDITION	5.84	1.17	20.0
PROPOSED CONDITION	5.84	0.90	15.4

The applicant is proposing to cover 15.4% of the proposed site with impervious surface.

The City stipulates the following relating to lot coverage in the zoning ordinance:

*Lot coverage. Impervious lot coverage shall not exceed 30 percent of the lot area. Lot coverage of up to 75 percent may be allowed by conditional use permit provided stormwater run-off and surface drainage is no greater than pre-development rates for one-, ten- and 100-year storm events. Stormwater treatment ponding is required for all developments.*

8. Sanitary Sewer – The proposed buildings will not have any finished interior space and will not have any bathroom facilities or water. There is an existing on-site septic system that would be removed as a part of the building/house demolition. The applicant is not proposing to preserve and or accommodate any on-site septic system which will limit future use of the proposed buildings.

The proposed development of this commercial property generally meets the intent and applicable requirements of the City's CLI zoning district. The City will update the Planning Commission on the building materials and architecture and will be looking for Planning Commission direction and discussion at the meeting. There are several items noted in the report that should be further considered by the Planning Commission. Based on direction from the Planning Commission, additional conditions may be required to be added to the recommendation.

#### ***Neighbor Comments:***

The City has not received any written or verbal comments regarding the proposed site plan review.

#### ***Recommendation:***

Staff is seeking a recommendation from the Planning Commission for the requested site plan review. Should the Planning Commission recommend approval to the City Council, the following findings and conditions should be considered:

1. The proposed Site Plan Review request meets all applicable conditions and restrictions stated in Chapter V, Section 520.25, Site Plan Approval Procedures, in the City of Independence Zoning Ordinance.
2. The applicant shall submit a final landscape plan and receive City approval prior to City Council consideration.

3. The applicant shall submit a final lighting and photometric plan and detailed cut sheets for all proposed building and site lighting prior to and receive City approval prior to City Council consideration.
4. The applicant shall comply with all applicable storm water requirements and obtain all storm water approvals determined necessary.
5. The applicant shall receive approval of the proposed access from Hennepin County.
6. The City will require that the applicant furnish and ultimately record a cross access and maintenance agreement pertaining to the shared driveway access.
7. No outdoor storage is approved as a part of this approval.
8. Any future development or improvements made to this property will need to be in compliance with all applicable standards relating to the Commercial-Light Industrial zoning district.
9. The Applicant shall pay for all costs associated with the City's review of the requested site plan review approval.
10. The City Council resolution shall be recorded against the property.

Kaltsas reviewed for the Planning Commission the Applicant's Request, Property, Site Information, Discussion, and Recommendation from the packet. Seasonal Investments, LLC (Applicant) and 1980 Co Rd 90 LLC (Owner) are requesting a site plan review to add 2 new single level 12,000 SF storage buildings to be used for indoor commercial marina boat storage on the East side of Co Rd 90 North of the City Hall. The property is vacant and formerly used by Sam's Landscape as an outdoor storage yard. 2/3 of the property is significant wetland on the East side of property. Zoned: Commercial/Light Industrial and is about 5.5 acres. Sam is relocating across the street, and he is selling this site. The Applicant's proposed site plan shows access site with existing driveway. We would require cross access maintenance agreement of ingress egress. Included is a new driveway with hammerhead turnaround and a driveway between two proposed buildings. Buildings' depth of 60ft and length of 200 ft buildings. 5 overhead garage doors are on each building. All building setbacks would be met. They will take in wetland buffer. We looked at the overall building design. We have requirements for materials. In the principal buildings, they would not be able to be full steel. No exceptions are being asked for. See illustrations. Brick wanes coat on West facing Co Rd 90 side with steel stucco panel finish remaining 3 panels which meets City's requirements. Metal roof, brick on base, full stucco all the way around buildings. Parking and access with no office or other space with use. It's only indoor boat storage. No restrooms or anything else in the buildings. No other septic or sewer now or proposed for future. No parking requirements because it is 100% indoor storage. We looked at providing fire turnaround. He's proposing overhead door wall peck lighting and asked for lighting plan to be submitted to know the wall light being proposed. All open areas are to be landscaped. The illustration shows their keeping and will maintain some of the berm. We've asked that applicant have additional evergreen placed on the East side for screening from the residential homes across the wetlands. Pioneer Sarah Creek would need to give approval for stormwater management provisions. Allowed is a 30% maximum of overall site to be covered with impervious. Being 5.84 acres, in existing condition 1.17 acres (20%) is covered in impervious, and they are proposing to come down to .9 (15.4%). We've noted before that it is 30% of overall site. The majority of the site is wet. Ordinance request total land area not upland. With the berm

along Co Rd 90, there is no room for under or above ground for sanitary sewer, but other types could possibly be used in the future. This proposed commercial use fits and meets applicable requirements. Kaltsas opened up Planning Commission discussion.

Dumas – Are buildings heated or cold storage? With no parking on site, do they pick up the boat and bring it back or will customers be showing up with their own boats?

Thompson – Do we have good definition of outdoor storage, transient parking. What about picking up, dropping off for a day, week, month? Is that clearly laid out?

Kaltsas- There is no outdoor storage, and the ordinance clearly lays out no overnight parking. There's zero public pickup/drop-off here. We could stipulate that and add to the language.

Thompson- Parking and outdoor storage should be defined to restrict empty trailers, forklift, etc.

Kaltsas – That is not laid out as clearly as should be. This is not a public pickup/drop off, just by the marina. We could stipulate that because no parking is being provided. We could add to that language and be more specific on the public piece.

Thompson – No outdoor storage, what about empty trailers, forklift, etc.? There are probably definitions like overnight, public, parking.

Story – Are those trees to the North going to be disturbed at all?

Kaltsas – They shouldn't be impacted because they can't cross that line. There is some elevation, but it would be better, not worse.

Volkenant – To the East tree coverage, is that leaving the scrub already there?

Kaltsas – It kind of shows what is there, and I anticipate the existing scrub is in the wetland that won't be disturbed. They must follow wetland delineation, 25 ft buffer, 10 ft building setback, etc.

Gardner – There's a 970 there now which is the future for elevation.

Volkenant – Nothing would be able to be planted in there since it won't live.

Kaltsas – If we could balance that for some vegetation in there.

Gardner- If approved, it would be as drawn.

Dumas – Previously, people had to tear down Commercial storage because there was no primary structure, right?

Kaltsas – For Residential you have to, but in Commercial you can do this as it is the principal use.

Both buildings become the principal use for Commercial.

Gardner -It seems to be well constructed.

### **Gardner opened Public Hearing.**

Jerry Rockvam – Only our commercial marina trucks will be coming and going with the boats, and the buildings are not heated.

Gardner – There will likely be Spring and Fall rushes.

Kaltsas – We can make sure in resolution that there is no outdoor storage including trailers, etc., and no public pickup/drop off.

### **Motion by Dumas, second by Thompson to close Public Hearing.**

**Motion by Thompson, seconded by Tearse to recommend approval of the site plan for Seasonal Investments, LLC at 1980 County Rd 90, Independence (PID: 23-118-24-32-0011) subject to staff recommendations #1-#10 and changing #7- no outdoor storage and it is not limited to boats and adding #11- no public drop-off or access for normal business operations. Ayes: Gardner, Dumas, Volkenant, Thompson, Tearse, Story, and Usset. Nays: None. Absent: None. Abstain: None. Motion Approved. 5-0**

This will go to the next Council meeting on May 2<sup>nd</sup>.

City of Independence

Planning Commission Meeting Minutes

7:30 pm April 18, 2023

5. **PUBLIC HEARING:** Jeffrey Pitzenberger (Applicant/Owner) requests that the City consider the following actions for the property located at 4082 Woodhill Drive, Independence, MN (PID No. 01-118-24-34-0012):

- a. A conditional use permit to allow an attached accessory dwelling unit.

***Property/Site Information:***

The property is located at 4082 Woodhill Drive which is on the northeast corner of CSAH 11 and Woodhill Drive. The property has frontage on Lake Sarah and comprised of mostly upland with a wetland on the east side of the property. A new single-family home is proposed on the property.

Property Information: 4082 Woodhill Drive

Zoning: *RR-Rural Residential (Shoreland Overlay)*

Comprehensive Plan: *RR-Rural Residential*

Acreage: *2.00 acres*

***Discussion:***

The applicant approached the City about the possibility of constructing a detached accessory dwelling unit on this property prior to acquiring the property. The property was recently platted as a part of the Lake Sarah Hill Subdivision. It was noted that the City's current ordinance does not allow detached accessory dwelling units (ADU's) on properties less than 2.5 acres. For properties less than 2.5 acres, ADU's are required to be attached to the principal structure.

The applicant applied for a Variance and CUP seeking approval of a detached ADU on the property. The Planning Commission did review the request in 2022, but the applicant ultimately withdrew the application. The applicant has revised the plans and request for an attached ADU to be connected to the proposed new single-family home on the property.

The City considers allowing ADU's as a conditional use in the RR-Rural Residential zoning district. The applicant has prepared plans for the development of the property which include both the principal and now attached accessory dwelling unit. The City has adopted standards requiring the ADU to be proportional and subordinate to the principal structure. The proposed principal house and accessory dwelling unit have the following specifics:

**Principal Home:**

3316 SF 1<sup>st</sup> and 2<sup>nd</sup> Floors ( $33\% * 3316 = 1094$  SF)

**Accessory Dwelling Unit:**

Allowed SF

1094 SF allowed

Proposed SF

1,094 SF\* (Excludes attached garage)

\*Applicant has noted that the garage will be 453 SF.

Setbacks	Required	Proposed
Front Yard	85' from CL	100'+
Side Yard	30'	34' (north side)
Rear Yard	100' from OHWL	200'+

The proposed accessory dwelling unit is comprised of 2 bedrooms, 2 baths, kitchen, family room, dining room, mud room, mechanical and attached garage. In order for the City to consider a CUP for an accessory dwelling unit, the applicant will need to demonstrate how they meet all applicable criteria for granting a conditional use permit and for an accessory dwelling unit. The City has criteria broadly relating to Conditional Use Permits and then more focused criteria relating specifically to accessory dwelling units.

An accessory dwelling unit must meet the following criteria:

*Subd. 2. "Accessory Dwelling Unit." A secondary dwelling unit that is:*

- (a) Physically attached to or within a single-family dwelling unit or within a detached<sup>a</sup> accessory building that has a principal structure on the parcel; and*

**The applicant is proposing to construct an attached accessory dwelling unit as a result of the property being less than 2.5 acres.**

- (b) Subordinate in size to the single-family dwelling unit; and*

**The proposed accessory dwelling unit would be subordinate in size to the single-family dwelling unit.**

- (c) Fully separated from the single-family dwelling unit by means of a wall or floor, with or without a door; and*

**The proposed accessory dwelling unit would be fully separated by the attached garage that would separate the principal home and the proposed accessory structure.**

- (d) Architecturally compatible with the principal structure (using materials, finishes, style and colors similar to the principal structure); and*

**The proposed ADU has been designed to be architecturally similar to the proposed principal structure. Architecture and materials appear to be consistent with the existing home.**

- (e) The lesser of 33% of the above ground living area of the principal structure or 1,200 square feet, and no less than 400 square feet; and*

**The principal structure is proposed to be 3,316 square feet of above ground living space not including the walkout basement. 33% of 3,316 square feet equals 1,094 square feet. The applicant has proposed a 1,094 SF detached accessory structure.**

- (f) *Not in excess of the maximum square footage for accessory structures as permitted in this code; and*

**The existing property is 2.5 acres in size and is limited to 1,850 square feet for the total square footage for all detached accessory structures. The proposed attached structure would not count towards the total detached accessory structure SF.**

- (g) *Has permanent provisions for cooking, living and sanitation; and*

**The applicant is proposing to construct permanent provisions for cooking; living and sanitation (see attached depiction).**

- (h) *Has no more than 2 bedrooms; and*

**The applicant is proposing to have two (2) bedrooms within the proposed accessory dwelling unit.**

- (i) *Limited to relatives of the homesteaded owner occupants or the homesteaded owners of the principal structure. The total number of individuals that reside in both the principal dwelling unit and accessory dwelling unit may not exceed the number that is allowed by the building code; and*

**The owner of the property is proposing that the accessory dwelling unit will be occupied by his family.**

- (j) *Uses the existing on-site septic system<sup>b</sup> or an approved holding tank; and*

**The proposed accessory structure will be connected to the City sewer line that will also serve the principal residence.**

- (k) *Respectful of the future subdivision of the property and the primary and secondary septic sites. The City may require a sketch of the proposed future subdivision of a property; and*

**The accessory structure does not impede the ability of the owner to subdivide the property in the future or utilize a secondary septic site.**

- (l) *In compliance with the adopted building code relating to all aspects of the dwelling unit.*

**The applicant will be required to obtain a building permit for all proposed improvements.**

***<sup>a</sup> On lots less than 2.5 acres, the accessory dwelling unit must be attached to the principal dwelling unit or located/constructed within an existing detached accessory structure that meets all criteria of this section.***

***<sup>b</sup> The existing on-site septic system will be required to be inspected by the City to ensure compliance with all applicable standards. Any system that does not meet all applicable standards shall be brought into compliance as a part of the approval of the accessory***

*dwelling unit.*

The applicant has discussed the proposed improvements to the property with the City. The applicant has submitted a site survey, floor plan and illustrations of the proposed ADU and principal structure. The accessory dwelling unit will need to meet all applicable building codes and building regulations.

The criteria for granting a conditional use permit are clearly delineated in the City's Zoning Ordinance (Section 520.11 subd. 1, a-i) as follows:

- 1. The conditional use will not adversely affect the health, safety, morals and general welfare of occupants of surrounding lands.*
- 2. The proposed use will not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity for the proposes already permitted or on the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.*
- 3. Existing roads and proposed access roads will be adequate to accommodate anticipated traffic.*
- 4. Sufficient off-street parking and loading space will be provided to serve the proposed use.*
- 5. The proposed conditional use can be adequately serviced by public utilities or on-site sewage treatment, and sufficient area of suitable soils for on-site sewage treatment is available to protect the city form pollution hazards.*
- 6. The proposal includes adequate provision for protection of natural drainage systems, natural topography, tree growth, water courses, wetlands, historic sites and similar ecological and environmental features.*
- 7. The proposal includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance.*
- 8. The proposed condition use is consistent with the comprehensive plan of the City of Independence.*
- 9. The proposed use will not stimulate growth incompatible with prevailing density standards.*

There are several items that could be considered by the City:

1. The applicant has revised the proposed ADU to be an attached structure in compliance with the applicable standards for lots less than 2.5 acres.

Ultimately the City will need to find that the criteria for granting a conditional use permit have been satisfied by the applicant. This property is 2 acres in size and is limited to an attached ADU in accordance with the City standards. The proposed new home and ADU appear to be designed so that they are compatible and consistent.

***Neighbor Comments:***

The City has not received any written comments regarding the proposed conditional use permit to allow an accessory dwelling unit.

***Recommendation:***

Staff is seeking a recommendation from the Planning Commission for the requested Conditional Use Permit with the following findings and conditions:

1. The proposed Conditional Use Permit request meets all applicable conditions and restrictions stated in Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
2. The Conditional Use Permit will be issued subject to the following items being completed:
  - a. The Conditional Use Permit will be subject to the applicant constructing the principal structure on the property and successfully obtaining and completing a building permit for all applicable improvements required for a dwelling unit.
  - b. The ADU can be no greater than 1,094 SF.
  - c. The ADU will be constructed in accordance with the approved plans.
  - d. The ADU will meet all applicable setbacks of the City's zoning ordinance. An updated and signed survey confirming and detailing all proposed building setbacks and grading and drainage will be required to be submitted prior to issuance of the building permit.
3. The Applicant shall pay for all costs associated with the City's review of the requested conditional use permit.

Kaltsas reviewed for the Planning Commission the Applicant's Request, Property, Site Information, Discussion, and Recommendation from the packet. Jeffrey Pitzenberger (Applicant/Owner) at 4082 Woodhill Drive (PID No. 01-118-24-34-0012) is requesting a Conditional Use Permit (CUP) for an attached Accessory Dwelling Unit (ADU). The property is on the East side of Woodhill Drive and the SW corner of Lake Sarah comprising mostly of upland with wetland on the East. A new single-family home is being constructed. It is zoned Rural Residential, guided by Rural Residential, and is 2 acres in size. We discussed this last year for CUP of a detached Accessory Dwelling Unit (ADU) which is not permitted on less than 2.5 acres. The Applicant withdrew variance portion but is now requesting an attached ADU to the new home being proposed. The City has provisions relating to ADUs (see requirements), ultimately the CUP criteria is considered. Construction of a new 3,016 sqft home of 1<sup>st</sup> and 2<sup>nd</sup> floors. We allow up to 33% of the total above ground sqft. or 1,200 sqft. whatever is less. Their proposed home would allow a 1,094 sqft attached accessory structure which excludes garage, storage, and mechanical room. The attached garage would attach the ADU. Setbacks are well over 100 ft from road, 34 ft from side backs, 200+ft from waterline. 2 bedrooms, 2 baths. ADU Requirements in packet were reviewed and are compliant here.

ADU must be attached to or within under 2.5 acres. Must be subordinate in size to principle. It is a single story, fully separated by the proposed garage between the two, and is architecturally consistent. It's limited



to relatives/family members use. Uses city sewer. The layout of this site and narrowness of the lot, you couldn't subdivide. Proposed use will not have a detrimental effect for purposes already permitted. It does fit in with the principal structure. It doesn't take away from reasonable use and enjoyment of surrounding properties or property. Applicant will need to obtain a building permit for the ADU and an updated survey to show setbacks, grading, and drainage. Only an architectural site plan is included in the packet. Elevations and floorplan are included so you can see how it would be attached. Kaltsas opened up Planning Commission discussion.

Gardner – Is that truly a 453 SF garage? I guess it doesn't really matter.

Kaltsas – The unfinished space could be used for a garage or for the finished principal dwelling, but the ADU must have a designated door to maintain that separation. We had discussion on how these are attached. Our ordinance does not specifically define attached vs. detached. We relied on MN State building code but noted that it would need to be something that is habitable and can't just be a hallway or breezeway. There are stipulations of 10 ft wide, etc. We may need to address this in the future. This is something that has come up once or twice in 10-15 years, but recently we've gotten more questions on it, and it may need to be addressed within the ordinance at some point.

**Gardner opened Public Hearing.**

Jeffrey Pitzenberger, Owner – There is a garage door in that 8x10 ft space, and our in-laws are going to live in the attached ADU space.

**Motion by Volkenant, second by Tearse to close Public Hearing.**

**Motion by Thompson, seconded by Dumas to approve the request for an attached accessory dwelling unit (ADU) for Jeffrey Pitzenberger at 4082 Woodhill Dr. (PID No: 01-118-24-34-0012) subject to staff conditions 1-3. Ayes: Gardner, Dumas, Volkenant, Thompson, Tearse, Story, and Usset. Nays: None. Absent: None. Abstain: None. Motion Approved. 5-0**

This will go to the next Council meeting on May 2<sup>nd</sup>.

**6. Open/Misc.**

The BridgeVine application should come back as Final Plat next month. The Auto Condos got approved by Council for Preliminary Plat, but we're still working on details with MNDot. They are insistent on taking away all access for that property, but we're not sure they can do that. We will get it resolved. The Kochs will begin construction on all of it, There's a Pre-Con next week. We received the first building permit for Hilltop Prairie off Co Rd 90. Lots of people are looking for development land.

**7. Adjourn.**

**Motion by Thompson, seconded Volkenant by to adjourn.**

Meeting adjourned at 8:14 p.m.

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Respectfully Submitted,  
Linda Johnson/ Recording Secretary

DRAFT

MINUTES OF A REGULAR MEETING OF  
THE INDEPENDENCE CITY COUNCIL  
TUESDAY, MAY 3, 2023 – 6:30 P.M.  
City Hall Chambers

1. CALL TO ORDER.

Pursuant to due call and notice thereof, a regular meeting of the Independence City Council was called to order by Mayor Johnson at 6:30 p.m.

2. PLEDGE OF ALLEGIANCE.

Mayor Johnson led the group in the Pledge of Allegiance.

3. ROLL CALL

PRESENT: Mayor Johnson and Councilors Betts, Spencer, and Grotting.

ABSENT: McCoy.

STAFF: City Administrator Kaltsas, City Administrative Director Simon, and City Attorney Vose.

VISITORS: Jerry Rockvam, Sam Vandeputte and Beth Horner.

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 April 18, 2023, Regular City Council Meeting.
- b. Approval of City Council Minutes from the April 18, 2023, Board LBAE City Council Meeting.
- c. Approval of City Council Minutes from the April 11, 2023, City Council Workshop.
- d. Approval of Accounts Payable (Batch # 1; Checks Numbered 21977-21985 and Batch # 2; Checks Numbered 21986-22000).
- e. Large Assembly Permit: Tour de Tonka Bike Ride (Saturday, August 5, 2023).

**Motion by Betts, seconded by Grotting to approve the Consent Agenda. Ayes: Johnson, Betts, and Spencer. Nays: None. Absent: McCoy. Abstain. None. MOTION DECLARED CARRIED.**  
**4-0**

5. SET AGENDA – ANYONE NOT ON THE AGENDA CAN BE PLACED UNDER OPEN/MISC.

6. REPORTS OF BOARDS AND COMMITTEES BY COUNCIL AND STAFF

**Spencer attended the following meetings:**

- LMCC (virtual)

- Planning Commission
- Phone call with Jim from LMCC
- LSIA

**Grotting attended the following meetings:**

- Workshop

**Betts attended the following meetings:**

- Police Commission

**Johnson attended the following meetings:**

- Planning
- Three Rivers Park – “State of the Parks”
- Metro Cities annual meeting
- Loretto Fire Dept meeting
- Orono Healthy Youth
- Annual Wright-Hennepin Electric
- Mary Olson Funeral
- Meeting with Congressman Emmer
- Orono Gala with Mayor Rockvam
- Long Lake Fire Dept brunch
- Police Commission
- Ridgeview Hospitals event in St. Bonifacius to introduce their mental health program
- Sensible Land Use
- Coffee at Blackwater with Commissioner Anderson
- Farewell party for Clarissa at the City of Maple Plain
- Breakfast with Congressman Phillips
- Meeting with interfaith fellowship
- Interview from someone going to get their doctor degree
- Resident phone call regarding Kuntz Dr.
- Call regarding passing of former Councilmember Jack Kuntz

7. Seasonal Investments, LLC, (Applicant) and 1980 County Road 90 LLC (Owner) request that the City consider the following action for the property located at 1980 County Road 90, Independence, MN (PID No. 23-118-24-32-0011):

- a. **RESOLUTION NO. 23-0502-01** – Resolution approving Site Plan review to allow the proposed development of two new storage buildings on the subject property.

