



PLANNING COMMISSION MEETING AGENDA
TUESDAY SEPTEMBER 16, 2025

7:30 PM REGULAR MEETING

1. Call to Order
2. Roll Call
3. Approval of Minutes:
 - a. July 17, 2025, Planning Commission Meeting Minutes.
 - b. September 2, 2025, City Council Meeting Minutes (For Information Only).
4. **PUBLIC HEARING:** AT&T (Applicant) requests that the City consider the following action for the property located at 3310 County Line Road, Independence, MN (PID No. 07-118-24-33-0004):
 - a. A conditional use permit amendment to allow the upgrade and replacement of cellular antennas on the existing wireless tower and ground equipment located on the subject property.
5. **PUBLIC HEARING:** Greg A Jurvakainen (Applicants) and Carter Berkleman (Owner) request that the City consider the following action for the properties located at 6785 Highway 12, Independence, MN (PID No. 22-118-24-42-0001) and the property to the south that does not have an address but is identified by the following PID Number (PID No. 22-118-24-31-0002):
 - a. A minor subdivision to allow a lot line rearrangement between the two subject properties. The minor subdivision would add approximately 50' to the south side of the 6785 Highway 12 property.
6. **PUBLIC HEARING:** Scott Kirchner (Applicant) and Leroy Kowalke Et Al (Owner) requests that the City consider the following action for the Property located at 6551 County Road 6, Independence, MN (PID No. 34-118-24-12-0001):
 - a. A minor subdivision to allow a rural view lot subdivision. The proposed rural view lot would be 16.9 acres and located on the south side of County Road 6 along the east property line.
 - b. A variance to allow a rural view lot to exceed the maximum size of 10 acres.
7. Open/Misc.
8. Adjourn.