



CITY COUNCIL MEETING AGENDA
TUESDAY JULY 7, 2026

CITY COUNCIL MEETING TIME: 6:30 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call

4. ****Consent Agenda****

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

- a. Approval of City Council Minutes from the June 16, Regular City Council Meeting.
 - b. Approval of Accounts Payable; (Batch #1 - Checks No. 24431-24468).
 - c. Assembly Permit:
 - Independence Motor Condos Open Houses – July 9th and August 13th.
 - d. 2026 Quarter 2 - Building Permits: For Information Only.
5. Reports of Boards and Committees by Council and Staff.
6. Tracy Kooman (Applicant/Owner) requests that the City consider the following action for the property located at 2692 Becker Rd., Independence, MN (PID No. 14-118-24-42-0007):
 - a. **RESOLUTION No. 26-0707-01** – Considering approval of a conditional use permit (CUP) to allow a detached accessory building that exceeds 5,000 SF. The applicant is proposing to construct a new indoor riding arena and barn on the subject property by adding a new barn to the property which would exceed 5,000 SF. All detached accessory buildings constructed in the City of Independence that are greater than 5,000 SF can only be constructed upon issuance of a conditional use permit.
7. Tony Des Marais (Applicant/Owner) requests that the City consider the following action for the property located at 4727 Lake Sarah Dr. S. Independence, MN (PID No. 03-118-24-12-0011):
 - a. **RESOLUTION No. 26-0707-02** – Considering approval of a conditional use permit (CUP) to allow a detached Accessory Dwelling Unit (ADU) to be located on the subject property.
8. Pioneer Sarah Creek Watershed Commission - Proposed 2027 Budget Review.
9. Open/Misc.
10. Adjourn.



CITY COUNCIL MEETING MINUTES
TUESDAY JUNE 16, 2026

CITY COUNCIL MEETING TIME: 6:30 PM

1. CALL TO ORDER

Mayor Brad Spencer called the meeting to order on Tuesday, June 16, 2026, at 6:30 PM

2. PLEDGE OF ALLEGIANCE

Mayor Spencer led the group in the Pledge of Allegiance.

3. ROLL CALL

PRESENT: Spencer, Fisher, Grotting, McCoy, Betts

ABSENT: None

STAFF: Administrative Services Director Simon, Administrator Kaltsas, Public
Works Director Lehman, Chief DuRose

VISITORS: See sign-in sheet

4. ****CONSENT AGENDA****

Mayor Spencer stated that the consent agenda items would be considered routine and acted on by one motion unless someone would like to remove an item for discussion. The consent agenda

- a. Approval of City Council Minutes from the June 2, Regular City Council Meeting.
- b. Approval of Accounts Payable; (Batch #1 - Checks No. 24409-24430).
- c. Approval of Election Judges for the Primary and General Elections.

The Mayor noted that staff members Amber and Katie and Carrie had been inadvertently omitted from the Election Judges list under item (c) and confirmed they would be added.

Motion by Betts, seconded by Fisher to approve the consent agenda. Ayes: Spencer, Fisher, Grotting, McCoy, Betts. Nays: None. Absent: None. Abstain: None. Motion Approved. 5-0

5. Reports of Boards and Committees by Council and Staff.

Council member Fisher Attended the following meeting:

- None

Council member Betts Attended the following meeting:

- None

Council member McCoy Attended the following meeting:

- Orono Graduation

Council member Grotting Attended the following meeting:

- Planning

Mayor Spencer Attended the following meeting:

- Planning
- Lobbyist meeting with Kaltsas
- Pre-budget meeting with Maple Plain Mayor and Chief DuRose
- NW League of municipalities
- Hwy 12 Coalition

Amber Simon Attended the following meeting:

- None

Mark Kaltsas Attended the following meeting:

- None

6. West Hennepin Public Safety – Director Matthew DuRose: Presentation of the May 2026 Activity Reports.

Director DuRose presented the May 2026 monthly activity report. He noted that calls for service year-to-date are on par with the same period in 2025. He highlighted two notable areas: a backlog of burn permits that staff is actively working through, and an uptick in administrative requests from a large Eastern Metro agency that changed its background check process. DuRose also noted four DWIs recorded in the month, all along Highway 12, and reported that speed enforcement conducted that day resulted in dozens of traffic stops. He further noted a trend of large fraud and internet-based scams occurring within the city.

