



PLANNING COMMISSION MEETING AGENDA
TUESDAY APRIL 15, 2025

7:30 PM REGULAR MEETING

1. Call to Order
2. Roll Call
3. Approval of Minutes:
 - a. February 18, 2025, Planning Commission Meeting Minutes (no meeting in March).
 - b. March 4, 2025, City Council Meeting Minutes (For Information Only).
4. **PUBLIC HEARING:** Buell Consulting, LLC – on behalf of Verizon (Applicant) and Larry and Susan Vensel (Owner) requests that the City consider the following action for the property located at 87 McCulley Rd., Independence, MN (PID No. 36-118-24-44-0009):
 - a. A Conditional Use Permit to allow a new telecommunications tower on the subject property.
 - b. Site plan review and conditional use permit to allow a new 180-foot-tall telecommunications tower on the subject property.
5. **PUBLIC HEARING:** Christine Parr (Applicant/Owner) requests that the City consider the following action for the Property located at 3850 County Line Road Independence, MN (PID No. 07-118-24-22-0006):
 - a. An interim use permit (IUP) to allow a non-commercial kennel (five personal dogs) on the subject property.
6. **PUBLIC HEARING:** Robert Youngquist (Applicant/Owner) requests that the City consider the following action for the Property located at 6625 Fogleman Road Independence, MN (PID No. 10-118-24-43-0010):
 - a. A minor subdivision to allow a lot line rearrangement to shift a portion of the north/south property line that divides the two properties approximately 80 feet to the east.
7. Open/Misc.
8. Adjourn.