Kaltsas explained that this application went before planning commission and they recommended approval to City Council. This property is located on the East side of County Rd 90, just North of City Hall. It was used by Sam’s Landscaping, but Sam’s Landscaping is now building across the street for their new location. This plan is for two 12,000sqft storage buildings. They are both single story buildings with no functional indoor space that is inhabitable. It is strictly storage. No bathrooms, no office. They are proposing a new ingress egress driveway that would service the property to the South. It would require easements and other formal reviews before being approved.

There is no parking being proposed, just a hammerhead turn around. There is no parking demand since there is no inhabitable areas within these two buildings. The owner or staff will be responsible for bringing the

items in and out of the storage units. There will be no public access. All setbacks are met according to the plan. They are proposing landscaping and the city noted that they would like to see more evergreen trees on the East side since there is visibility from the residential neighborhood across the swamp and would allow for additional screening. Hakanson Anderson has reviewed the plans and it is now being reviewed by Pioneer Sarah Creek. They are proposing a stormwater basin and mechanical drainage.

The lot coverage max is 30%. Majority of this site is wetland. The applicant is asking for a coverage amount of 15.4% which is much less. There is no provisions for sanitary sewer and there is no location on the site to provide sanitary sewer with the way the plan is set up. If it were to ever change, it would need to be connected to city sewer, a holding tank or changed to sanitary sewer.

Johnson asked if all the maintenance work on items stored in these buildings would be done off site. Kaltsas said yes. This is simply storage. The city is not limiting the storage items to just boats. They can put boats, vehicles or other items in here. There is no outdoor storage being proposed on this site. Planning Commission confirmed that this is not heated storage. It will be indoor storage only and the buildings materials will meet the ordinance requirements. Since there is no principle structure on this site and these will be the two principle structures, they have to abide by the ordinance architectural requirements. They are proposing stone wainscoting and brick on the side facing the street and stucco on the other sides.

Johnson asked if both buildings will be built at the same time and if there was enough room between the two buildings to get a boat in and out.

Rockvam said that they have another facility that they are leasing right now, and they have 30ft to maneuver the boats inside. This plan shows 35ft. Most boats will be on trailers. In the summer we will be storing trailers. We don't plan on building these until 2025. We would like to own the buildings instead of leasing. The buildings we have now cannot be rebuilt if something happens to them.

Vose asked if there is an operational plan that says there are no third parties such as the public coming in and out.

Kaltsas said that the nature of this is that the owners and employees only are the only ones coming in and out. He asked if they should put a restriction specifically to mention this.

Vose said that if the plan ever changes, there should be a requirement that it would come back to the council to review the plans due to increased traffic patterns with no parking available.

Spencer asked if there was going to be a security gate or signage at this site.

Rockvam said he would like to reserve the right to put signage there but they do not want any of that right now. There will not be a gate.

Spencer said to make sure the signage meets the standards if he chooses to do something in the future.

**Motion by Grotting, seconded by Betts to approve RESOLUTION NO. 23-0502-01 with the following additional language to be added to No. 5; any change in the operational use of the property (i.e., public drop-off or pick-up) will require an amendment to site plan review approval. Ayes: Johnson, Betts, Grotting and Spencer. Nays: None. Absent: McCoy. Abstain. None. MOTION DECLARED CARRIED. 4-0**

8. Jeffrey Pitzenberger (Applicant/Owner) requests that the City consider the following actions for the property located at 4082 Woodhill Drive, Independence, MN (PID No. 01-118-24-34-0012):

- a. **RESOLUTION NO. 23-0502-02** – Resolution approving a conditional use permit to allow an attached accessory dwelling unit.

Kaltsas explained that detached ADU are allowed on lots that are 2.5 acres or more. This applicant brought a planning application to the city last year for the detached ADU, but it was not allowed given that there was no hardship, and it was a new lot and new home. Now the applicant is back to apply for a CUP for an attached ADU which is allowed on properties with under 2.5 acres. The property is zoned RR. It is part of the shoreland overlay district and is also guided by our comp plan as RR. The property is 2.0 acres in overall size. We have a series of requirements. The ADU must be subordinate in size to the primary home. It must also be separated from the SFD by a wall or floor. This plan shows that it will be separated by a garage space. It is architecturally compatible matching siding, shingles, and colors. The ADU must be lesser of 33% of the living area of the principal structure. Based on the size of the principal structure this would allow the size of the ADU to be 1,094sqft which is the exact size they are proposing. We do subtract the mechanical room, storage rooms and garage space to get this number. It must have permanent provisions for living such as it must have a kitchen, bathroom, and bedroom. This ADU will be utilized by their in-laws, and it will use on site septic. It will be connected to existing sanitary sewer. The ADU must be compliance with all building codes and will need a building permit from the city. The CUP requirements state that it must not affect the use or enjoyment of surrounding properties, and this does not. The city did not receive any comments from neighbors about this plan. The planning commissioners discussed this space between the primary residence and the ADU and it met criteria.

Johnson asked what kind of storage room the connecting space is.

Kaltsas said that it is proposed as a garage with a garage door on it. He said we need to talk about these moving forward because some people could use this as a three-season porch or get around the idea of what it is supposed to be. He said we may need to change this in the ordinance.

**Motion by Betts, seconded by Spencer to RESOLUTION 23-0502-02. Ayes: Johnson, Betts, Grotting and Spencer. Nays: None. Absent: McCoy. Abstain. None. MOTION DECLARED CARRIED. 4-0**

## 9. Open/Misc.

### a. Kuntz Dr. South – Road Discussion

Johnson explained that he had a resident on Kuntz Dr. South call him about the condition of Kuntz Dr.

Kaltsas said right now the road is really good. He said he drove down it to check on it and it looks nice.

Spencer said thank you to Shawn and the public works crew for working hard on the roads. Kaltsas said they have been doing a lot of grading and repairs. Spencer said even when they shouldn't be out, they were still out trying to make it better. Johnson said that the resident recommended speed bumps on Kuntz due to the amount of horse trailers traveling down the road to the boarding facility. He said that that would not be a good idea and the owner of that property just needs to be talked to by all the residents of Kuntz Dr to let them know that they need to drive at a reasonable speed. Kaltsas said that should be our first strategy is to contact them about the wear and tear on the road that it is causing. At some point their ability to utilize that property with a CUP is dependent on them being able to mitigate the impacts.

### b. City Council/Planning Commission Schedule and Meeting Dates (Discussion relating to conflicts for meeting dates due to Fourth of July, 2023 Election and summer schedule).

Johnson said that we are having some scheduling conflicts with some of the upcoming meeting dates and we will need to change some of the meeting dates.

June 20<sup>th</sup> – Johnson, Spencer, Betts and Kaltsas have scheduling conflicts. We can move this meeting to the

27<sup>th</sup> of June.

Tuesday, July 4<sup>th</sup> we would skip this meeting and just keep the July 18<sup>th</sup> meeting.

In August we would move August 22<sup>nd</sup> meeting to August 29<sup>th</sup> for both meetings.

Tuesday, November 7<sup>th</sup> is Election Day. The City can't hold a meeting on this day because of the Election. We can move this to Monday, November 6<sup>th</sup> instead.

In summary:

June 20<sup>th</sup> meeting will be held on June 27<sup>th</sup>

No July 4<sup>th</sup> meeting

August 22<sup>nd</sup> meeting will move to August 29<sup>th</sup>

November 7<sup>th</sup> meeting will move to November 6

Please see updated calendars and postings on our website for changes.

The council requests that Mark schedule a work session to discuss the future of LMCC.

**Motion by Spencer, seconded by Johnson to approve the Council meeting schedule changes. Ayes: Johnson, Betts, Grotting and Spencer. Nays: None. Absent: McCoy. Abstain. None. MOTION DECLARED CARRIED. 4-0**

Councilmember Spencer announces that it is Mayor Marvin Johnson's 88<sup>th</sup> Birthday! He wished him a Happy Birthday and played a singing Birthday Card for him.

10. Adjourn

**Motion by Spencer, seconded by Betts to adjourn the City Council Meeting at 7:29pm. Ayes: Johnson, Betts, Grotting and Spencer. Nays: None. Absent: McCoy. Abstain. None. MOTION DECLARED CARRIED. 4-0**

Meeting Adjourned.

Respectfully submitted,

Amber Simon, Recording Secretary

## City of Independence

### Review of the Final Plat and Zoning Ordinance for a Proposed 28 Unit Subdivision on the Subject Properties Generally Located at 2236 South Lake Shore Drive and to be known as BridgeVine

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*To:* Planning Commission  
*From:* Mark Kaltsas, City Planner  
*Meeting Date:* May 16, 2023  
*Applicant:* BohLand Development  
*Owner:* BohLand BridgeVine LLC  
*Location:* 2236 South Lake Shore Drive

#### ***Request:***

BohLand Development (Applicant) and BohLand BridgeVine LLC (Owner) requests that the City consider the following action for the properties generally located at 2236 South Lake Shore Drive, Independence, MN (PID No's. 24-118-24-14-0005, 24-118-24-11-0009 and 24-118-24-11-0012):

- a. An ordinance amendment to allow planned unit developments as a conditional use in the Rural Residential Zoning District.
- b. A conditional use permit to allow a planned unit development.
- c. Final plat for the proposed subdivision of the property into 28 single-family lots with a minimum lot size of 1 acre.

#### ***Property/Site Information:***

The property is located on the north side of Perkinsville Road and in-between South Lake Shore Drive and County Road 19. The property has frontage on Lake Independence and is comprised primarily of agriculture land. There are two homes on the subject property along with several detached accessory buildings. The property is comprised of densely wooded areas, wetlands and tillable acreage.

**Property Information: 2236 South Lake Shore Drive**

*Zoning: Agriculture (S-Shoreland Overlay), Rural Residential*

*Comprehensive Plan: Lakeshore Estates*

*Acreage: ~48 acres*



*2236 South Lake Shore Drive Aerial*



***Discussion:***

The City approved the rezoning and preliminary plat for the proposed development in 2022. The applicant has now submitted an application for the final plat of the property (and associated PUD/CUP) for a 28-unit subdivision developed across the 2 subject properties. The City reviews the final plat to ensure consistency with the approved preliminary plat. There were several items that were noted during

the review of the preliminary plat which have been addressed and revised by the applicant. The City provided guidance and feedback during the preliminary plat review process and has now completed a comprehensive and detailed review of the proposed final plat and associated construction drawings.

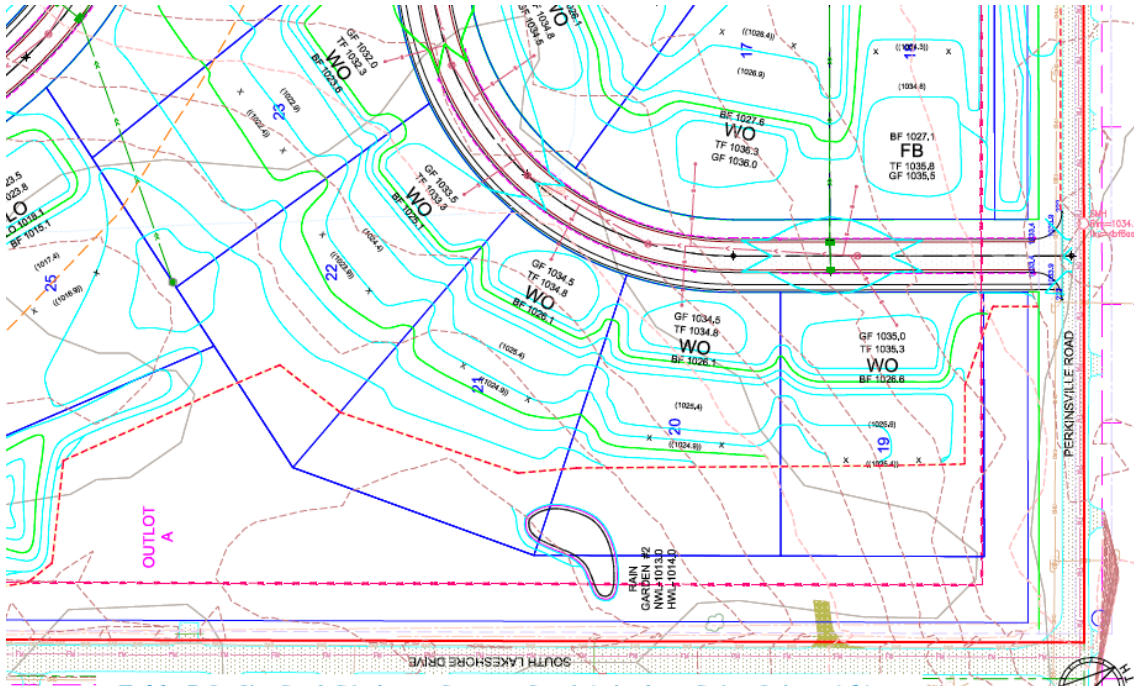
The City has completed a detailed review of the proposed subdivision as follows:

1. The City approved the proposed subdivision subject to approval of the Comprehensive Plan. The Comprehensive Plan is in the final stages of approval by the Metropolitan Council and is anticipated to be fully adopted by the end of June 2023. The subject property is now guided for Lakeshore Estates (see attached Comprehensive Plan Future Land Use Map).
2. The City has completed plans for the upgrade to the existing sanitary sewer lift station that will allow the new homes to connect to City sewer. In addition, the City of Medina has approved an amendment to the Quad City Agreement to allow the additional connections.
3. The proposed layout shows that those lots with direct shoreland would be developed so that the homes could be located at the top of the existing slope. This configuration is preferable due to the existing vegetation and slopes moving from south to north.
4. The proposed development would preserve a buffer and open space area along Perkinsville and South Lake Shore Drive. This area is proposed to be planted to help screen the proposed development from the surrounding properties. The applicant has prepared a preliminary landscape plan for further consideration. The applicant has provided a final landscape plan for these areas.
  - a. The City will want to see buffering and screening along the rear yards of Lots 15-18, Block 1.
5. The subject property has a significant natural feature that consists of a wooded “ravine” that runs from west to southeast through the northern portion of the property. The proposed plans have identified this area and show that a significant portion of this area would be preserved. The City is requiring that a condition of the approval requires the establishment of a protective easement or similar conveyance tool and that it is shown on the final plat.
6. This plan has been approved by the Pioneer Sarah Creek Watershed Commission.
7. The proposed final plat indicates six lots with riparian access (frontage or access) on Lake Independence. Any lot directly abutting the lake would need to comply with applicable shoreland overlay standards. The shoreland overlay requires a minimum lot size of 1 acre and a minimum shoreland lot width of 100 linear feet. The subject property has approximately 700 linear feet of shoreline on Lake Independence. Detailed review of each riparian lot relating to slopes, bluffs and general grading will be required if the development is approved.

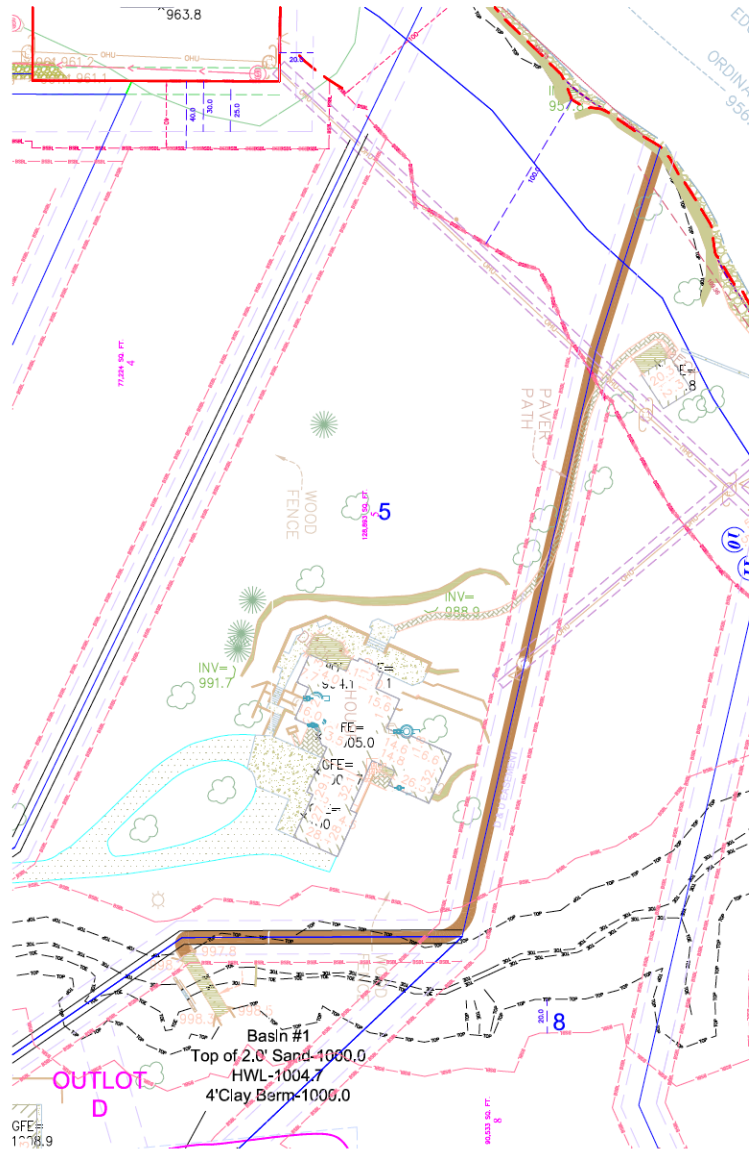




### Rain Garden – Outlot A



9. **Common Area Dock:** The applicant is proposing to move the location of a potential pontoon boat dock. The applicant is no longer proposing an Outlot, but is now proposing a trail easement between lots 5 and 8 and connecting to the common area of Outlot D. This location is internal to the development. The applicant has also provided a narrative of the proposed restrictions relating to the use of the easement and dock (see attached). If recommended for approval, the City would include a condition as a part of the Planned Unit Development that would place more regulation on this development and the dock access and dock number permitted.
10. The applicant is proposing to deed Outlot E to the City of Independence. The City's lift station currently occupies a portion of this property. There would be no access to the Maple Street easement from this property.



11. The City does not have applicable zoning for this type of sewer residential development. It is proposed that the City's Rural Residential zoning ordinance be amended to allow Planned Unit Developments (PUD) in the Rural Residential zoning district. The City will need to adopt physical lot standards associated with the PUD. The PUD will maintain that all riparian lakeshore lots be required to comply with applicable shoreland district standards. The City is recommending the following additional lot standards:

Minimum lot size:	1 acre (43,560 SF)
Minimum lot width:	100 feet at right of way line
Front yard setback:	35 feet from right of way line
Side yard setback:	15 feet

Corner yard setback:	35 feet
Rear yard setback:	40 feet
Shoreland setback:	100 feet
Setback from lake:	100 feet from ordinary high mark
Setback from wetland:	10 ten feet from the outside edge of the required wetland buffer

The plans will need to be revised to clearly show the building setbacks. It is also recommended that a plan be prepared that shows a “typical” house plan for each lot to verify that the lots can accommodate a home site. A draft ordinance amendment has been drafted for review and consideration.

12. The City would propose developing a new accessory structure provision with the PUD similar to the following:

Accessory Structure Maximum Size: 1,000 square feet (combined attached garage and detached accessory structures).

Accessory Structure Setbacks:	Front Yard – located to the rear of the principal structure. Side Yard – 15 feet Rear Yard – 40 feet
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Accessory Structure Height:	Maximum height shall be limited to 14 feet or height of principal structure, whichever is less. Maximum garage door height is eight 8 feet.
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13. The proposed plan indicates open space around the perimeter and includes Outlots A, B, C, D, and F. Outlot D, which is centrally located is proposed to contain an HOA community amenity space (see attached detailed plan). Outlot E will be dedicated to the City. All remaining Outlots will become the responsibility of the homeowner’s association established for this development. Documentation indicating the conveyance of this ownership and the maintenance responsibility has been provided to the City. The Outlots will be maintained as described in the HOA documents as mowed and managed landscape open areas.
14. The final plat indicates a 66-foot-wide ROW and a 26-foot-wide road in accordance with applicable standards.
15. There is an existing tree stand located on the property which is primarily along the ravine/drainage area. The City is concerned and desires that these areas are preserved and protected in the after condition of the property. The City has shoreland alteration limitations specified in the shoreland ordinance. In order to ensure that these trees and the ravine are fully preserved, it is recommended that a condition of the approval include adding language to the PUD relating to tree preservation on the lakeshore properties.

16. Cash in lieu of land will be required in accordance with the City's current park dedication fee of \$3,500 per lot (less than 4.99 acres). One park dedication credit will be given for the existing house proposed to remain. The park dedication fee requirement for this development is anticipated to be approximately \$94,500 (27 lots x \$3,500).

***Recommendation:***

The Planning Commission is being asked to consider the application for final plat, conditional use permit and planned unit development. If recommended for approval, the following findings and conditions should be included:

1. The proposed final plat, conditional use permit and planned unit development meet all applicable conditions, criteria and restrictions stated in the City of Independence Ordinance.
2. City Council approval of the final plat, conditional use permit and planned unit development is subject to approval and completion of the following items:
  - a) Metropolitan Council approval of a Comprehensive Plan Amendment.
  - b) Review and adoption of an ordinance amendment to include planned unit developments as a conditional use in the RR-Rural Residential zoning district.
  - c) Rezoning of the property from AG-Agriculture to RR-Rural Residential.
  - d) Review and approval of a conditional use permit approving a planned unit development.
  - e) Approval of the Quad City Agreement (stipulates sewer connections through Medina) by the applicable cities that are a party to the agreement.
  - f) The Applicant shall address all outstanding engineering comments made by the City's Civil Engineer.
  - g) The Applicant shall address all engineering comments made by the City's Water Resource Engineer.
  - h) The Applicant shall make all revisions requested in the staff report, Planning Commission and City Council.
  - i) The Applicant shall prepare a restrictive and protective easement over and across the area generally described as the "ravine" to the satisfaction of the City.

- j) The proposed PUD will include the following provisions and restrictions:
  - a. Regulations relating to tree removal on all riparian lots within the proposed subdivision. The final language shall include the following additional provisions:
    - i. Any tree removal or vegetative clearing on Lots 1-10, Block 1 shall require the approval of the City of Independence. An application for vegetation alteration/removal (City to provide form) will need to be filled out by the applicant and submitted to the City for review and approval.
    - ii. Tree and vegetation removal shall be limited to the removal of invasive species, dead, dying or diseased trees, and removal associated with approved grading for lakeshore structures, stairs, ramps or similar improvements.
    - iii. Effort shall be made to reduce the extent of tree and vegetation removals.
    - iv. Pruning of trees or vegetation to provide views of the lake shall be considered on an individual basis following the submittal and review of a vegetation alteration/removal permit.
  - b. Regulations relating to the number and location of docks.
- k) The Applicant shall comply with all applicable regulations and conditions prescribed by Pioneer Sarah Creek Watershed Management Organization.
- l) The Applicant shall receive the approval of the Department of Natural Resources.
- m) The Applicant shall enter into a development agreement with the City for this development.
- n) The Applicant shall provide a letter of credit as established by the development agreement for all improvements associated with this development.
- o) The Applicant shall provide the City with copies of the HOA agreement and covenants, including information related to the maintenance plantings and storm water easements.
- p) The Applicant shall obtain all necessary City, County, PCA and other regulatory agency approval and permits prior to construction.