Director DuRose expressed enthusiasm for the upcoming "Cops and Robbers" fishing event scheduled for July 8th. He reported that registration opened Tuesday and filled to the tentative maximum of 15 children within the weekend, generating a waiting list of four additional children. The city is exploring securing additional boats to accommodate more participants. The event is funded in part by a grant from the Minnesota Chiefs of Police Foundation, and Iron Exchange has committed to providing lunch. All participating children will receive their own fishing rod, reel, and tackle box.

7. Alex Rykken (Applicant/Owner) requests that the City consider the following action for the property located at 6605 Hillstrom Road, Independence, MN (PID No. 22-118-24-13-0001):

- a. **RESOLUTION No. 26-0616-01** – Considering approval of a variance from the requisite structure setback from the OHWL of Pioneer Creek to allow the construction of a deck that is attached to the principal structure on the subject property.

City Administrator Kaltsas introduced the item. The applicant sought a variance from the 100-foot ordinary high water level (OHWL) setback of Pioneer Creek to allow construction of a deck and stairway on the rear of the home at 6605 Hillstrom Road. Staff review found that the house was originally permitted and inspected as conforming with the setback requirement; however, Pioneer Creek has meandered over time, moving closer to the structure, resulting in an approximately 10-foot deficiency. The applicant is requesting an 11-foot variance from the 100-foot setback.

Kaltsas explained that unlike lake shorelines, the OHWL of a creek is defined by the top of the riverbank at the time of survey, which is inherently subject to change. The practical difficulty, therefore, was not caused by the property owner but by natural migration of the creek. The Planning Commission held a public hearing on June 2nd, made findings that the request met the criteria for a variance, and recommended approval. In response to a question from Councilmember Grotting, Kaltsas confirmed there was no prior precedent for this specific property and that the variance process remains the appropriate mechanism for these exception cases.

Motion by Grotting, seconded by McCoy to approve RESOLUTION 26-0616-01 for a variance from the requisite structure setback from the OHWL of Pioneer Creek to allow the construction of a deck that is attached to the principal structure on the subject property. Ayes: Spencer, Fisher, Grotting, McCoy, Betts. Nays: None. Absent: None. Abstain: None. Motion Approved. 5-0

8. Mark Bjorgum (Applicant/Owner) requests that the City consider the following action for the property located at 230 Hart St., Independence, MN (PID No. 32-118-24-42-0053):

- a. **RESOLUTION No. 26-0616-02** – Considering approval of a variance to allow the construction of a new accessory structure that exceeds the height of the principal structure located on the subject property.

City Administrator Kaltsas presented the item. The applicant seeks a variance to construct a new 40-by-48-foot (approximately 1,800 square foot) detached accessory building at 230 Hart Street, which would have a gable roof with a mean height of 19 feet 4 inches — approximately 3 feet 4 inches taller than the existing principal structure.

Kaltsas explained the property's unique circumstances. The existing non-conforming detached accessory structure crosses a property line and could not be rebuilt in kind under current

standards. The subject property consists of three parcels, with the principal structure being a modest one-bedroom home with a low, single-plane sloped roof — an unusual characteristic that contributes to the height differential. Because the property has three frontages abutting public roads or public properties, the detached accessory structure cannot be located to the rear of the principal structure, making it ineligible for the city's standard Accessory Building Review Committee (ABRC) process. The variance process was therefore required.

The Planning Commission found that the three-frontage condition and the flat roof of the principal structure constituted unique practical difficulties supporting the variance. No public comments opposing the request were received. The applicant confirmed the structure would be for personal storage only, and a condition prohibiting commercial use was included. The Planning Commission recommended approval.

Motion by McCoy, seconded by Betts to approve RESOLUTION 26-0616-02 for a variance to allow the construction of a new accessory structure that exceeds the height of the principal structure located on the subject property. Ayes: Spencer, Fisher, Grotting, McCoy, Betts. Nays: None. Absent: None. Abstain: None. Motion Approved. 5-0

9. Michael Keenan (Applicant) and Mark Moorhouse (Owner) are requesting the following actions for the property located at 3760 County Road 92 N. (PID No. 09-118-24-13-0001) in the City of Independence, MN.
 - a. **RESOLUTION No. 26-0616-03** – Considering approval of a conditional use permit (CUP) to allow a detached accessory building that exceeds 5,000 SF.

City Administrator Kaltsas presented the item in detail. The applicant, Michael Keenan, and owner, Mark Moorhouse, requested a conditional use permit to construct three detached accessory buildings, each exceeding 5,000 square feet, on an approximately 58-acre agriculturally-zoned property at 3760 County Road 92 North. The proposed development would occupy approximately 10 acres in the northwest corner of the property. Building 1, proposed first, would be approximately 23,000 square feet and would incorporate a principal dwelling unit (a "barndominium" style structure). Buildings 2 and 3 were proposed for future phases.

Under city ordinance, properties greater than 10 acres have no maximum limitation on total accessory building square footage, but any individual building exceeding 5,000 square feet requires a conditional use permit. The applicant presented a site plan including a rock entrance off County Road 92, stormwater filtration areas, approximately 70 evergreen trees, and 3.5 acres of native prairie restoration around the site perimeter. A Pioneer-Sierra Creek watershed permit has been applied for, and the city's engineering review comments are required to be addressed as a condition of approval.

The Planning Commission held a public hearing on June 2nd. Written comments submitted before and after the hearing were supportive of the application, while oral testimony provided at the hearing was in opposition. Primary public concerns related to the volume of truck traffic and

associated noise during construction, and concerns about potential commercial use of the property. The Planning Commission confirmed the intended use is private agricultural — not commercial — and that the hour restriction would apply only to exterior construction activities, not interior work.

Following the Planning Commission's recommendation, several key conditions were discussed and refined by the Council:

Phasing: The Planning Commission recommended approving only Building 1 under the current CUP, requiring the applicant to return for separate CUP applications for Buildings 2 and 3. The Council concurred. All site improvements, including grading, landscaping, and screening, would be completed as part of Phase 1, with a deadline of December 1, 2026. Building 1 must be completed no later than October 31, 2027.

Construction Hours: The Planning Commission had recommended 8 AM to 5 PM, Monday through Friday, for exterior construction activities. The applicant requested 7 AM to 7 PM, citing the trucking industry's preference for early morning deliveries to accept "first loads." The Council debated the matter, with Councilmember McCoy noting that 8-to-5 felt overly restrictive given the property's rural setting, and Director DuRose noting the high traffic volume on County Road 92 as a reason to avoid late-evening hauling. The Council ultimately settled on 7 AM to 5 PM for exterior construction activities. Interior construction activities would remain subject to the city's standard construction hours.

Noise Mitigation: The applicant voluntarily offered to require all equipment operating on-site to use white noise broadband backup alarms in lieu of standard tone-based alarms. Applicant Keenan confirmed this would apply to all subcontractors on the site. Additionally, signage will be posted at the site entrance requiring truck drivers to refrain from banging tailgates. The applicant also committed to using side-dump trucks wherever practicable to minimize standard rear-dump truck activity.

Security: A \$50,000 security deposit was established as a condition of approval, covering stormwater improvements, landscaping, and site restoration and erosion control.

Construction Timeline: The Council requested that once materials are sourced and a hauling schedule is known, the applicant provide advance notice to the city so the public can be informed of when hauling activity is anticipated.