3. The Applicant shall pay for all costs associated with the City's review of the comprehensive plan amendment, subdivision, rezoning, ordinance amendment and conditional use permit and preliminary plat and general plan.
4. The Applicant shall record final plat with Hennepin County within 180 days of the final plat approval.

***Attachments:***

Final Plat  
Construction Drawings  
Draft Ordinance  
Comprehensive Land Use Plan

# BRIDGEVINE

R.T. DOC. NO. \_\_\_\_\_

C.R. DOC. NO. \_\_\_\_\_

**KNOW ALL PERSONS BY THESE PRESENTS:** That BohLand BridgeVine, LLC, a Minnesota limited liability company, owner of the following described property:

The West 525 feet of the East 657 feet of Government Lot 1 except the South 246 feet of the East 444 feet thereof; That part of Government Lot 1 lying West of the East 657 feet thereof and South of "Fred W. Anderson's Addition", all in Section 24, Township 118, Range 24, free and clear of all dedications of streets, roads, alleys and public use of property contained in the plat of Perkinsville, Hennepin County, Minnesota.

AND

Lots 13 to 25 inclusive, "Fred W. Anderson's Addition".

AND

Lot 4, "Fred W. Anderson's Addition", except the East 2.00 feet, as measured at right angles to the East line thereof, free and clear of all dedications of streets, roads, alleys and public use of property contained in the plat of Perkinsville, Hennepin County, Minnesota.

That part of vacated Maple Street, dedicated in the plat of "Fred W. Anderson's Addition" lying southerly of the centerline of said Maple Street, and between the northerly extension across it of the westerly line of Lot 16, said plat, and the southerly extension across it of the centerline of Lake Street, said plat; That part of vacated Maple Street, dedicated in the plat of "Fred W. Anderson's Addition" lying southerly of the centerline of said Maple Street, and between the southerly extension across it of the centerline of Lake Street, as dedicated in said plat, and the northerly extension across it of the easterly line of Lot 25, said plat; That part of vacated Maple Street, dedicated in the plat of "Fred W. Anderson's Addition" lying northerly of the centerline of said Maple Street, and between the southerly extensions across it of the centerline of Lake Street, as dedicated in said plat, and westerly line of the East 2.00 feet of Lot 4, as measured of right angles to the East line thereof, said plat; That part of vacated Lake Street, dedicated in the plat of "Fred W. Anderson's Addition" lying easterly of the centerline of said Lake Street, as dedicated in said plat.

(Torrens)

AND

Lot Twenty-six (26) in "Fred W. Anderson's Addition" and that part of vacated Maple Street as dedicated in said plat of "Fred W. Anderson's Addition" lying southerly of the centerline of said Maple Street and between the northerly extension of the easterly and westerly lines of said Lot 26.

(Abstract)

Has caused the same to be surveyed and platted as BRIDGEVINE and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said BohLand BridgeVine, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signed: BohLand BridgeVine, LLC

\_\_\_\_\_  
Steve Bohl, President

STATE OF MINNESOTA, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Steve Bohl, President of BohLand BridgeVine, LLC, a Minnesota limited liability company, on behalf of the company.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_, Minnesota (Signature)

\_\_\_\_\_  
(Notary Printed Name)

My Commission Expires: \_\_\_\_\_

## SURVEYORS CERTIFICATE

I Daniel L. Schmidt do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Daniel L. Schmidt, Licensed Land Surveyor  
Minnesota License No. 26147

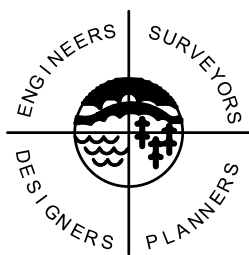
STATE OF MINNESOTA, COUNTY OF HENNEPIN

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Daniel L. Schmidt.

\_\_\_\_\_  
Notary Public, Hennepin County, Minnesota (Signature)

\_\_\_\_\_  
(Notary Printed Name)

My Commission Expires: \_\_\_\_\_



**SATHRE-BERGQUIST, INC.**



The basis for the bearing system is the south line of Government Lot 1, Section 24, Township 118, Range 24, which is assumed to bear North 89 degrees 56 minutes 04 seconds East

## CITY COUNCIL, CITY OF INDEPENDENCE, MINNESOTA

This plat of BRIDGEVINE was approved and accepted by the City Council of the City of Independence, Minnesota at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Independence, Minnesota

By: \_\_\_\_\_, Mayor By: \_\_\_\_\_, Clerk

## RESIDENT AND REAL ESTATE SERVICES

Hennepin County, Minnesota

I hereby certify that taxes payable in \_\_\_\_\_ and prior years have been paid for land described on this plat, dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Daniel Rogan, County Auditor

By: \_\_\_\_\_, Deputy

## SURVEY DIVISION

Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Chris F. Mavis, County Surveyor

By: \_\_\_\_\_

## REGISTRAR OF TITLES

Hennepin County, Minnesota

I hereby certify that the within plat of BRIDGEVINE was filed in this office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_\_ o'clock \_\_\_\_M.

Amber Bougie, Registrar of Titles

By: \_\_\_\_\_, Deputy

## COUNTY RECORDER

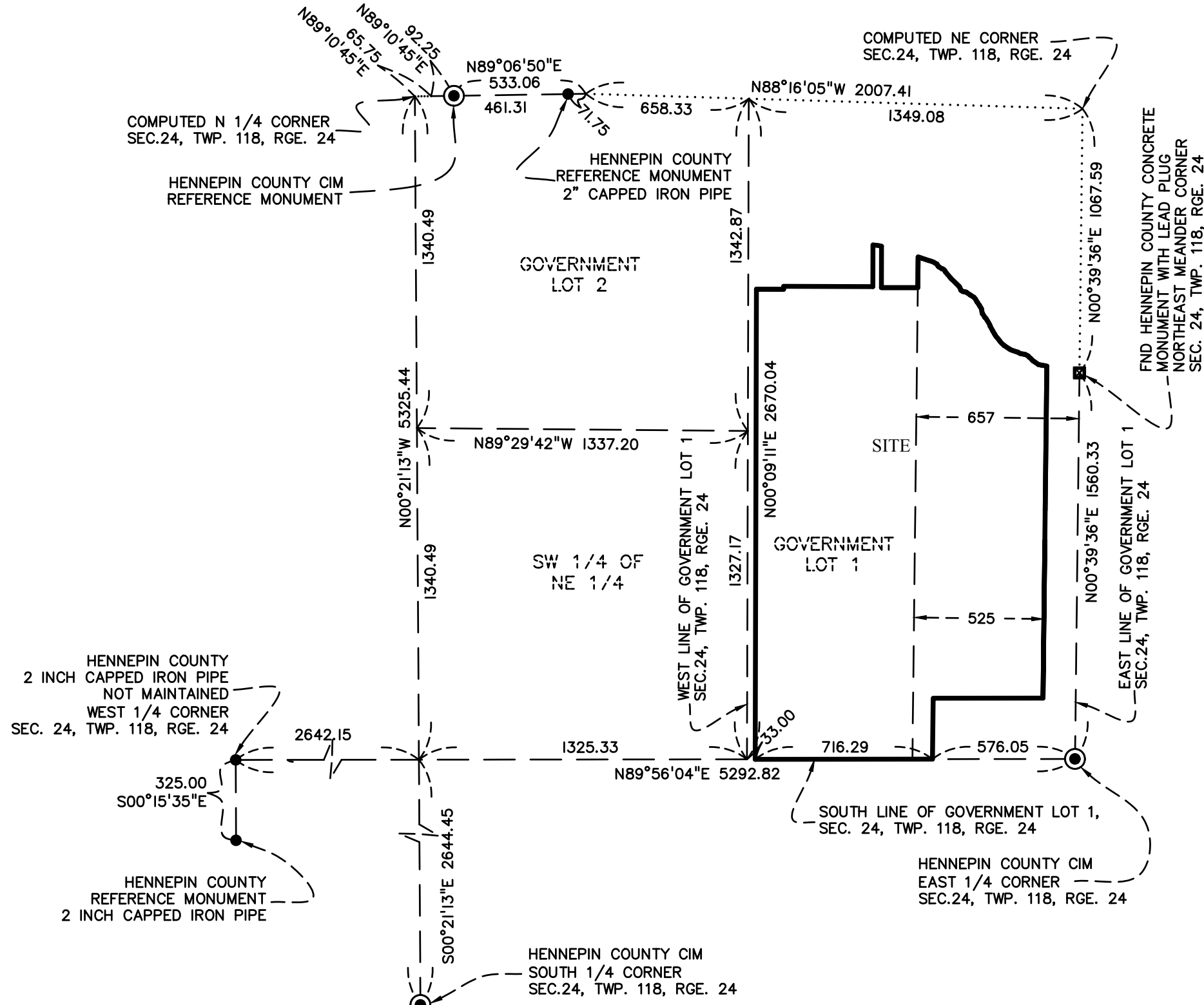
Hennepin County, Minnesota

I hereby certify that the within plat of BRIDGEVINE was recorded in this office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_\_ o'clock \_\_\_\_M.

Amber Bougie, County Recorder

By: \_\_\_\_\_, Deputy

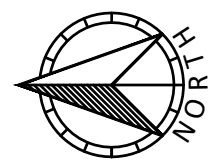
## SECTION BREAKDOWN NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 118, RANGE 24 NO SCALE



BRIDGEVINE

R.T. DOC. NO.

C.R. DOC. NO.



The basis for the bearing system is the south line of Government Lot 1, Section 24, Township 118, Range 24, which is assumed to bear North 89 degrees 56 minutes 04 seconds East

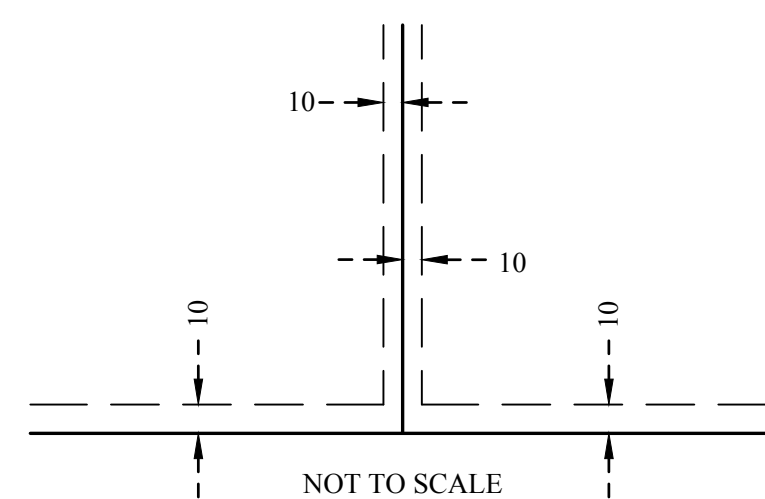
- Denotes a 1/2 inch by 14 inch iron pipe set and marked by License No. 26147.
- Denotes a 1/2 inch open pipe found, unless shown otherwise.
- △ Denotes a set PK-Nail and marked by License No. 26147.
- ⊙ Denotes a Found Cast-Iron-Monument

LAKE INDEPENDENCE

HIGHEST RECORDED WATER LEVEL=959.05 FEET (NGVD29) RECORDED 05/30/2011 PER MN DNR

BENCHMARK: ELEVATIONS ARE BASED ON MN DNR LAKE INDEPENDENCE BENCHMARK, A BRASS DISC IN THE LEFT UPSTREAM ABUTMENT OF INDEPENDENCE ROAD BRIDGE OVER OUTLET AT SW CORNER OF THE LAKE, WHICH HAS AN ELEVATION OF 961.46 FEET (NGVD29)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 10 feet in width and adjoining lot lines, unless otherwise indicated, and being 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on this plat.

EXCEPTION  
WESTERLY LINE OF THE EAST 2.00 FEET OF LOT 4, "Fred W. Anderson's Addition" AS MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF

OUTLOT E

LAKE STREET PER PLAT OF "Fred W. Anderson's Addition", VACATED PER DOC. NO.S 6437120 & 6484033

OUTLOT F

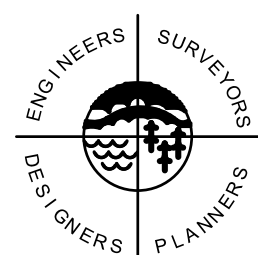
DRAINAGE & UTILITY EASEMENT ALL OVER OUTLOT F  
MAPLE STREET PER PLAT OF "Fred W. Anderson's Addition", VACATED PER DOC. NO.S 6437120 & 6484033

NORTHERLY EXTENSION OF WESTERLY LINE OF LOT 16 "Fred W. Anderson's Addition"

STREET, UTILITY & DRAINAGE EASEMENT PER DOC. NO. 5902472 & 2258789

R.L.S. NO. 758

SATHRE-BERGQUIST, INC.



FND HENNEPIN COUNTY CONCRETE MONUMENT WITH LEAD PLUG NORTHEAST MEANDER CORNER SEC. 24, TWP. 118, RGE. 24

OUTLOT C

DRAINAGE & UTILITY EASEMENT ALL OVER OUTLOT C

EAST LINE OF GOVERNMENT LOT 1, SEC. 24, TWP. 118, RGE. 24  
ALSO  
EAST LINE OF THE NE 1/4 OF GOVERNMENT LOT 1, SEC. 24, TWP. 118, RGE. 24

EAST LINE OF THE WEST 525 FEET OF GOVERNMENT LOT 1, SEC. 24, TWP. 118, RGE. 24

FND HENNEPIN COUNTY CIM EAST 1/4 CORNER SEC. 24, TWP. 118, RGE. 24

NORTH LINE OF THE SOUTH 245 FEET OF GOVERNMENT LOT 1, SEC. 24, TWP. 118, RGE. 24

WEST LINE OF THE EAST 444 FEET OF THE WEST 525 FEET OF GOVERNMENT LOT 1, SEC. 24, TWP. 118, RGE. 24

SOUTH LINE OF GOVERNMENT LOT 1, SEC. 24, TWP. 118, RGE. 24  
ALSO  
SOUTH LINE OF THE NE 1/4 OF SEC. 24, TWP. 118, RGE. 24

EXCEPTION

OUTLOT D

WEST LINE OF THE EAST 657 FEET OF GOVERNMENT LOT 1, SEC. 24, TWP. 118, RGE. 24

OUTLOT A

DRAINAGE & UTILITY EASEMENT ALL OVER OUTLOT A

STREET, UTILITY & DRAINAGE EASEMENT PER DOC. NO. 5902472 & 2258789

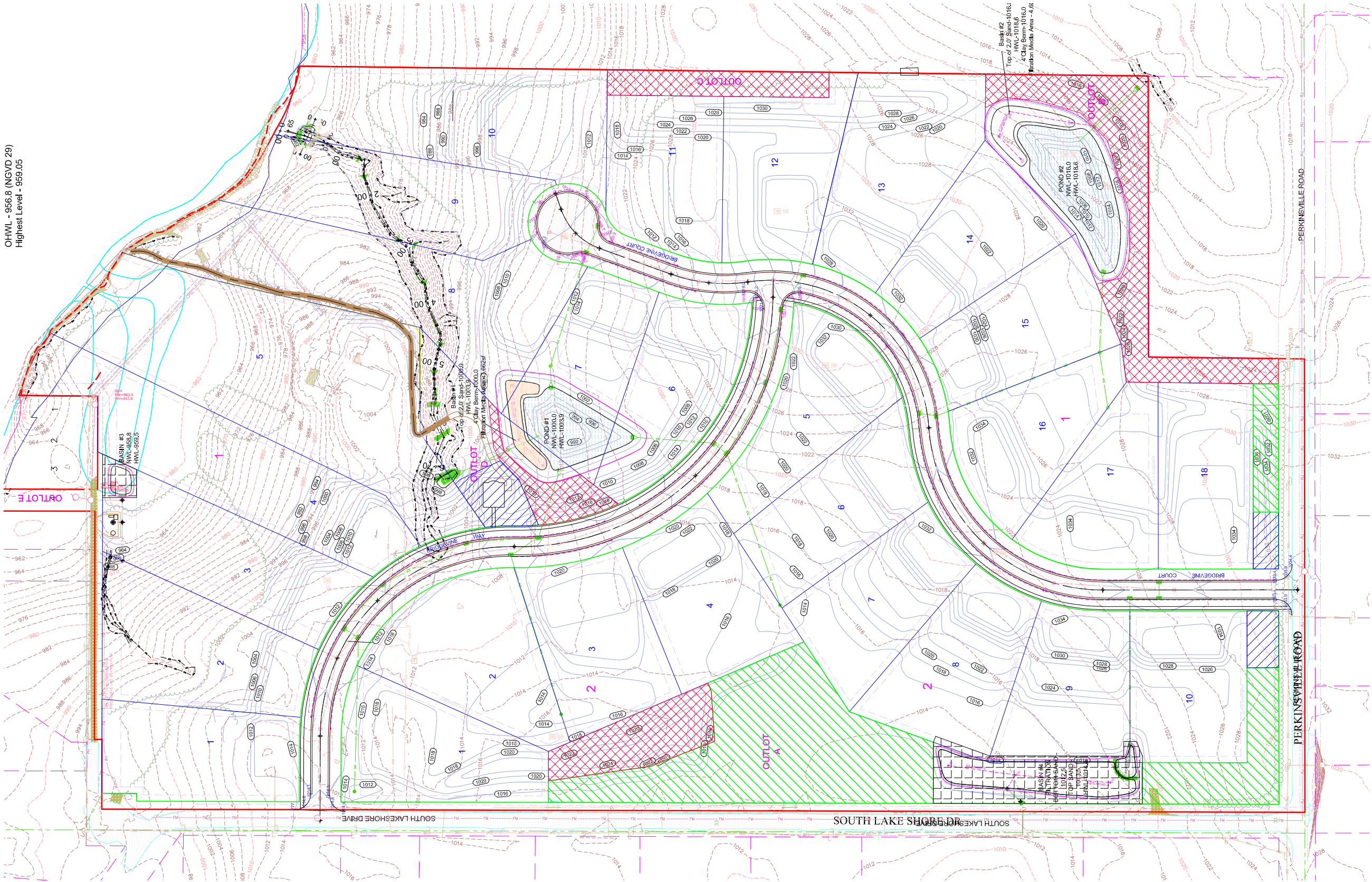
STREET, UTILITY & DRAINAGE EASEMENT PER DOC. NO. 5902472 & 2258789

HENNEPIN COUNTY 2 INCH CAPPED IRON PIPE NOT MAINTAINED WEST 1/4 CORNER SEC. 24, TWP. 118, RGE. 24

UNPLATTED

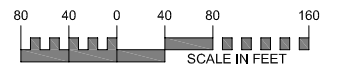


OHWL - 956.8 (NGVD 29)  
Highest Level - 959.05



- PRAIRIE GRASS AREA
- MOWED AREA
- LANDSCAPE PLAN - SEE PLAN BY BUTTERFIELD
- RAIN GARDEN

NOTE:  
RAVINE RESTORATION SHALL BE  
COMPLETED ACCORDING TO PLAN  
APPROVED BY PIONEER CREEK  
WATERSHED.



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DRAWING NAME	NO.	BY	DATE	REVISION
BRIDGEVINE	1	CAW	10/4/2022	ADD RAIN GARDENS
DRAWN	2	CAW	10/12/2022	UPDATE UTILITIES
CAW	3	CAW	11/7/2022	RAVINE STABILIZATION
CHECKED	4	CAW	11/23/2022	REVISE LOT 8 GRADING TO SAVE TREES
RSM	5	CAW	2/13/2023	RAVINE IMPACT QUANTITIES
DATE	6	CAW	2/17/2023	RAVINE DETAIL UPDATE
09/16/22				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
  
CHARLES A. WIEMERSLAGE, P.E.  
Date: 09/16/2022 Lic. No. 49180



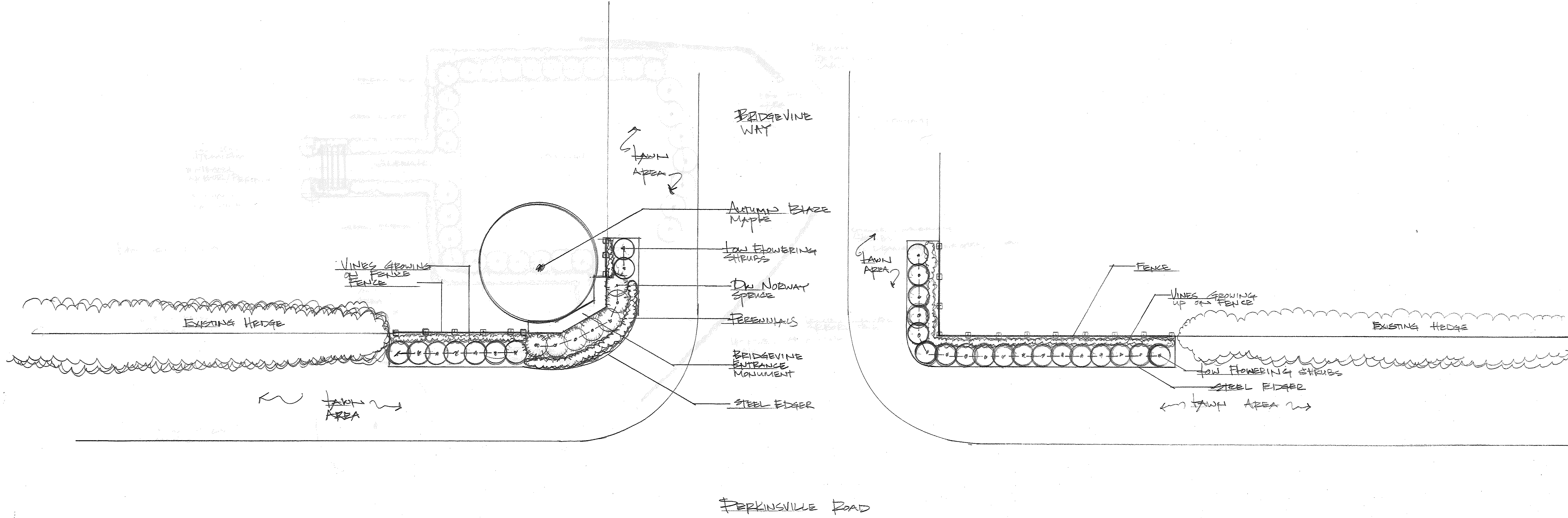
**SATHRE-BERGQUIST, INC.**  
14000 25TH AVENUE NORTH, SUITE 120  
PLYMOUTH, MN 55447 (952) 476-6000