Motion by Betts, seconded by McCoy to approve RESOLUTION 26-0616-03 with amended construction hours of 7 AM to 5 PM for exterior activities. Ayes: Spencer, Fisher, Grotting, McCoy, Betts. Nays: None. Absent: None. Abstain: None. Motion Approved. 5-0

10. **(PUBLIC HEARING - Continued)** Consideration of the 2026 Gravel Road Project and Approving Plans and Authorizing Staff to Bid the Project.

- a. **RESOLUTION No. 26-0616-04 - Approving the 2026 Gravel Road Plans and Authorizing Staff to Bid the Project.**

City Administrator Kaltsas introduced this item, which had been tabled from the previous meeting to allow the plan set to be included in the council packet. The 2026 Gravel Road Project encompasses County Line Road, Valley Road, Dean Lane, Turner Road, and Maple Ponds Trail — approximately 2 miles in total length. The project will be funded through the Capital Road Improvement Plan fund, with an engineer's estimate of approximately \$291,000, within the approximately \$300,000 budgeted for the year. Because the project exceeds \$175,000, it is subject to public bidding requirements.

Kaltsas noted that although a public hearing is not technically required since the project is not being assessed to residents, the city conducts one as a transparency measure. He noted the project is considerably smaller in scope than the 2025 project, which was an \$1,800,000 effort, and involves less stormwater and grading work, allowing for a projected fall construction start. The plan set details gravel quantities, culvert replacements, and drainage ditch work. Materials will be consistent with prior reconstructions, utilizing chip granite. Staff noted that Old Post Road was moved from 2026 to 2027 due to cost overruns on that segment's planning, and that change had generated some public inquiries.

The public hearing was opened. No members of the public came forward to speak.

Motion by McCoy, seconded by Grotting to close the Public Hearing. 5-0

Motion by Fisher, seconded by Betts to approve RESOLUTION 26-0616-04 approving the 2026 Gravel Road Plans and authorizing staff to bid the project. Ayes: Spencer, Fisher, Grotting, McCoy, Betts. Nays: None. Absent: None. Abstain: None. Motion Approved. 5-0

11. Open/Misc.

The Mayor noted that both he and City Administrator Kaltsas would be unavailable on October 6, 2026, the date of the regularly scheduled City Council meeting. Kaltsas recommended canceling the October 6th meeting and noted that September provides three Tuesdays, allowing the Council to convene on September 29th if an additional meeting is needed. If no additional September meeting is required, the Council would next convene on October 20th. The Council agreed to cancel the October 6th meeting and adopt a wait-and-see approach regarding a potential September 29th meeting.

12. Adjourn.

Motion by Betts, seconded by McCoy to adjourn the meeting at 7:26PM. Ayes: Spencer, Fisher, Grotting, McCoy, Betts. Nays: None. Absent: None. Abstain: None. Motion Approved. 5-0

MOTOR CONDO EVENT DATES

<i>EVENT TYPE:</i>	<i>DATE: Thursdays</i>	<i>RAIN DATE: Fridays (if needed)</i>
<i>GRAND OPENING</i>	<i>June 18th</i>	<i>June 19th</i>
<i>OPEN HOUSE</i>	<i>July 9th</i>	<i>July 10th</i>
<i>OPEN HOUSE</i>	<i>August 13th</i>	<i>August 14th</i>
<i>SATURDAY CAR SHOWS</i>	<i>TBD</i>	<i>N/A</i>

Notes:

- 1. Grand Opening Thursday Evening 4:00-8:00 PM.***
- 2. Open Houses Thursday Evenings 4:00-7:00 PM.***
- 3. Future Saturday Morning Car Shows TBD when Site Work permits, and to be handled under separate Independence Permit Application.***

LEGEND

Commercial
New House
Septic

Approved Date	Permit #	Applicant	Address	PID #	Permit Type (if new indicate SFD or Outbuilding)	Total of All Permit Fees	Plan Review Fee	Surcharges				Septic	Sewer	Total Fees includes surcharge	Total Surcharge	Total Fees w/o Surcharge	Value	Paid Via (Check/Cash/In person terminal or online)	Final	Uploaded Recpt and permit to address folder
								*Other ** Windows/ Re-Roof/Re-Side	Mechanics	Plumbing	Surcharge Fee Base Value									
4/1/26	26-44	Randy Moe	5725 Co Rd 11	11-11-0007	Deck	\$ 215.53	\$ 140.09				\$ 6.00			\$ 361.62	\$ 6.00	\$ 355.62	\$ 12,000.00	cc		
4/1/26	26-45	Justin Schleicher	9285 US Hwy 12	11-21-0007	Fire Sprinkler	\$ 987.51					\$ 47.50			\$ 1,035.01	\$ 47.50	\$ 987.51	\$ 95,600.00	check 26683		
4/15/26	26-46	Rebecca Structural Buildings	3563 William Way	11-31-0010	New Post Frame Garage	\$ 1,198.55	\$ 714.06		\$ 1.00		\$ 56.50			\$ 1,970.11	\$ 57.50	\$ 1,912.61	\$ 112,550.00	CC		
4/16/26	26-47	Gregg Hanson	3826 Independence Rd	12-22-0010	Finish/remodel	\$ 373.21	\$ 177.58	\$ 8.00		\$ 1.00				\$ 559.79	\$ 9.00	\$ 550.79	\$ 16,200.00			
4/16/26	26-48	Robert Watson	2140 Bridgevine Ct	24-14-0032	Fence	\$ 40.00								\$ 40.00		\$ 40.00	\$ 5,328.00	CC		
4/17/26	2026-52	Stephen Kaufman	4618 Lake Sarah Dr s	02-10-0005	Deck	\$ 455.01	\$ 295.75				\$ 15.00			\$ 765.76	\$ 15.00	\$ 750.76	\$ 30,000.00		x	
4/21/26	2026-55	Sara Stearns	1550 Nelson Rd	30-22-0002	New Construction Detached Garage	\$ 2,094.83	\$ 1,231.64		\$ 1.00	\$ 1.00	\$ 125.50			\$ 3,453.97	\$ 127.50	\$ 3,326.47	\$ 250,303.00	ck #40792	x	
4/21/26	2026-56	Sara Stearns	1550 Nelson Rd	30-22-0002	New Barn	\$ 2,330.36	\$ 1,377.91		\$ 1.00	\$ 1.00	\$ 143.00			\$ 3,853.27	\$ 145.00	\$ 3,708.27	\$ 289,672.00	ck #40792	x	
4/14/26	2026-57	Julie Barnes	9375 Kutz crossing	31-21-0008	Replace boiler	\$ 100.00			\$ 1.00					\$ 101.00	\$ 1.00	\$ 100.00	\$ 9,801.00		x	
4/17/26	2026-58	Ken Ronsberg	5901 Drake Drive	26-30-0012	Pool	\$ 602.99	\$ 261.94				\$ 13.50			\$ 878.43	\$ 13.50	\$ 864.93	\$ 25,000.00	CC	x	
4/21/26	2026-63	Lindsay Olson	7314 Turner Rd	28-14-0003	Deck	\$ 257.85	\$ 102.60	\$ 4.00						\$ 364.45	\$ 4.00	\$ 360.45	\$ 8,000.00	cc	x	
4/22/26	2026-64	Window Nation LLC	5991 Pagenkopf Rd	23-12-0002	(B) Windows	\$ 170.00		\$ 1.00						\$ 171.00	\$ 1.00	\$ 170.00	\$ 20,670.00		x	