CITY PROJECT NO.  
--  
**INDEPENDENCE, MINNESOTA**

**FINAL LANDSCAPE PLAN**  
**BRIDGEVINE**  
**BOHLAND DEVELOPMENT**

FILE NO.  
3568-034  
**LP1**  
**LP3**





B. BUTTERFIELD  
LANDSCAPE CO.

Design & Construction

3925 Watertown Road  
Orono, MN. 55359

(952)-473-3712  
(612)-221-8379

**ROLLAND DEVELOPMENT**  
**BRIDGEVINE**  
**BRIDGEVINE ENTRANCE DETAIL**  
**INDEPENDENCE, MN.**

Issue Date  
Presentation

Scale: 1/4" = 1'-0"

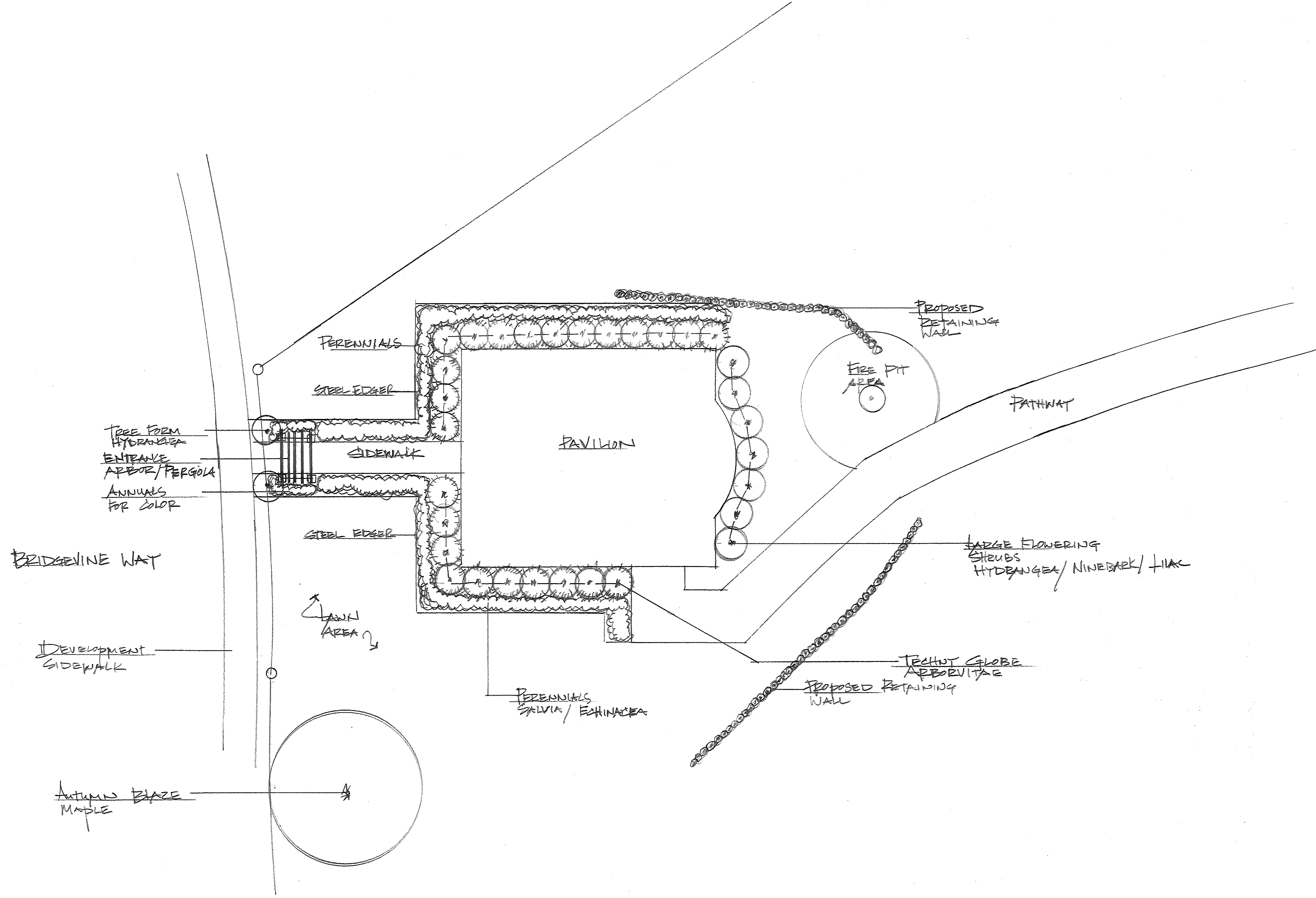
Date: 10-24-2023

Drawn By: **BB**

Revised:

Approved By:

Drawing Number



B. BUTTERFIELD  
LANDSCAPE CO.

3925 Watertown Road  
Orono, MN. 55359

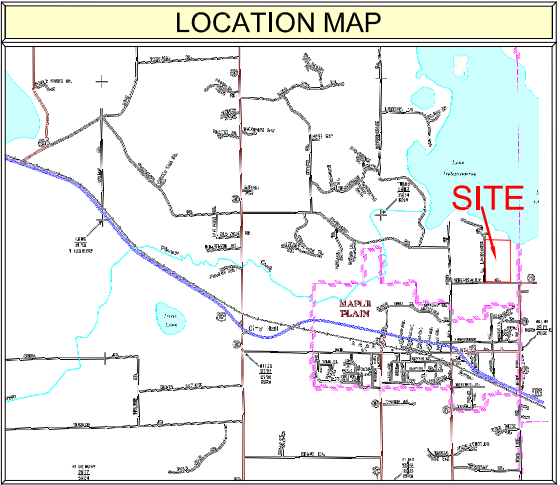
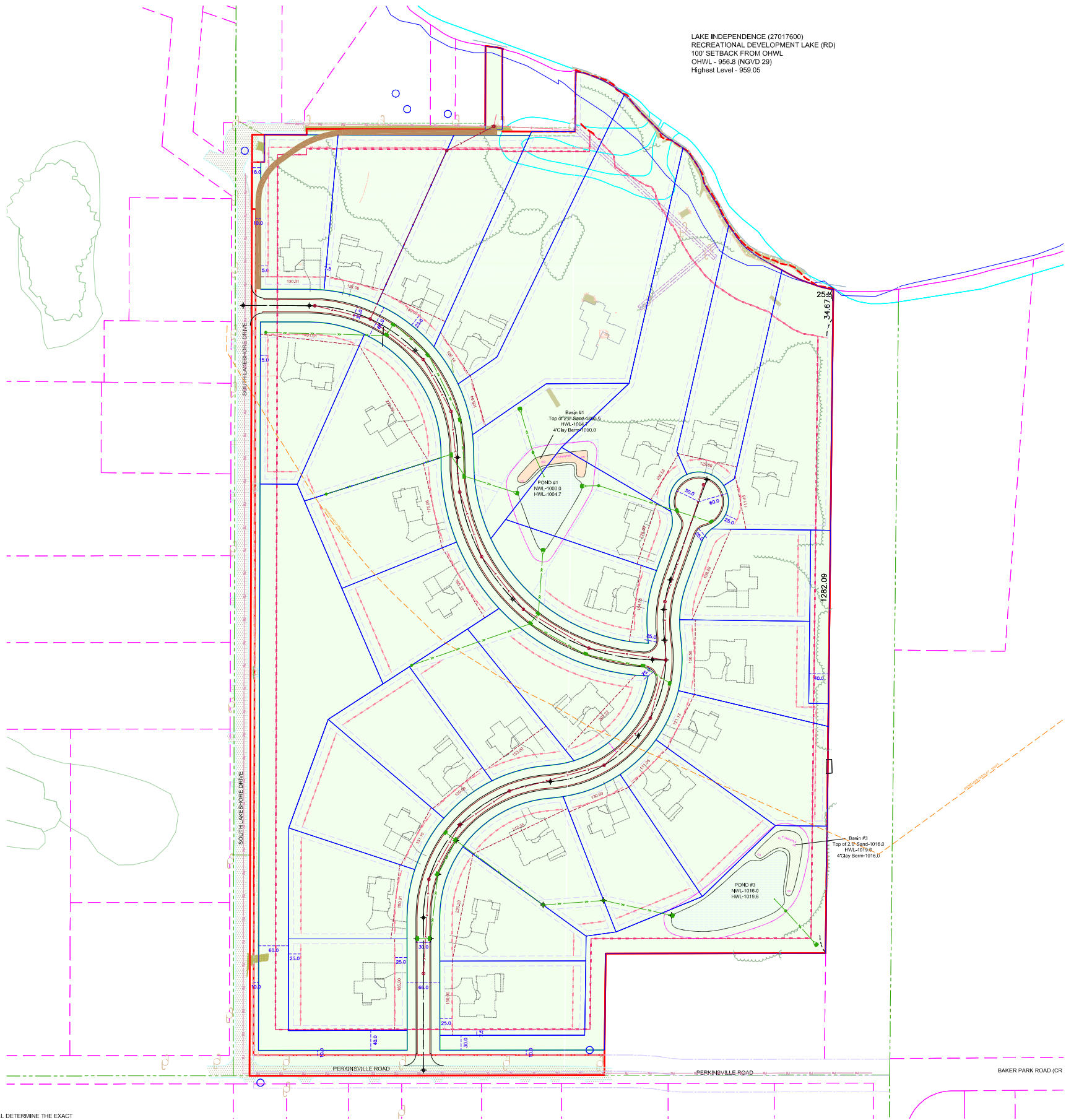
Design & Construction

(952)-473-3712  
(612)-221-8379

**BULLARD HOMES INC**  
**BRIDGEVINE DEVELOPMENT**  
**PAVILION DETAIL**  
**INDEPENDENCE, MN.**

Issue Date  
Presentation  
Contract  
Start Date

Scale: 1/4" = 1'-0"  
Date: 04-22-2023  
Drawn By: [Signature]  
Revised:  
Drawing Number



SHEET INDEX TABLE	
SHEET	Description
1	Title Sheet
2-4	Preliminary Street Plan
5-8	Preliminary Sanitary Sewer Plan
9-12	Preliminary Storm Sewer Plan
13-15	Preliminary Grading Plan
16-17	Preliminary Erosion Control Plan

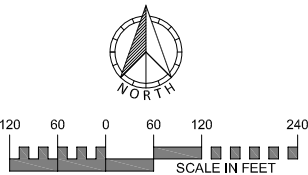
Notes:  
Zoning:

Lots: 29 Single Family Lots  
Front Yard Setback: 25'  
Side Yard Setback: 7.5'/7.5'  
Side Yard Setback Corner Lot: 25'  
Rear Yard Setback: 25'

Street: 66' ROW  
30' B-B - Surmountable Curb

\*NOTE - HOUSES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT : ROBERT S. MOLSTAD, P.E. EMAIL: MOLSTAD@SATHRE.COM	DEVELOPER BOHLAND DEVELOPMENT 815 WAYZATA BLVD EAST WAYZATA, MN 55391 CONTACT: STEVE BOHL PHONE: (952) 473-2089 EMAIL: STEVE@BOHLANDDEVELOPMENT.COM



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DRAWING NAME	NO.	BY	DATE	REVISIONS
TITLE				
DRAWN BY				
CAW				
CHECKED BY				
RSM				
DATE				
12/29/21				

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ROBERT S. MOLSTAD, P.E.  
Date: \_\_\_\_\_ Lic. No. \_\_\_\_\_



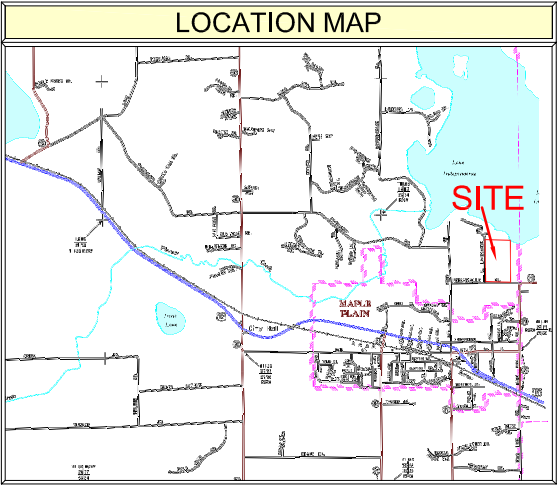
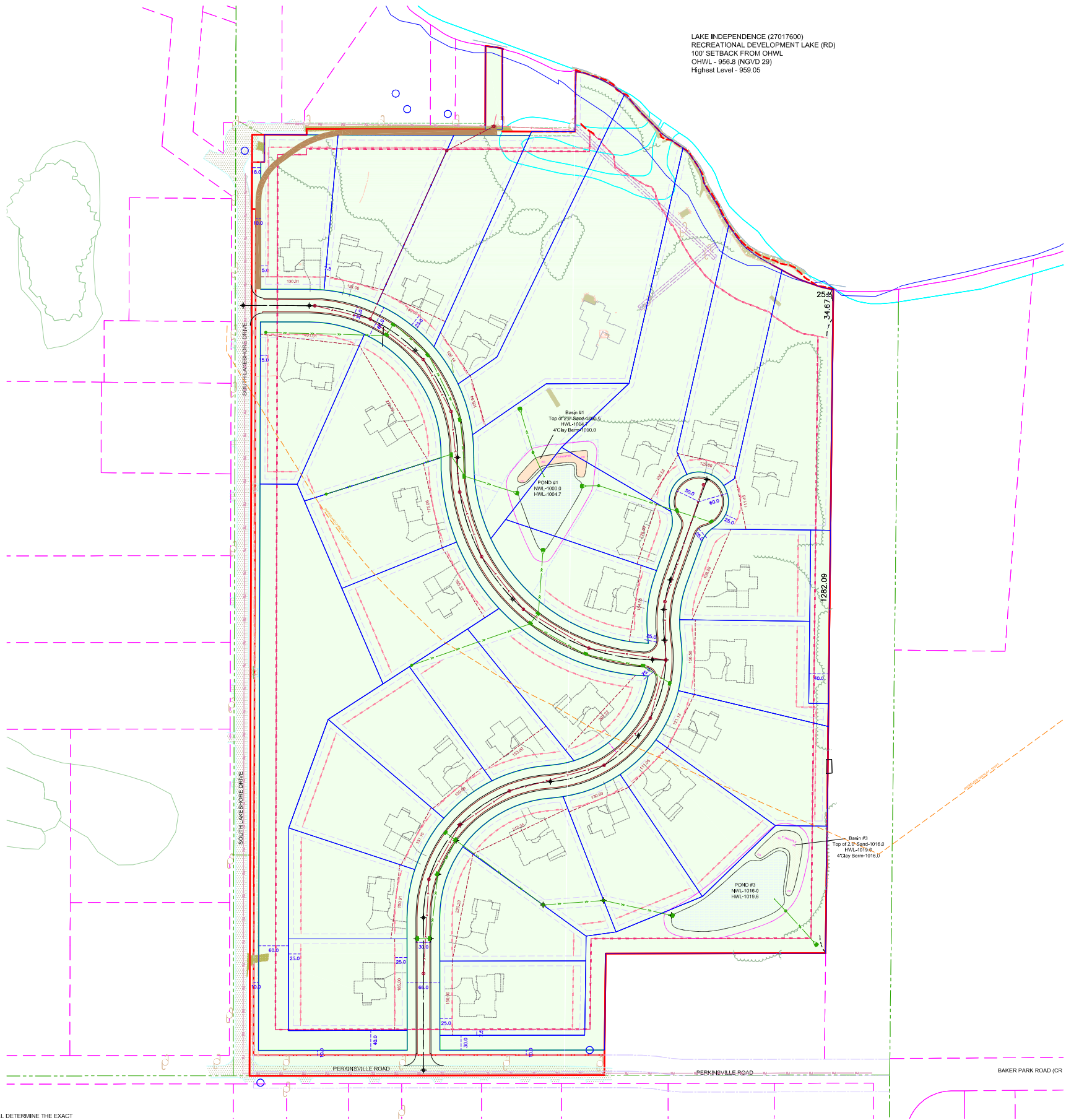
**SATHRE-BERGQUIST, INC.**  
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.  
--  
INDEPENDENCE,  
MINNESOTA

**TITLE SHEET**  
**BRIDGEVINE**  
**BOHLAND DEVELOPMENT**

FILE NO.  
3568-034  
**1**  
**17**





SHEET INDEX TABLE	
SHEET	Description
1	Title Sheet
2-4	Preliminary Street Plan
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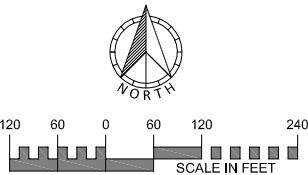
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30' B-B - Surmountable Curb

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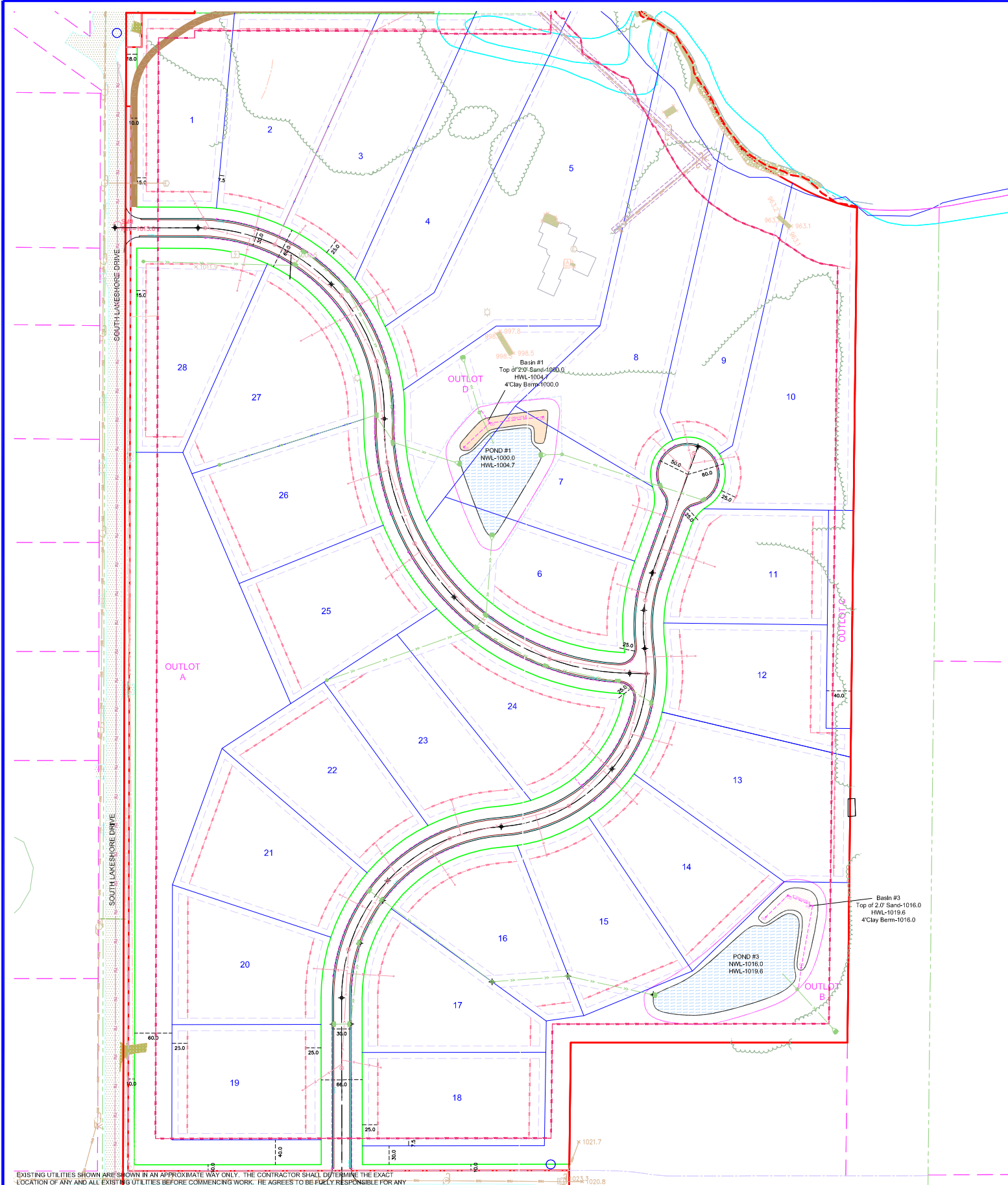
**SATHRE-BERGQUIST, INC.**  
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.  
--  
INDEPENDENCE,  
MINNESOTA

**TITLE SHEET**  
**BRIDGEVINE**  
**BOHLAND DEVELOPMENT**

FILE NO.  
3568-034  
**1**  
**17**





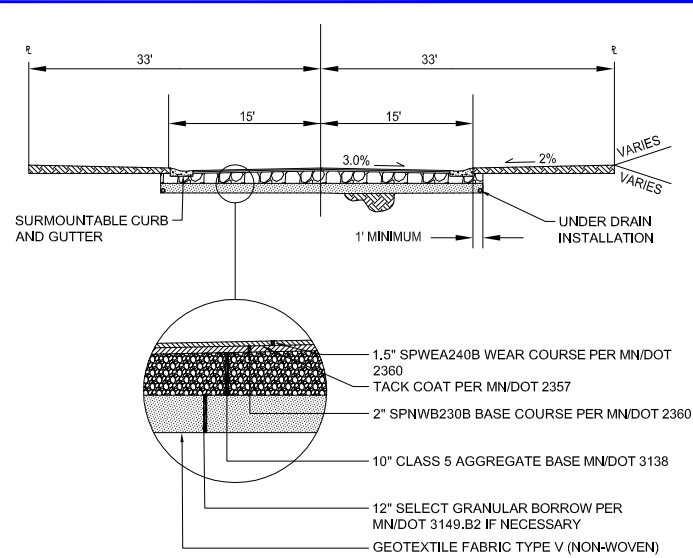
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DRAWING NAME	NO.	BY	DATE	REVISIONS
STREET				
DRAWN BY				
CAW				
CHECKED BY				
RSM				
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12/29/21				

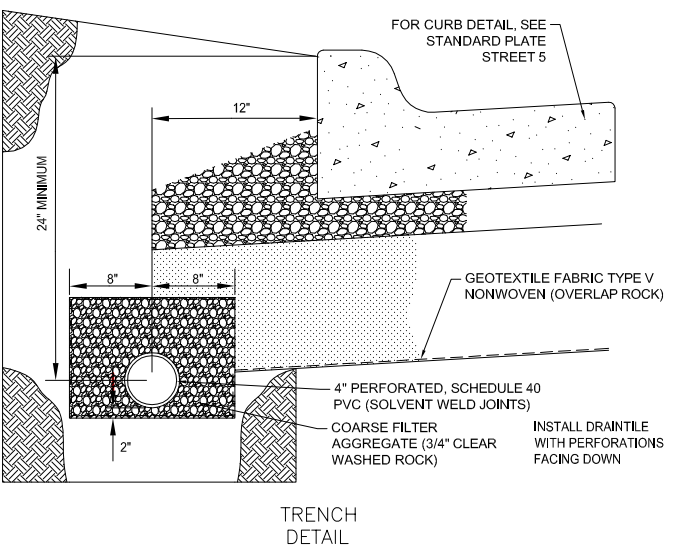
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ROBERT S. MOLSTAD, P.E.  
Date: \_\_\_\_\_ Lic. No. \_\_\_\_\_