4/21/26	2026-66	Jackie Goranson	2140 Bridgevine Ct	24-14-0032	Plumbing	\$ 100.00				\$ 1.00				\$ 101.00	\$ 1.00	\$ 100.00	\$ 500.00	cc	6.11.26 x	
4/10/26	2026-67	Aaron Lewicki	7789 Pioneer Creek Rd	11-21-0005	Windows and doors	\$ 170.00		\$ 1.00						\$ 171.00	\$ 1.00	\$ 170.00	\$ 29,027.00	CK#39337	6.11.26 x	
4/21/26	2026-68	Dawn Reinking-Brunner	3826 Independence	12-22-0010	Mechanical	\$ 100.00			\$ 1.00					\$ 101.00	\$ 1.00	\$ 100.00	\$ 1,300.00	cc	6.11.26 x	
4/21/26	26-69	Pam Kothrade	6276 Drake Dr	26-32-0002	Septic							\$ 400.00		\$ 400.00	\$ -	\$ 400.00	\$ 28,350.00			
4/22/26	2026-69	Paul Bunyan Plumbing	2835 Lindgren Lane	13-40-0026	Water Heater	\$ 50.00			\$ 1.00					\$ 51.00	\$ 1.00	\$ 50.00	\$ 4,400.00	cc	x	
4/22/26	2026-70	Andrea Grabow	3826 Independence Rd	12-22-0010	Plumbing	\$ 100.00				\$ 1.00				\$ 101.00	\$ 1.00	\$ 100.00	\$ 14,000.00	cc	6.11.26 x	
5/4/26	2026-71	Luke Pepple	7902 Egret Dr	16-32-0004	Adding Bathroom to shop and hold	\$ 300.17	\$ 65.11	\$ -	\$ 1.00	\$ 1.00	\$ 2.00	\$ 200.00		\$ 569.28	\$ 4.00	\$ 565.28	\$ 4,000.00	check	x	
5/1/26	2026-76	Adco Exteriors, Inc.	5167 Settlers Ct	25-42-0008	Re-roof	\$ 100.00		\$ 1.00						\$ 101.00	\$ 1.00	\$ 100.00	\$ 10,000.00	CC	6.11.26 x	
5/4/26	26-50	Charlie Lostetter	6276 Drake Drive	26-32-0002	Plumbing sink/ shower	\$ 100.00				\$ 1.00				\$ 101.00	\$ 1.00	\$ 100.00	None Given			
5/4/26	26-51	Carsohn Schifsky	5320 Saddle Ridge Trl	36-24-0005	Pool	\$ 1,223.56	\$ 665.32		\$ 1.00	\$ 1.00	\$ 50.00			\$ 1,940.88	\$ 52.00	\$ 1,888.88	\$ 100,000.00	CC		
5/4/26	26-52	Jay Fogelson	4054 Woodhill Dr	01-34-0013	Deck	\$ 455.00	\$ 295.75				\$ 15.00			\$ 765.75	\$ 15.00	\$ 750.75	\$ 30,000.00	CC		
5/5/26	2026-84	NHH Roofing Plus	4885 Co Rd 6	36-11-0008	Re-roof	\$ 100.00		\$ 1.00						\$ 101.00	\$ 1.00	\$ 100.00	\$ 30,988.00	CC	6.11.26 x	
5/5/26	2026-78	New Town Exteriors - Frank Koubes	5405 Pete Dr	12-33-0001	Re-roof	\$ 100.00		\$ 1.00						\$ 101.00	\$ 1.00	\$ 100.00	\$ 12,500.00	CC	6.11.26 x	
5/7/26	2026-89	Lucas Conzet	5478 Anderson Estates Rd	36-22-0007	Re-Roof	\$ 100.00		\$ 1.00						\$ 101.00	\$ 1.00	\$ 100.00	\$ 30,000.00	CC	6.11.26 x	
5/11/26	26-53	Josh Denning	7045 Pagenkopf Rd	15-32-0002	New Construction home	\$ 7,414.51	\$ 4,266.93		\$ 1.00	\$ 1.00	\$ 600.00	\$ 400.00		\$ 12,683.44	\$ 602.00	\$ 12,081.44	\$ 1,250,000.00	Check 10036		