- NOTES:
- PAVING SECTION DESIGN SHALL BE VERIFIED BY AN INDEPENDENT SOILS ENGINEER BASED ON ACTUAL SITE SOIL CONDITIONS
  - TYPICAL SECTION SHOWN IS THE MINIMUM RESIDENTIAL STREET REQUIREMENT. SEE SPECIFICATIONS FOR PROJECT SPECIFIC DETAILS.
  - DRAINTILE SHALL BE INSTALLED BEHIND CURB. DRAINTILE TO BE INSTALLED AS REQUIRED TO ADEQUATELY DRAIN ALL SELECT GRANULAR FILL AREAS.
  - STREET SHALL BE DESIGNED FOR A 30 MPH DESIGN SPEED WITH MINIMUM 0.50% AND MAXIMUM 6.00% GRADE.
  - THE CITY RESERVES THE RIGHT TO INCREASE THE STREET SECTION BASED ON SOIL CONDITIONS.
  - TACK COAT PER MN/DOT 2357 TO BE USED ON CURB PRIOR TO PLACEMENT OF BITUMINOUS

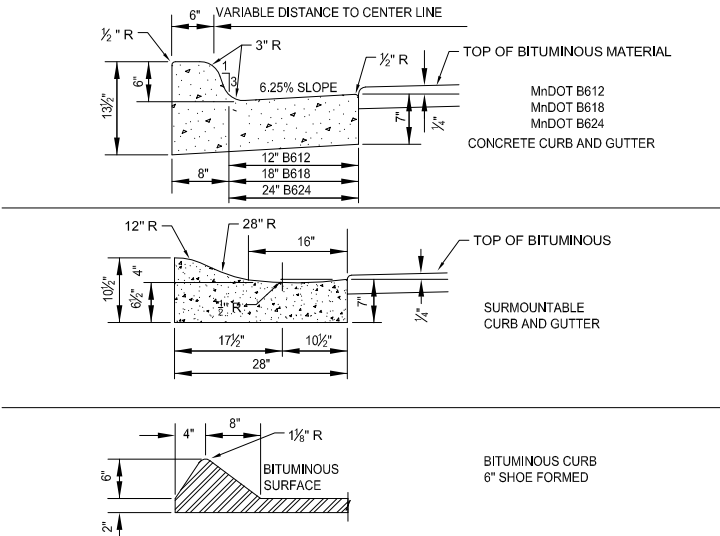


- NOTES:
- PLACE SUB-DRAIN BEHIND ALL CURB & GUTTER 250 LF IN EACH DIRECTION FROM CATCH BASINS LOCATED AT LOCALIZED LOW POINTS AND 150 LF UPSTREAM FROM CATCH BASINS LOCATED IN THE MID SLOPE.
  - CONNECT SUB-DRAIN TO NEAREST CATCH BASIN. CONNECTION TO BE CORE-DRILLED. DOGHOUSES MUST BE GROUTED BOTH INSIDE AND OUTSIDE OF STRUCTURE.
  - SLOPE SUB-DRAIN TO CATCH BASIN.
  - SUBDRAIN MAY BE DAYLIGHTED TO DITCH AS APPROVED BY CITY ENGINEER.
  - CLEANOUTS ARE REQUIRED AT A MAXIMUM OF 200 FOOT INTERVALS, AT BENDS, AND AT THE END OF THE RUN.

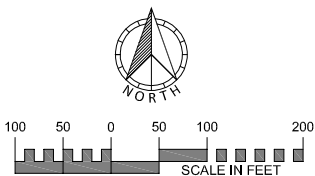
LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANWV SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

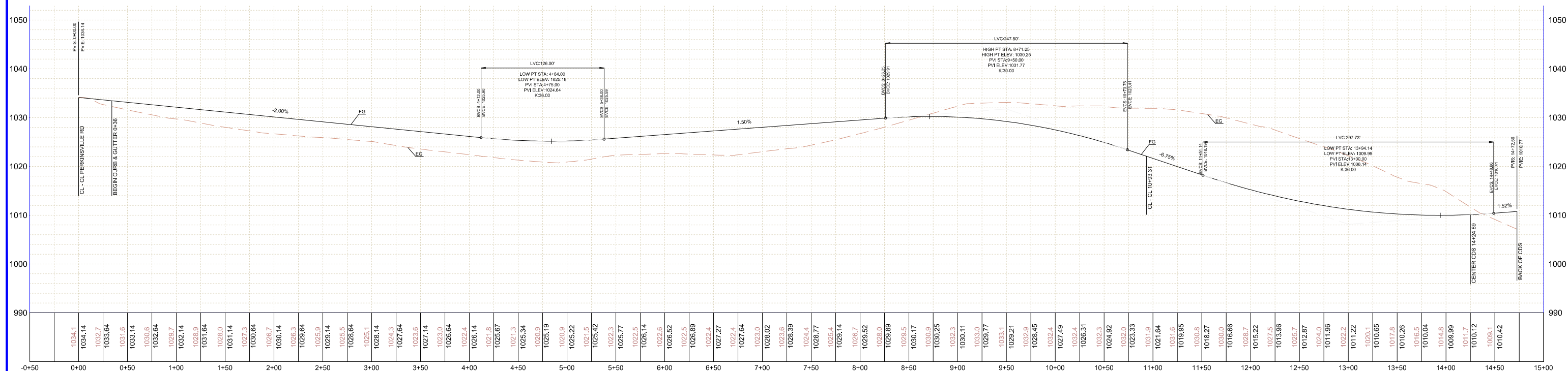
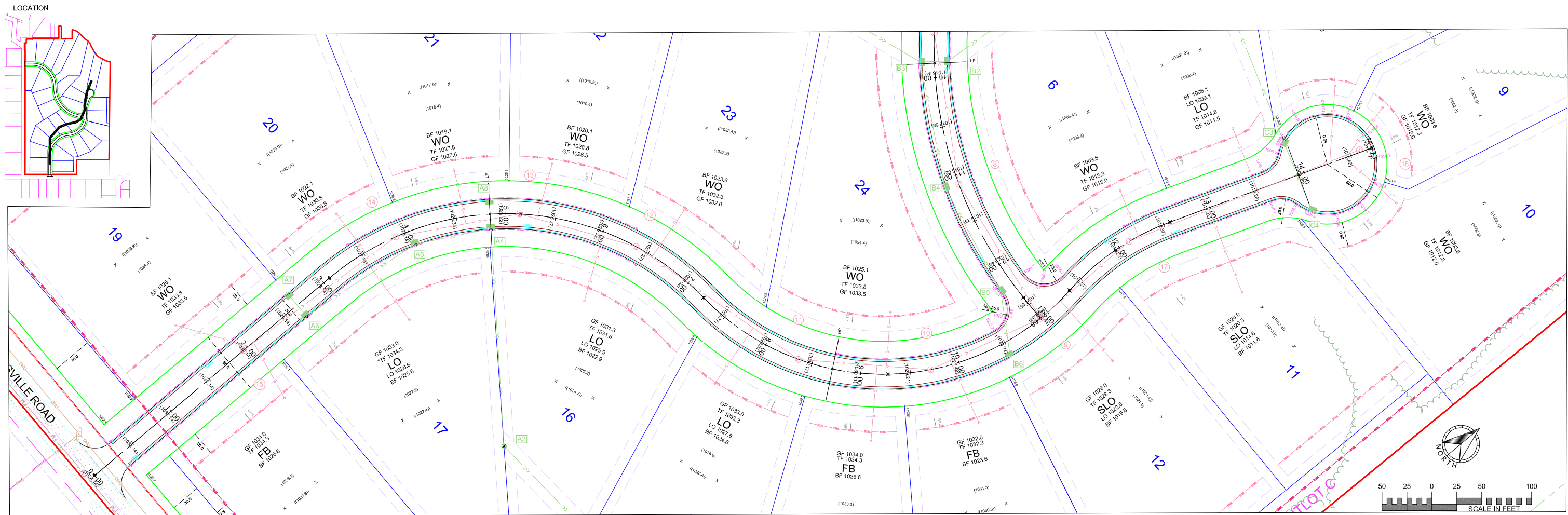
- STREET NOTES:
- ALL PUBLIC STREETS ARE 26' BB UNLESS OTHERWISE NOTED. CURB DIMENSIONS ARE BACK TO BACK.
  - SEE CITY DETAILS FOR STREET DESIGN STANDARDS.
  - STREET RADII AS FOLLOWS:  
INTERNAL INTERSECTIONS = 25' RADIUS
  - ALL STORM SEWER STRUCTURES SHALL BE EXPOSED DURING STRING LINE OF CURB TO ENSURE PROPER FIT WITH CONCRETE RINGS.
  - ALL PUBLIC STREETS SHALL BE NO PARKING ON ONE SIDE.


- LEGEND:
- SURM DENOTES PROPOSED SURMOUNTABLE CURB
  - B618 DENOTES PROPOSED B618 CURB
  - X.X% DENOTES PROPOSED DRIVEWAY GRADE
  - DRAINTILE
  - CLEANOUT



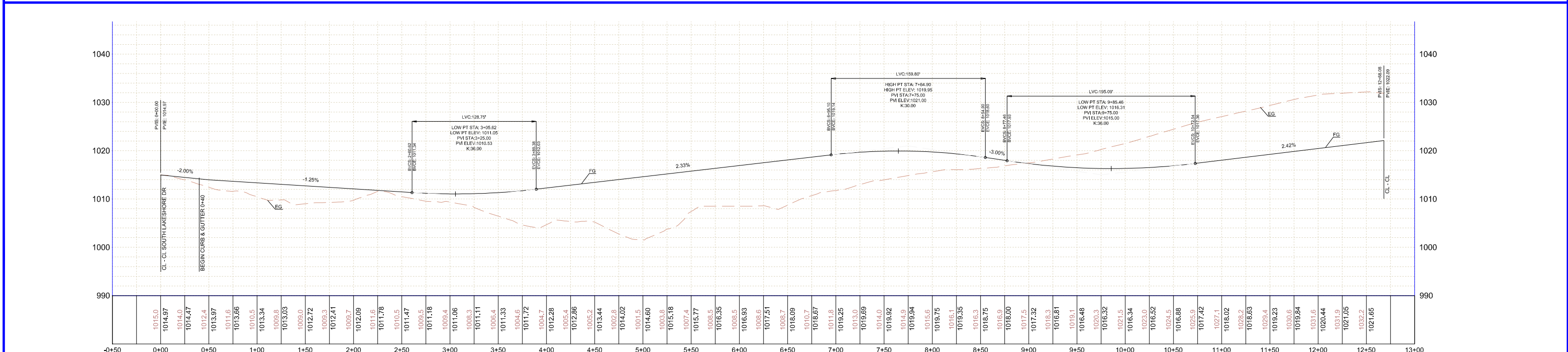
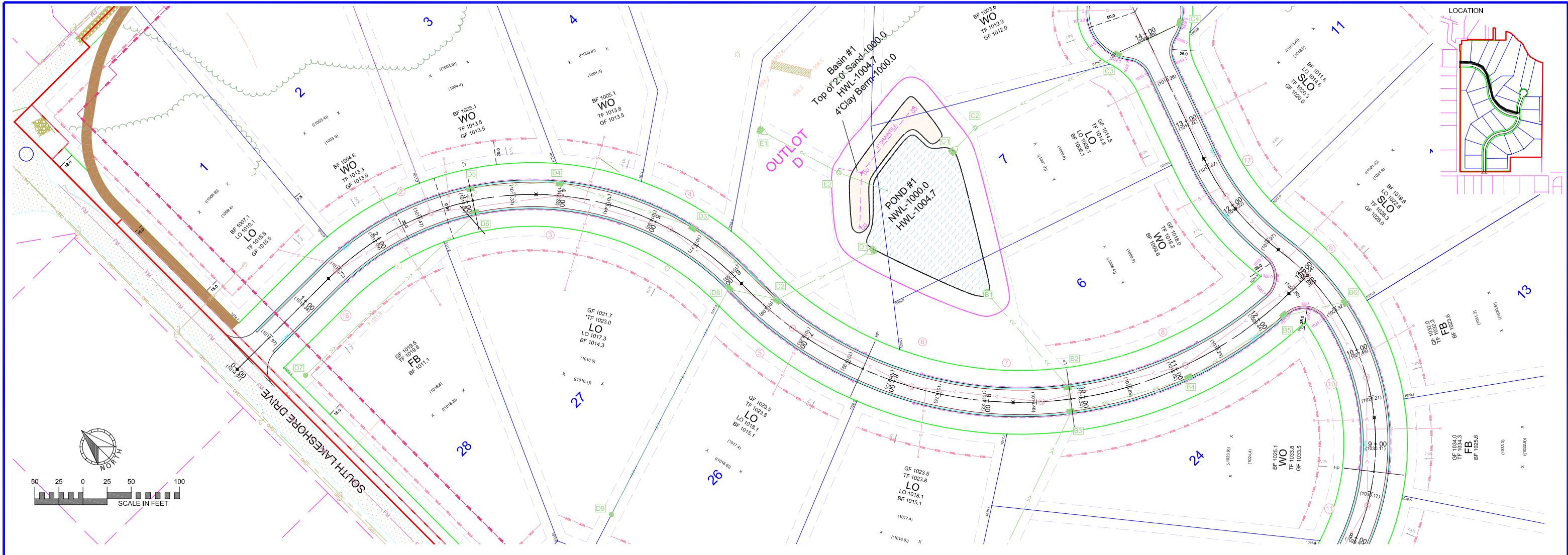
- NOTES:
- ONCE CURB AND GUTTER ARE INSTALLED, ENSURE EROSION CONTROL MEASURES ARE PROPERLY ESTABLISHED.
  - USE SUITABLE MATERIAL TO BACKFILL AREA BEHIND CURB.

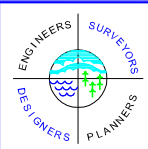


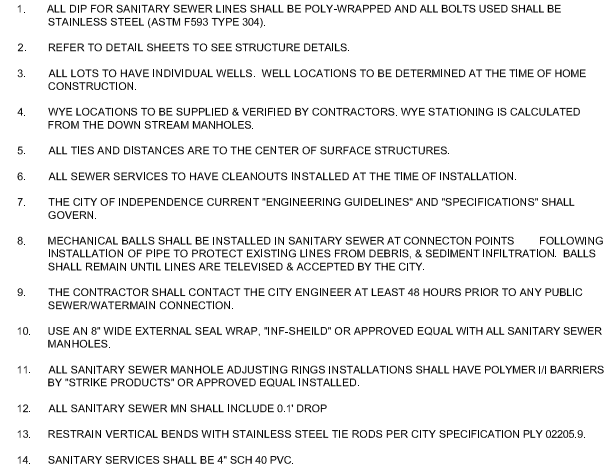
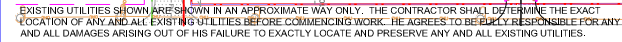


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STREET	--	--	--	--						
DRAWN BY	--	--	--	--						
CAW	--	--	--	--						
CHECKED BY	--	--	--	--						
RSM	--	--	--	--						
DATE	--	--	--	--						
12/29/21	--	--	--	--						



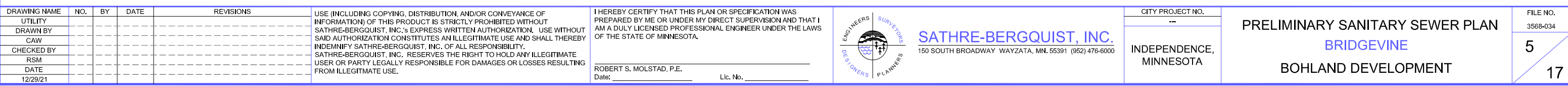


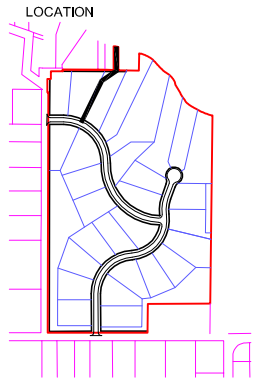
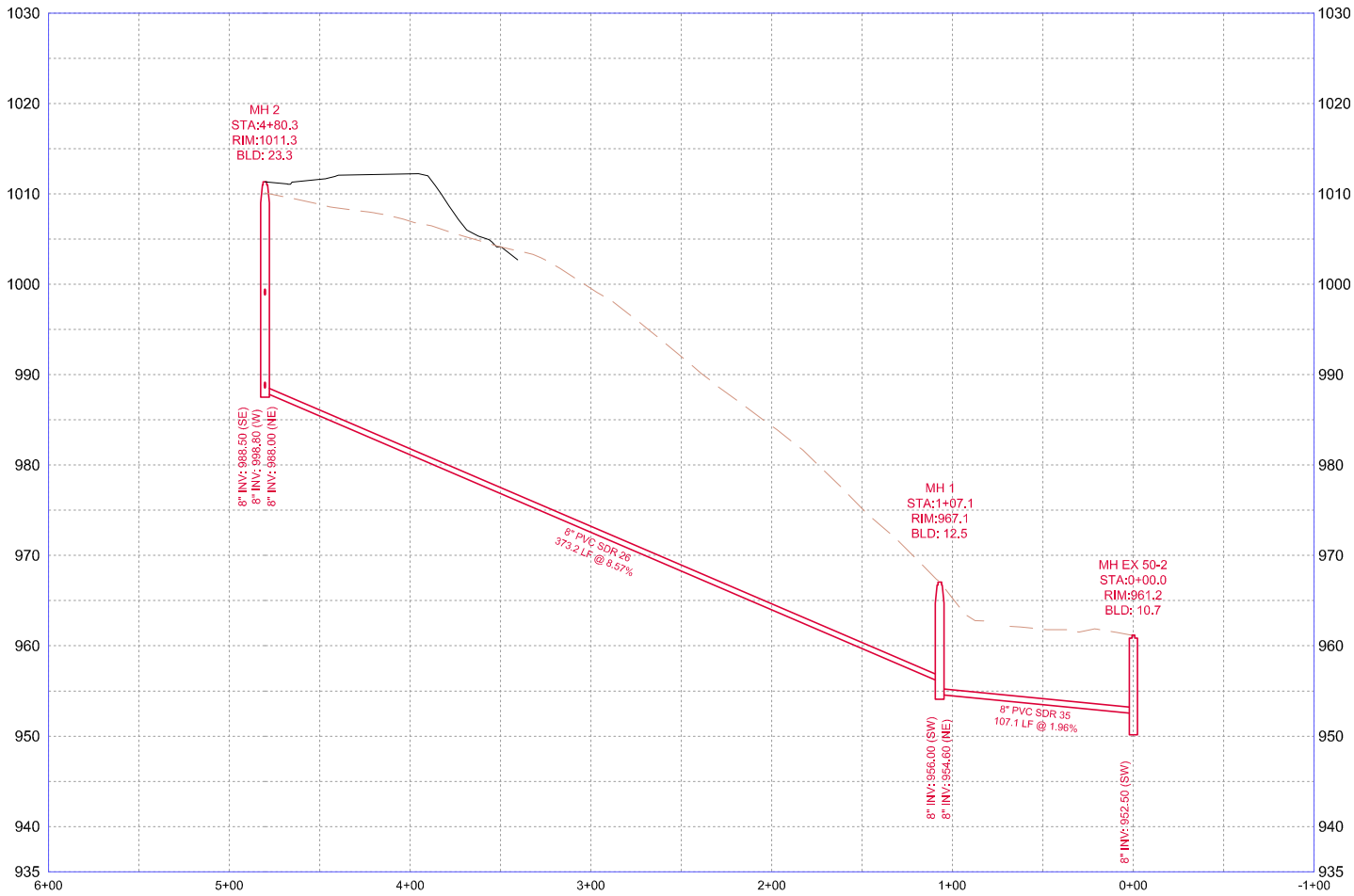
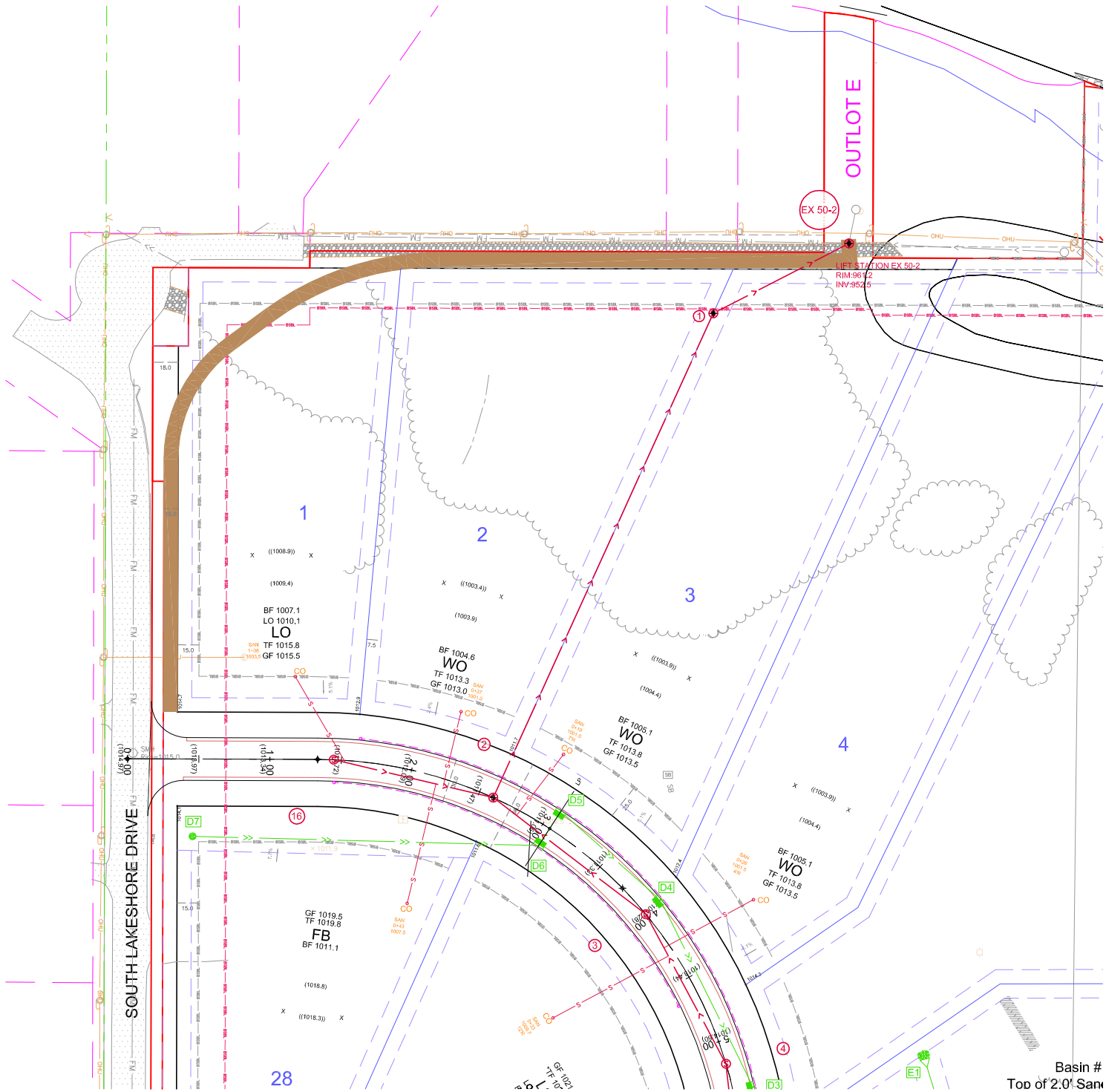
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DRAWN BY									
CAW									
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					 <b>SATHRE-BERGQUIST, INC.</b> 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000				
					CITY PROJECT NO. -- INDEPENDENCE, MINNESOTA				
					PRELIMINARY STREET PLAN BRIDGEVINE BOHLAND DEVELOPMENT				
					FILE NO. 3568-034 4 17				



**GENERAL NOTES:**

S&W	INDICATES SANITARY SERVICE
X+XX	INDICATES SANITARY SERVICE STATION (FROM DOWNSTREAM MANHOLE)
XXX-X	INDICATES SERVICE ELEVATION
X' R	INDICATES RISER HEIGHT (IF NEEDED)





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CAW				
CHECKED BY				
RSM				
DATE				
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ROBERT S. MOLSTAD, P.E.  
Date: \_\_\_\_\_ Lic. No. \_\_\_\_\_

ENGINEERS  
DESIGNERS  
SURVEYORS  
PLANNERS

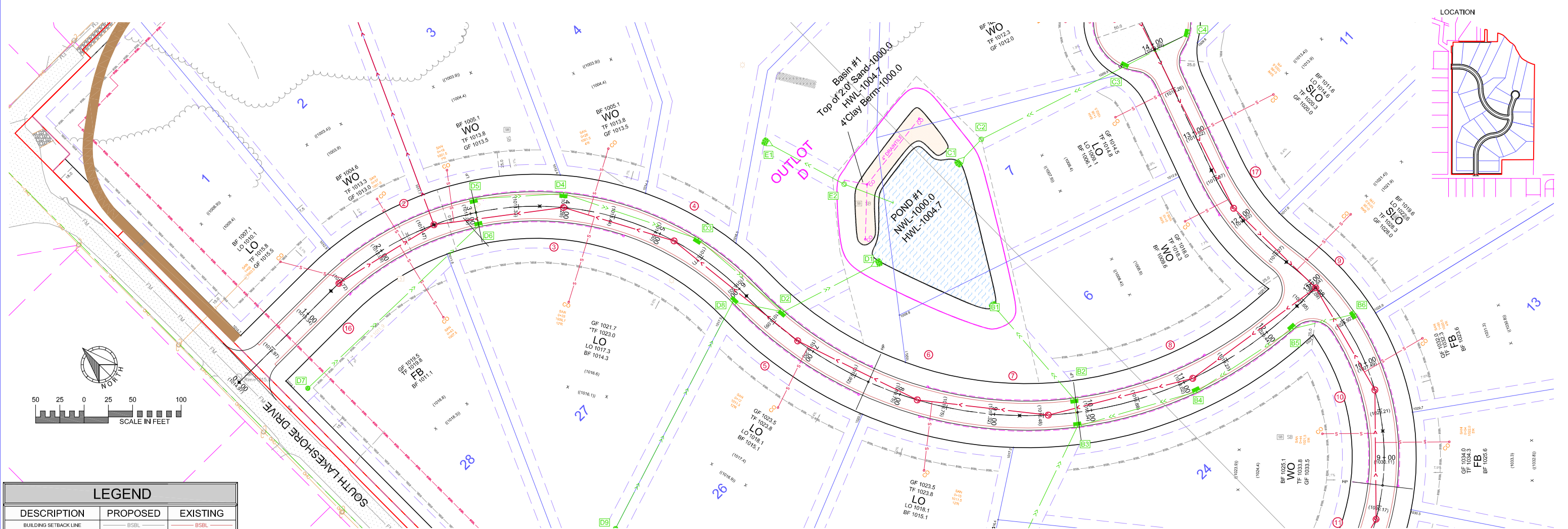
**SATHRE-BERGQUIST, INC.**  
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
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INDEPENDENCE, MINNESOTA

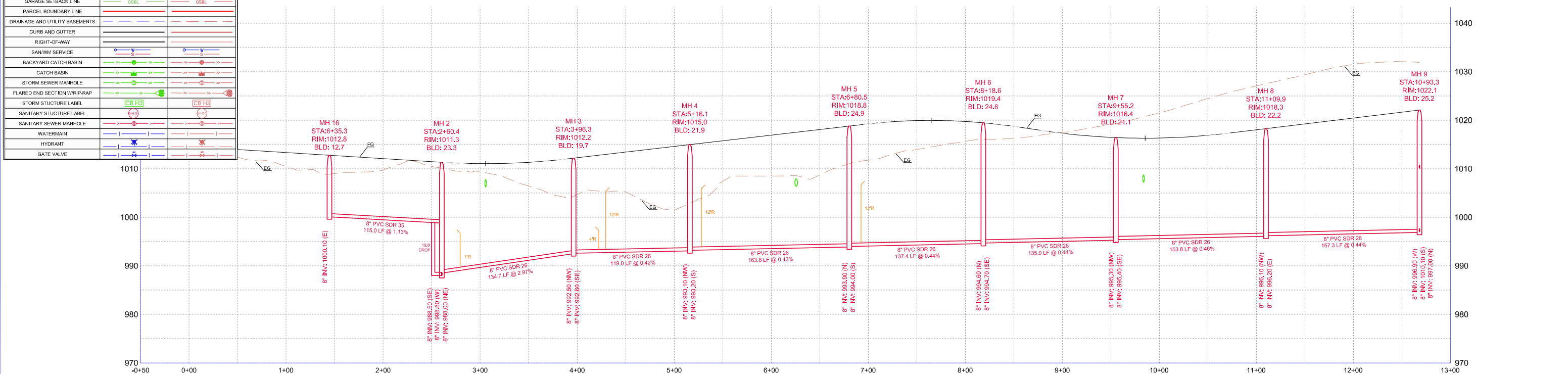
**PRELIMINARY SANITARY SEWER PLAN**  
**BRIDGEVINE**  
**BOHLAND DEVELOPMENT**

FILE NO. 3568-034
<b>6</b>
<b>17</b>




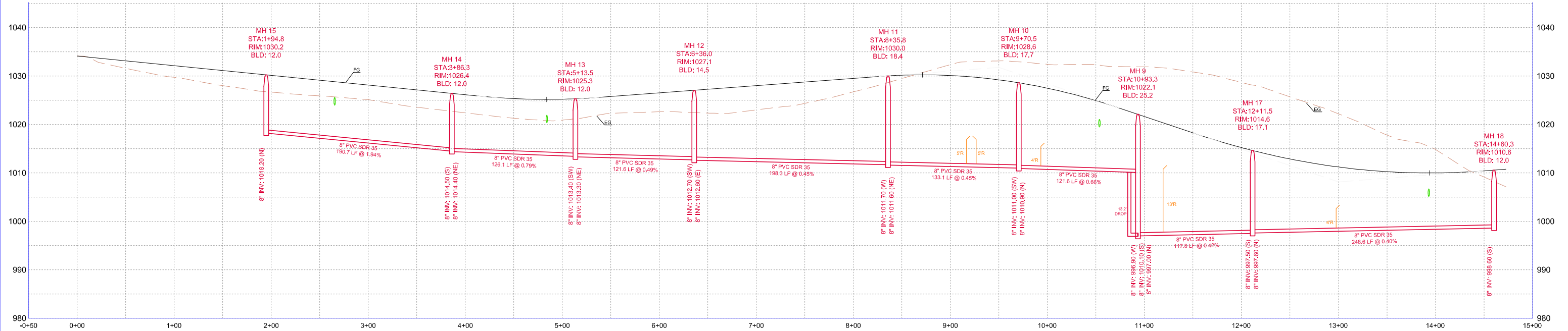
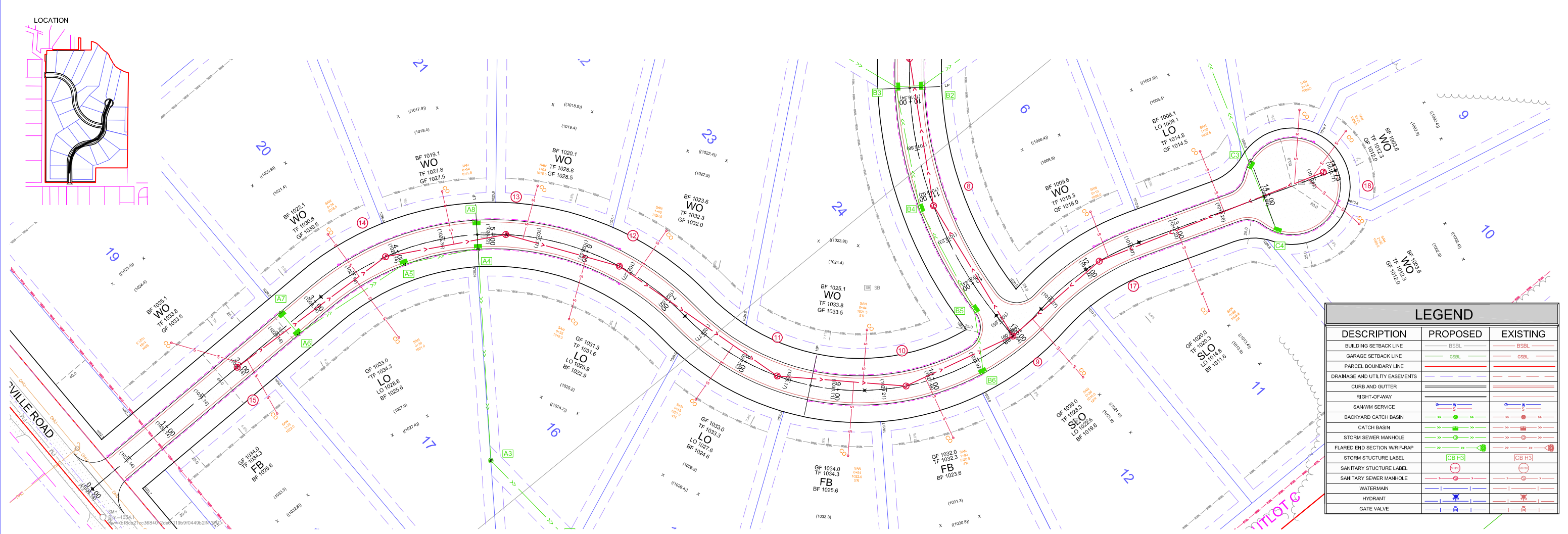


LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE	CSBL	CSBL
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANITARY SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

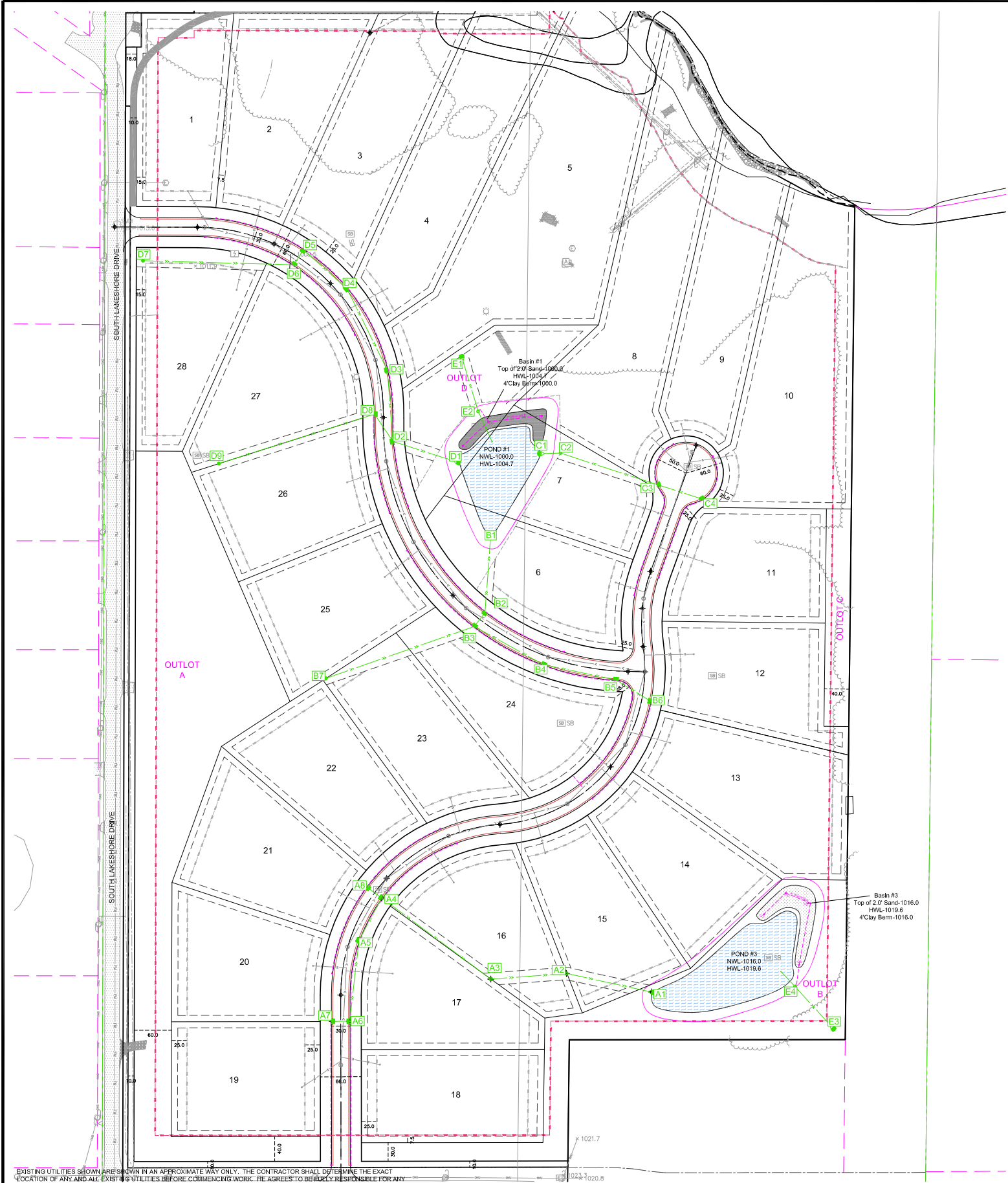


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UTILITY										3568-034
DRAWN BY										7
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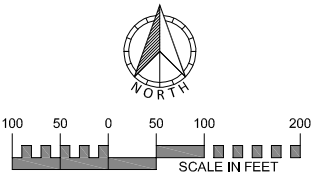
- STORM NETWORK NOTES:**
- 6" RIGID PVC DRAINTILE SHALL BE INSTALLED AT THE LOWPOINT CATCH BASINS 125' MIN. (STD) IN EACH DIRECTION & 250' IN THE UPHILL DIRECTION FOR ON SLOPE CATCH BASINS.
  - 6" PERFORATED REAR YARD DRAINTILE W/WRAP SHALL BE INSTALLED THROUGH THE FILTRATION AREAS AS SHOWN ON THE PLANS. SEE THE "TYPICAL DETAIL - INFILTRATION/FILTRATION AREA" BELOW FOR INSTALLATION PURPOSES.
  - TIE THE LAST 3 PIPE JOINTS TO FLARED END SECTIONS (TYPICAL).
  - TRASH GUARDS (HOT DIPPED GALVANIZED) SHALL BE PLACED ON ALL FLARED END SECTIONS.
  - TIE ALL PIPE JOINTS BETWEEN STORM SEWER CONTROL STRUCTURES AND APRONS AND CULVERT APRONS.
  - TIE ALL JOINTS BETWEEN OCS STRUCTURES AND FLARED END SECTIONS.
  - WIMCO'S OR APPROVED EQUAL TO BE INSTALLED AT ALL STORM INLETS.
  - GRANULAR MATERIAL SHALL BE PLACED UNDER STORM SEWER PIPE OR STRUCTURES THAT ARE LESS THAN 48" BELOW FINISHED GRADE AND EXTEND TO AT LEAST 48" BELOW FINISHED GRADE.
  - RIP-RAP FOR STORM SEWER SHALL BE CONSTRUCTED USING GRANITE ROCK, 1" DIAMETER OR LARGER AND SHALL BE HAND PLACED. RIP-RAP SHALL BE CLASS 3 ON FILTER MATERIAL ON GEOTEXTILE FABRIC.
  - ALL ADJUSTING RINGS TO BE CONCRETE.

LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	B'SBL	B'SBL
GARAGE SETBACK LINE	G'SBL	G'SBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANWWM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	[CB H3]	[CB H3]
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

STRUCTURE TABLE							
STRUCTURE NAME	TYPE	DIAMETER	RIM	BUILD	INV	CASTING	NOTES
A2	CBMH		1020.9	4.3'	1016.6		
A3	CBMH		1022.9	4.9'	1018.0		
A4	CBMH		1024.6	7.6'	1017.0		
A5	CBMH		1025.5	4.0'	1021.5		
A6	CBMH		1028.3	4.3'	1024.0		
A7	CB		1028.3	4.0'	1024.3		
A8	CB		1024.6	4.0'	1020.6		
B2	CBMH		1015.7	14.7'	1001.0		
B3	CBMH		1015.8	8.1'	1007.7		
B4	CBMH		1017.7	4.0'	1013.7		
B5	CBMH		1020.7	4.0'	1016.7		
B6	CB		1024.5	4.0'	1020.5		
B7	CB		1012.9	3.4'	1009.5		
C2	STMH		1005.0	4.8'	1000.2		
C3	CBMH		1009.0	7.3'	1001.7		
C4	CB		1008.9	3.2'	1005.7		
D2	CBMH		1017.5	19.0'	998.5		
D3	CBMH		1015.0	10.9'	1004.1		
D4	CBMH		1011.6	6.0'	1005.6		
D5	CBMH		1010.5	4.3'	1006.2		
D6	CBMH		1010.5	4.0'	1006.5		
D7	CB		1011.0	3.2'	1007.8		
D8	CBMH		1016.5	9.5'	1007.0		
D9	CB		1012.9	2.9'	1010.0		

FES TABLE				
Structure Name	TYPE	SIZE (IN.)	INV	C.Y. RIP RAP
A1	FES	21	1016.0	
B1	FES	18	1000.0	
C1	FES	18	1000.0	
D1	FES	18	1000.0	
E1	FES	36	998.0	
E3	FES	12	1010.9	

OUTLET STRUCTURE TABLE			
Structure Name	TYPE	INV	DETAIL
E2	OCS	997.5 998.50	SEE STRUCTURE DETAIL
E4	OCS	1014.0 1014.00	SEE STRUCTURE DETAIL

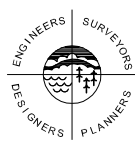


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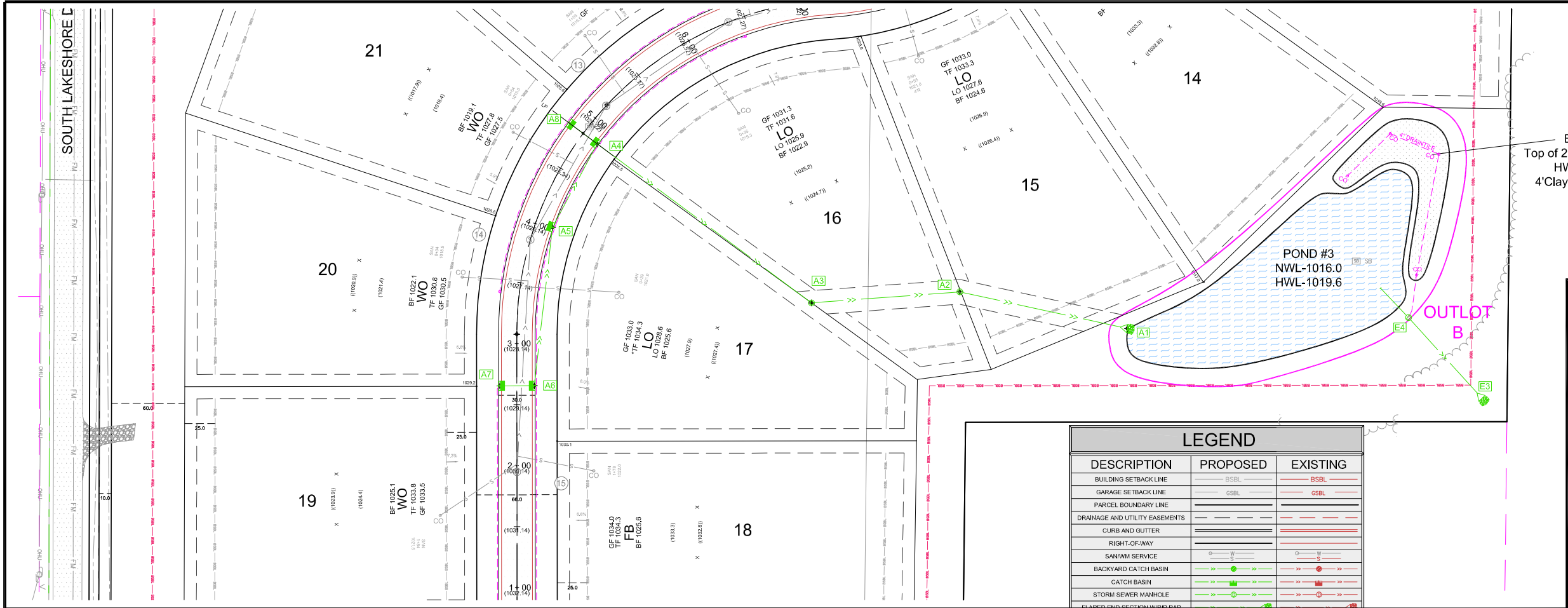
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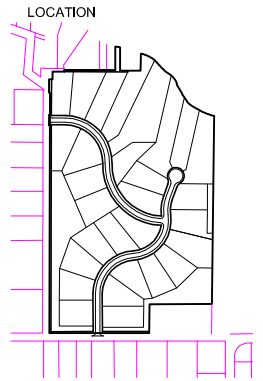
**PRELIMINARY STORM SEWER PLAN**  
**BRIDGEVINE**  
**BOHLAND DEVELOPMENT**

FILE NO.  
3568-034  
**9**  
**17**

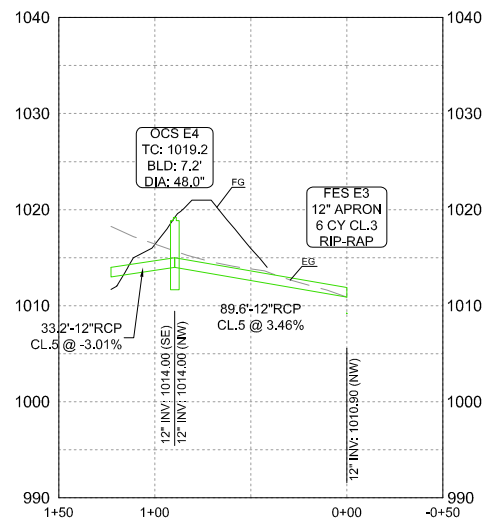
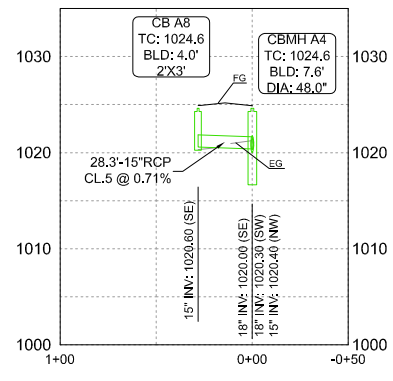
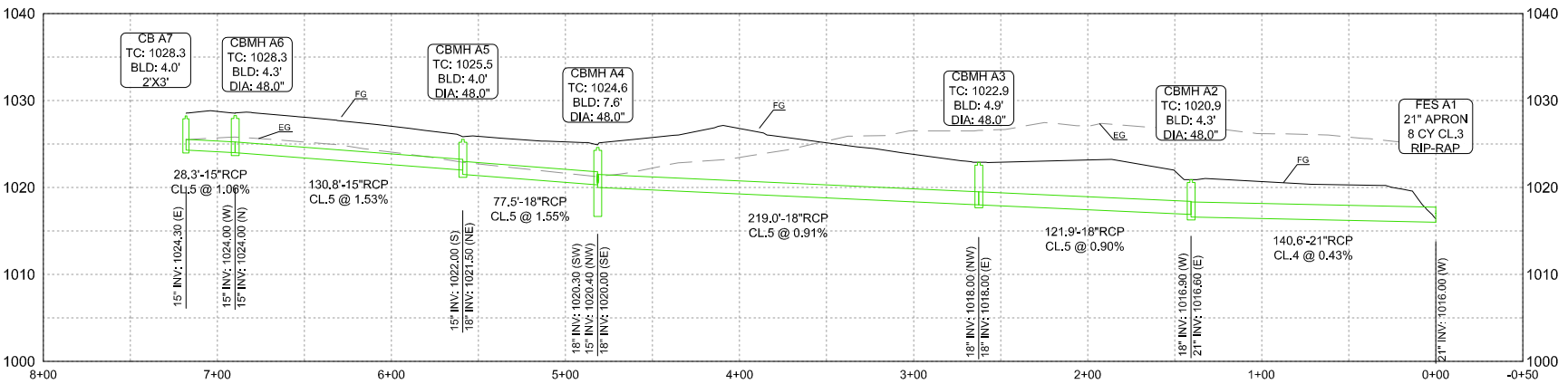
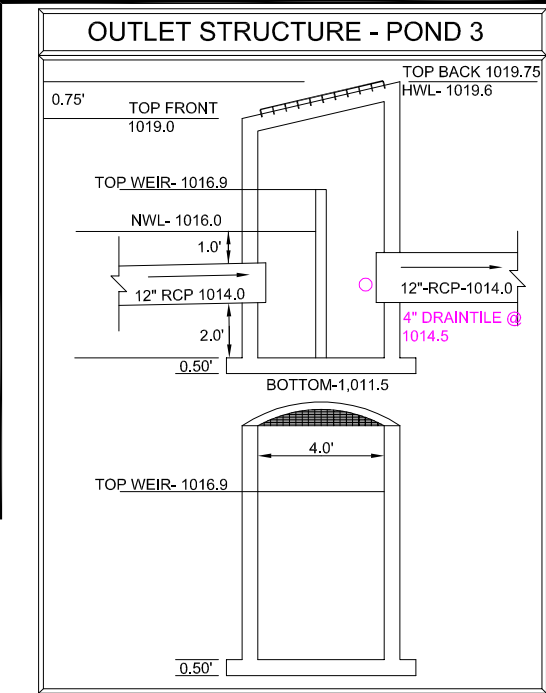




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GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANWV SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION INVERT ROAD		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		



Basin #3  
Top of 2.0' Sand-1016.0  
HWL-1019.6  
4'Clay Berm-1016.0



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MINNESOTA

**PRELIMINARY STORM SEWER PLAN**

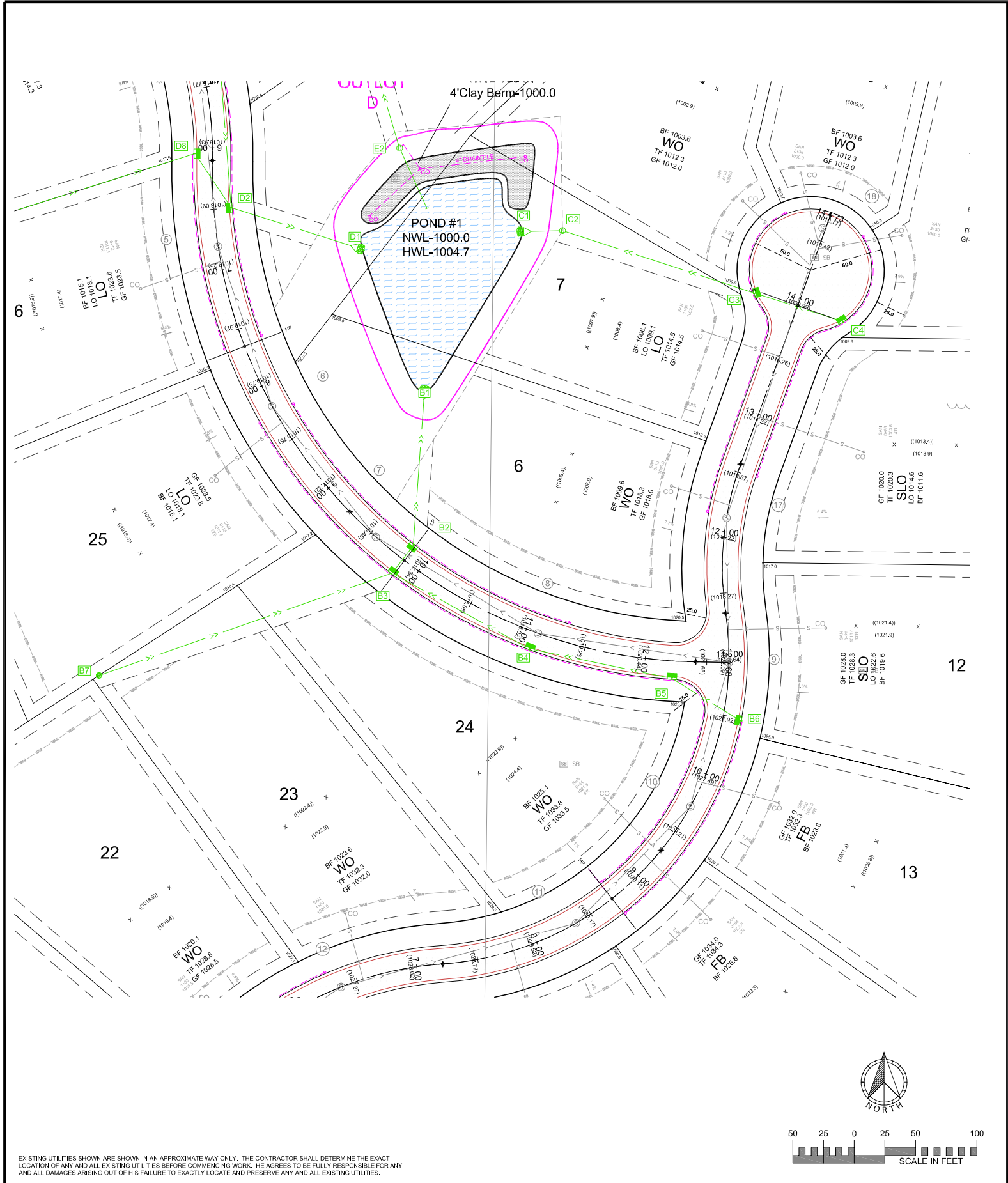
**BRIDGEVINE**

**BOHLAND DEVELOPMENT**

FILE NO.  
3568-034

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**17**



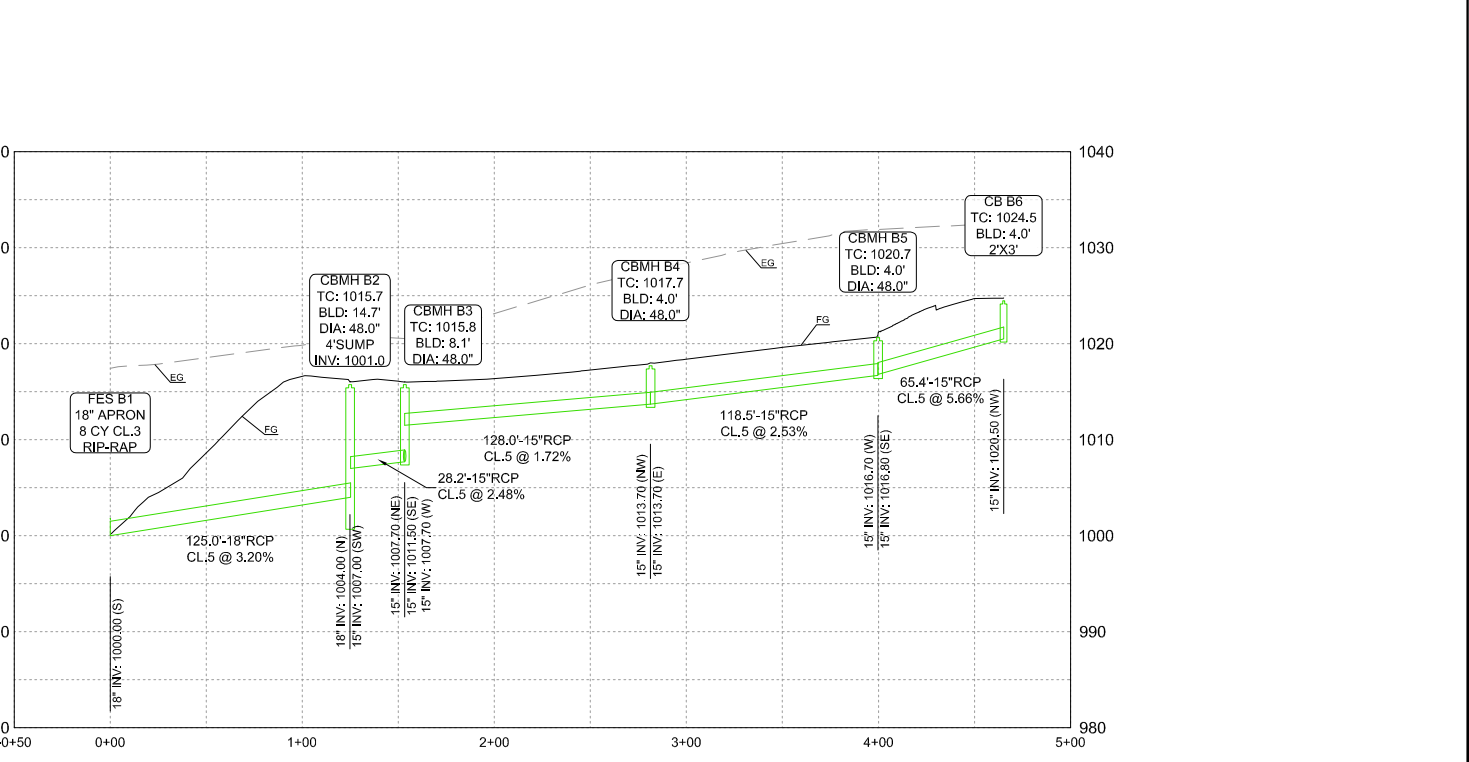
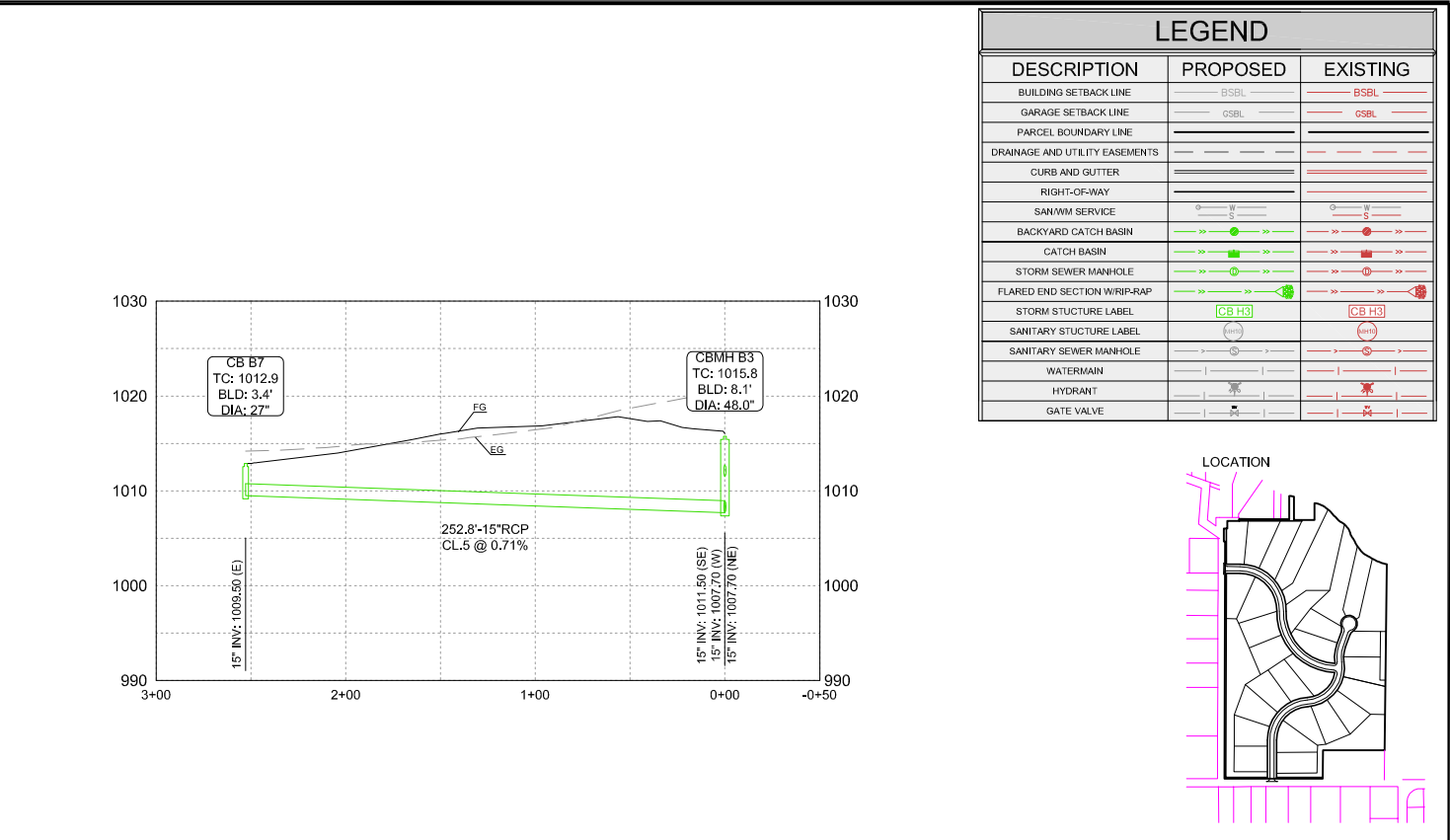
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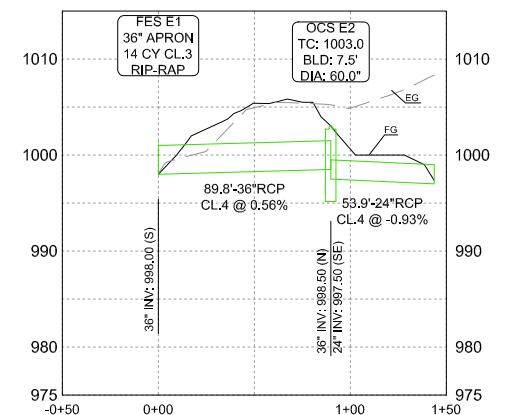
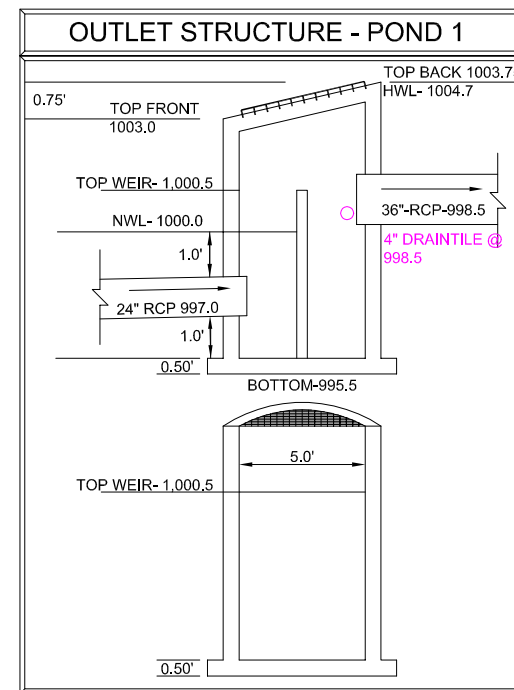
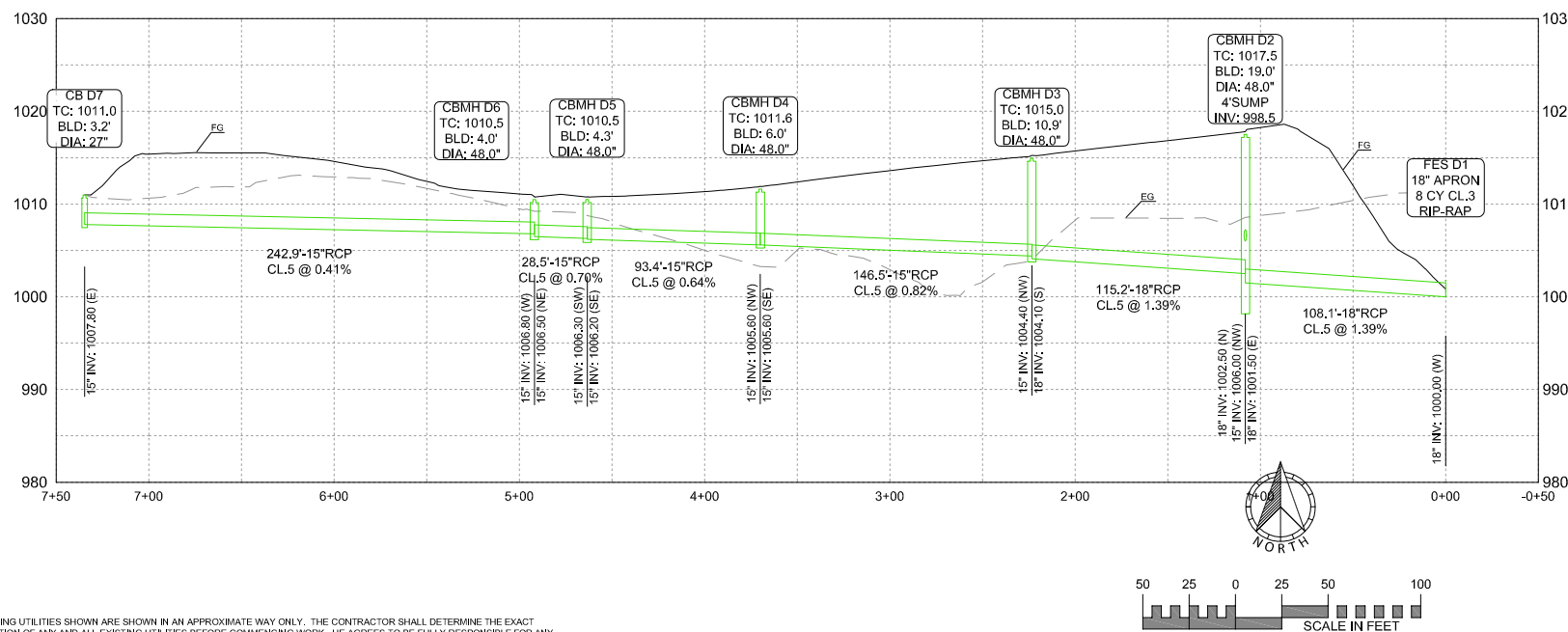
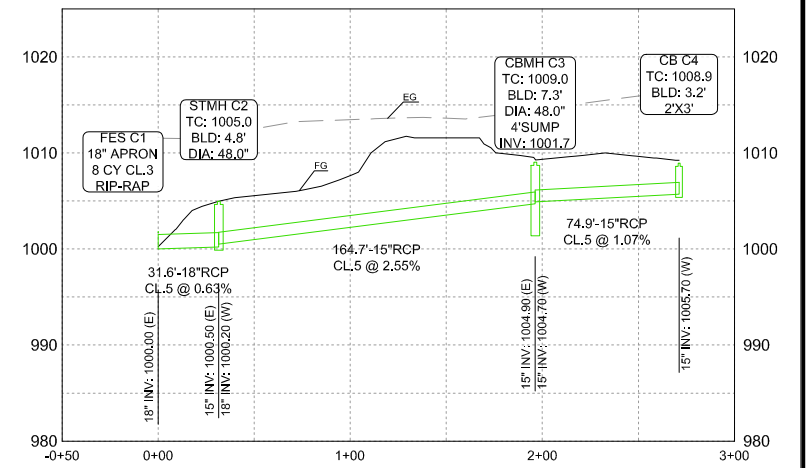
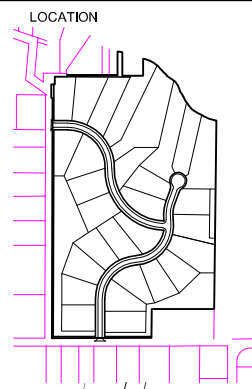
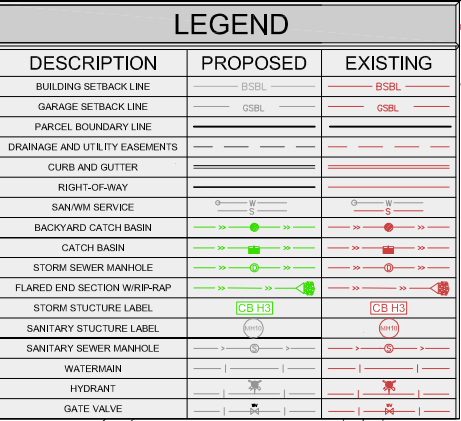
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	CITY PROJECT NO.	PRELIMINARY STORM SEWER PLAN BRIDGEVINE BOHLAND DEVELOPMENT	FILE NO. 3568-034
	INDEPENDENCE, MINNESOTA		

SATHRE-BERGQUIST, INC.  
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

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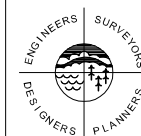


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150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

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CITY PROJECT NO.

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INDEPENDENCE,  
MINNESOTA

PRELIMINARY STORM SEWER PLAN  
BRIDGEVINE  
BOHLAND DEVELOPMENT

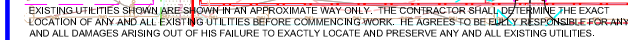
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17. CONTRACTOR MUST COMPLY WITH CITY WETLAND REPLACEMENT REQUIREMENTS.

# HOLDDOWN DETAILS

**HOUSE PAD LOCATION VARIES ON A LOT BY LOT BASIS - SEE GRADING PLAN FOR PROPOSED PAD LOCATIONS**

**2. GRADE (H&O) BEHIND EACH HOMESET IS THE LOW FLOOR GARAGE ELEVATION AND EXPOSED TOP OF TOPSOIL SUBGRADE SHALL BE DOWN 0.50 FEET.**

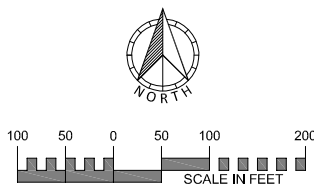
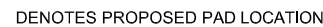
**2. ESTABLISH FRESH GRASS AT ALL 10' FRONT YARD UTILITY EASEMENT LOCATIONS.**

**3. THESE DETAILS REFERENCE A 4' Poured CONCRETE WALL, AND A 6.0' DIRT DROP FROM REAR TOP FOUNDATION TO GROUND ELEVATION FOR ALL LOOKOUTS AND WALKWAYS,**

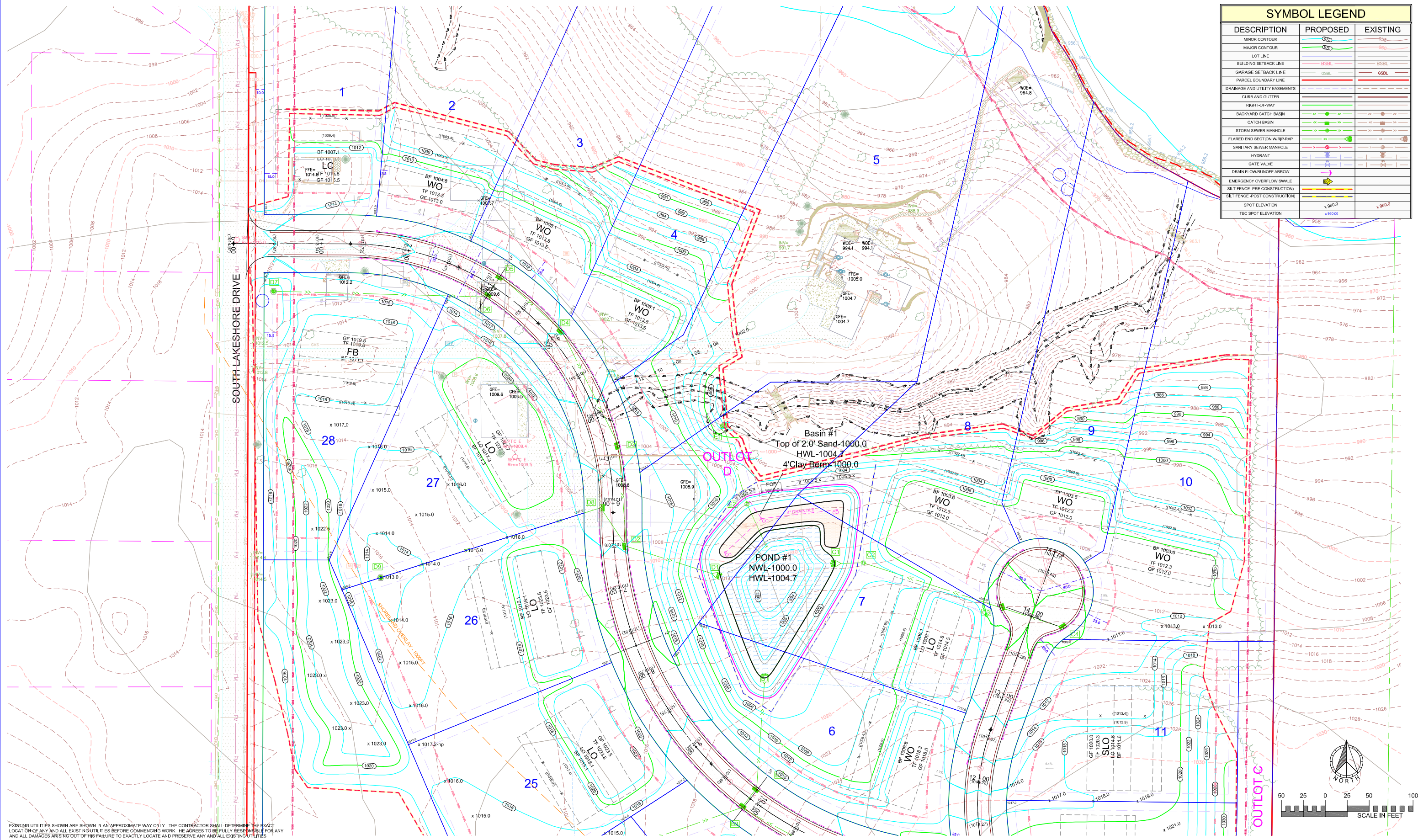
SITE BMPs  
 NURP POND - NURP POND WILL BE UTILIZED TO MEET OR EXCEED QUALITY AND RATE CONTROL REQUIREMENTS.  
 SKIMMERS - THE POND OUTLET STRUCTURE INCLUDES A SUBMERGED INLET PIPE TO ALLOW SKIMMING.  
 RIP RAP - RIP RAP WILL BE UTILIZED AT ALL APRONS FOR ENERGY DISSIPATION AND PROVIDE SEDIMENT CONTROL. MUST BE INSTALLED OVER A SUITABLY GRADED FILTER FABRIC OR FILTER FABRIC TO ENSURE THAT SOIL PARTICLES DO NOT MIGRATE THROUGH THE RIP RAP AND REDUCE ITS STABILITY.  
 INLET PROTECTION - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES. REFER TO THE CITY DETAILS TO DETERMINE WHICH INLET PROTECTION DEVICE IS APPLICABLE.  
 SLOPE STABILIZATION - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOODFIBER BLANKET WILL BE UTILIZED ON ALL SLOPES 3:1 OR GREATER TO PROVIDE ADEQUATE SLOPE STABILIZATION.  
 BIOROLLS - BIOROLLS WILL BE INSTALLED ALONG REAR YARD SWALES TO PREVENT SEDIMENT FROM REACHING THE NURP POND AND ULTIMATELY DOWNSTREAM WETLANDS.  
 INFILTRATION/RETENTION AREAS - INFILTRATION/RETENTION AREAS WILL BE UTILIZED TO REDUCE/RETAIN THE RUNOFF FROM THE INCREASED HARD SURFACE.  
 STREET SWEEPING - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR MORE FREQUENTLY TO MINIMIZE DUST CONTROL AND VEHICLE TRACKING.  
 PHOSPHOROUS FREE FERTILIZER - PHOSPHOROUS FREE FERTILIZER WILL ALSO BE USED ON SITE.

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1. NURP POND - NURP POND WILL BE UTILIZED TO MEET OR EXCEED QUALITY AND RATE CONTROL REQUIREMENTS.
2. SKIMMERS - THE POND OUTLET STRUCTURE INCLUDES A SUBMERGED INLET PIPE TO ALLOW SKIMMING.
3. RIP RAP - RIP RAP WILL BE UTILIZED AT ALL APRONS FOR ENERGY DISSIPATION AND PROVIDE SEDIMENT CONTROL. MUST BE INSTALLED OVER A SUITABLY GRADED FILTER MATERIAL OR FILTER FABRIC TO ENSURE THAT SOIL PARTICLES DO NOT MIGRATE THROUGH THE RIP RAP AND REDUCE ITS STABILITY.
4. INLET PROTECTION - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES. REFER TO THE CITY DETAILS TO DETERMINE WHICH INLET PROTECTION DEVICES ARE APPLICABLE.
5. SLOPE STABILIZATION - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOODFIBER BLANKET WILL BE UTILIZED ON ALL SLOPES 3:1 OR GREATER TO PROVIDE ADEQUATE SLOPE STABILIZATION.
6. BIOROLLS - BIOROLLS WILL BE INSTALLED ALONG REAR YARD SWALES TO PREVENT SEDIMENT FROM REACHING THE NURP POND AND ULTIMATELY DOWNSTREAM WETLANDS.
7. INFILTRATION/RETENTION AREAS - INFILTRATION/RETENTION AREAS WILL BE UTILIZED TO REDUCE/RETAIN THE RUNOFF FROM THE INCREASED HARD SURFACE.
8. STREET SWEEPING - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR MORE FREQUENTLY TO MINIMIZE DUST CONTROL AND VEHICLE TRACKING.
10. PHOSPHOROUS FREE FERTILIZER - PHOSPHOROUS FREE FERTILIZER WILL ALSO BE USED ON SITE.

[illegible]





SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WIRE-RAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE -PRE CONSTRUCTION		
SILT FENCE -POST CONSTRUCTION		
SPOT ELEVATION		
TBC SPOT ELEVATION		

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
GRADING				
DRAWN BY				
CW				
CHECKED BY				
RSM				
DATE				
12/29/21				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

ROBERT S. MOLSTAD, P.E.  
Date: \_\_\_\_\_ Lic. No. \_\_\_\_\_

ENGINEERS  
SURVEYORS  
DESIGNERS  
PLANNERS

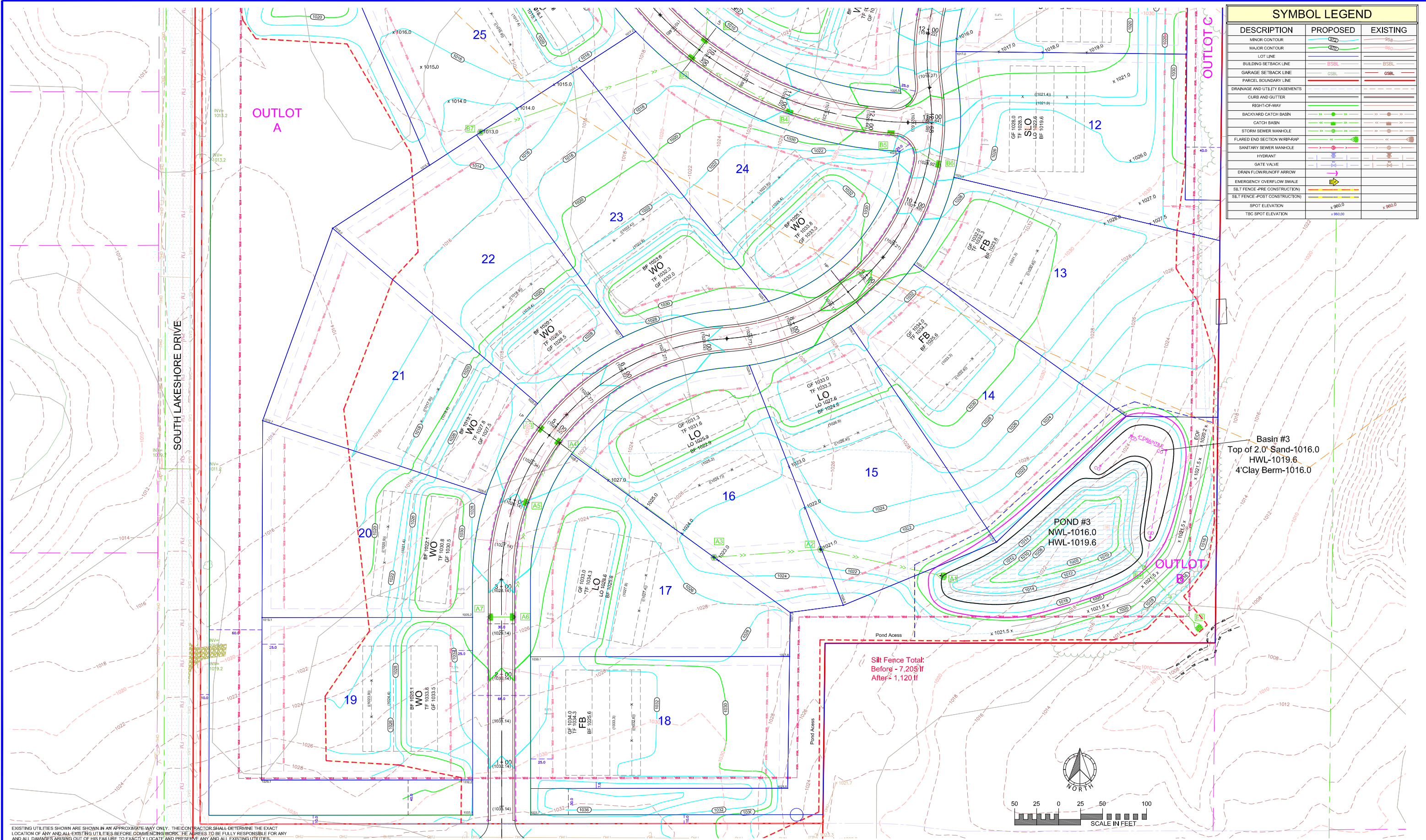
**SATHRE-BERGQUIST, INC.**  
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000


CITY PROJECT NO.
INDEPENDENCE, MINNESOTA

PRELIMINARY GRADING PLAN  
**BRIDGEVINE**  
**BOHLAND DEVELOPMENT**

FILE NO.
3568-034
14
17



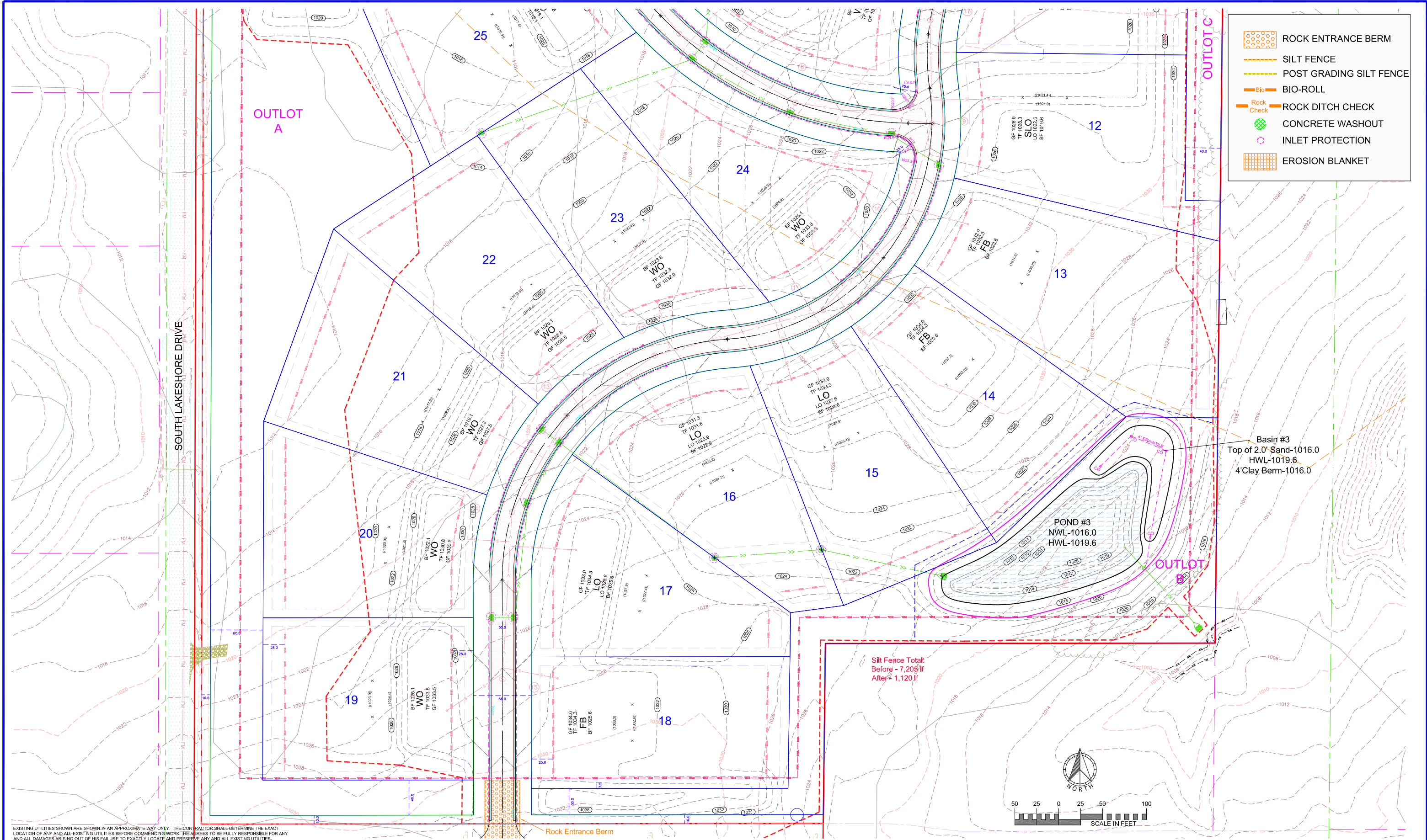


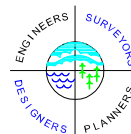
DRAWING NAME				NO.	BY	DATE	REVISIONS		USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.	I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  ROBERT S. MOLSTAD, P.E. Date: _____ Lic. No. _____	<div><div>ENGINEERS SURVEYORS DESIGNERS PLANNERS</div><div></div><div>SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000</div></div>	CITY PROJECT NO.		PRELIMINARY GRADING PLAN  BRIDGEVINE  BOHLAND DEVELOPMENT	FILE NO.
GRADING								--				3568-034			
DRAWN BY															
CAW															
CHECKED BY															
RSM															
DATE															
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										INDEPENDENCE, MINNESOTA					









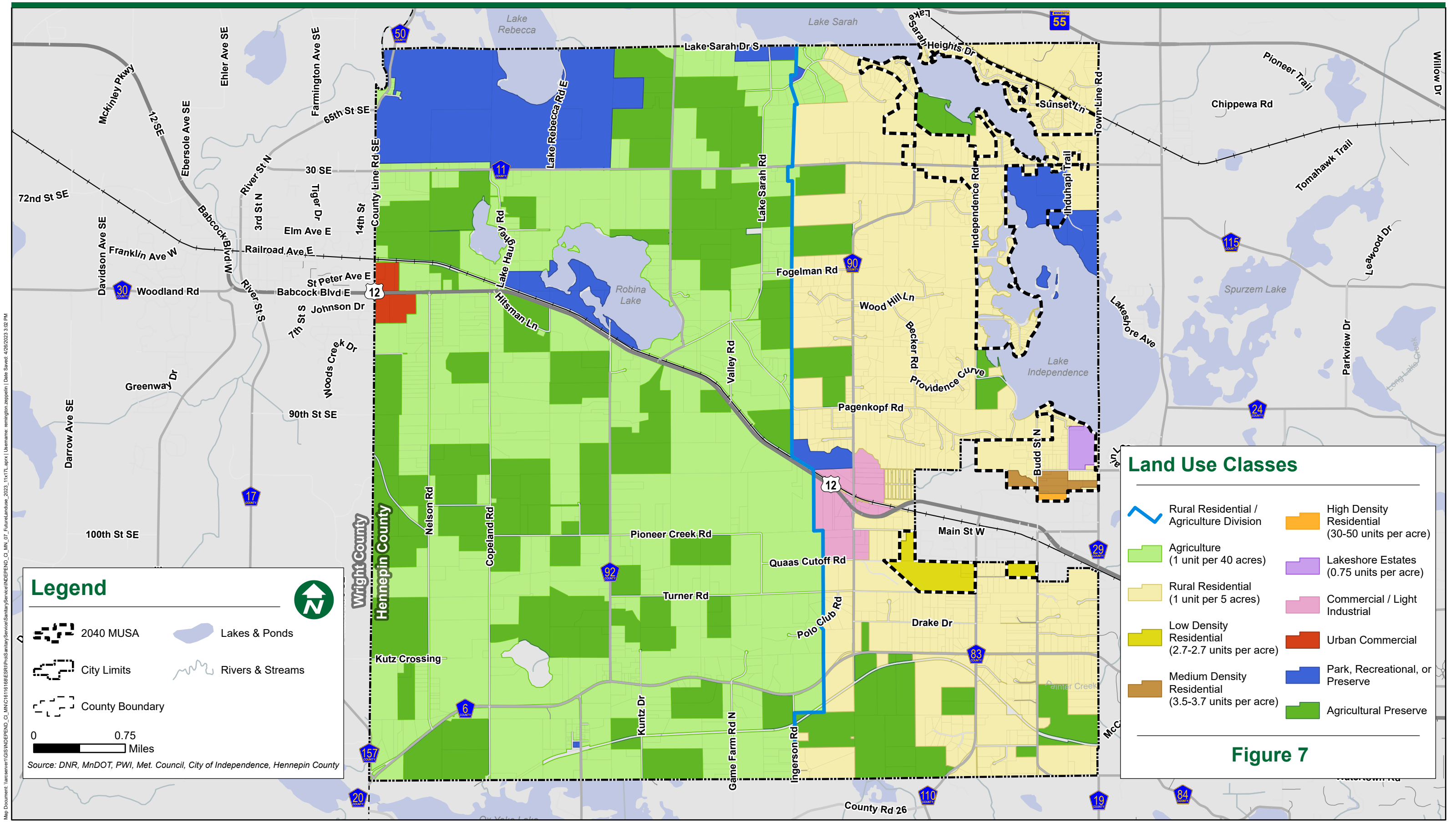
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EROSION CONTROL					--					3568-034			
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CHECKED BY													
RSM													
DATE													
12/29/21										17			





2040 Comprehensive Plan  
Independence, MN

Future Land Use  
April 2023



Legend



- 2040 MUSA
- City Limits
- County Boundary
- Lakes & Ponds
- Rivers & Streams

0 0.75  
Miles

Source: DNR, MnDOT, PWI, Met. Council, City of Independence, Hennepin County

Land Use Classes

- Rural Residential / Agriculture Division
- Agriculture (1 unit per 40 acres)
- Rural Residential (1 unit per 5 acres)
- Low Density Residential (2.7-2.7 units per acre)
- Medium Density Residential (3.5-3.7 units per acre)
- High Density Residential (30-50 units per acre)
- Lakeshore Estates (0.75 units per acre)
- Commercial / Light Industrial
- Urban Commercial
- Park, Recreational, or Preserve
- Agricultural Preserve

Figure 7