5/11/26	2026-86	Glynn Norgan	5680 Pagenkopf Rd	23-11-0007	Window (1)	\$ 100.00		\$ 1.00						\$ 101.00	\$ 1.00	\$ 100.00	\$ 3,536.00	CC	x	
5/13/26	2026-65	RAM Building	6555 Hiltom Rd	22-14-0007	Pole Bam	\$ 1,844.81	\$ 1,134.13		\$ 1.00		\$ 112.50			\$ 3,092.44	\$ 113.50	\$ 2,978.94	\$ 225,000.00	CC	x	
5/13/26	2026-87	Jamen Wiker	1796 CO RD 90	23-33-0009	Bathroom Walls	\$ 143.43	\$ 93.23				\$ 3.50			\$ 240.16	\$ 3.50	\$ 236.66	\$ 7,000.00	CC	x	
5/13/26	26-54	Daniel Vanderheyden	2224 Bridgevine Ct	24-14-0029	New SFD	\$ 7,237.01	\$ 4,164.55		\$ 1.00	\$ 1.00	\$ 600.00		\$ 7,760.00	\$ 19,763.56	\$ 602.00	\$ 19,161.56	\$ 1,200,000.00	Check 25344		
5/14/26	2026-92	Matt Simon	480 Kuntz Dr	33-24-0005	Septic							\$ 400.00		\$ 400.00	\$ -	\$ 400.00	\$ 21,655.00	Check 1066	x	
5/14/26	2026-83	Pablo Villamil	2051 Co Rd 92	20-14-0001	Demo	\$ 100.00								\$ 100.00	\$ -	\$ 100.00		CC	Final 6.11 x	
5/18/26	2026-94	Bryan Kerber	320 County Road 92 N	32-41-0039	Reside Garage	\$ 100.00		\$ 1.00						\$ 101.00	\$ 1.00	\$ 100.00	\$ 10,000.00	CC	x	
5/18/26	2026-91	Brandon Tovel	5300 Painter Creek Green	36-21-0008	Re-Roof	\$ 100.00		\$ 1.00						\$ 101.00	\$ 1.00	\$ 100.00	\$ 65,000.00	CC	x	
5/19/26	2026-80	Charles Cudd	4919 Bridgevine Way	24-14-0037	New SFD	\$ 7,192.66	\$ 3,468.18		\$ 1.00	\$ 1.00	\$ 455.00		\$ 7,760.00	\$ 18,420.84	\$ 457.00	\$ 17,963.84	\$ 909,182.00	CC		
5/20/26	2026-75	Scott Kirchner	6798 Co Rd 6	31-42-0002	Shed	\$ 186.69	\$ 121.35				\$ 5.00			\$ 313.04	\$ 5.00	\$ 308.04	\$ 10,000.00	PSN	x	
5/27/26	26-55	Quetin Abraham	5046 Settlers Ct	25-42-0010	Shed	\$ 215.53	\$ 140.09				\$ 6.00			\$ 361.62	\$ 6.00	\$ 355.62	\$ 1,200.00	CC		
5/28/26	2026-77	Kai Meister	4825 Co Rd 6	36-11-0007	Pole Bam	\$ 771.21	\$ 501.29				\$ 32.50			\$ 1,305.00	\$ 32.50	\$ 1,272.50	\$ 65,000.00	Check	x	
6/1/26	2026-61	Courtney Bauer	3673 William Way	11-13-0014	Sauna	\$ 40.00								\$ 40.00	\$ -	\$ 40.00	\$ 15,000.00	PSN	x	
6/1/26	2026-102	Pella Northland/E.H. Enterprise	7314 Turner Rd	28-14-0003	Replacing 1 sliding patio door - no	\$ 100.00		\$ 1.00						\$ 101.00	\$ 1.00	\$ 100.00	\$ 7,611.00	PSN	x	
6/1/26	2026-81	RAM Building	291 County Road 19 N	36-31-0009	Pole Bam	\$ 785.63	\$ 510.66				\$ 33.50			\$ 1,329.79	\$ 33.50	\$ 1,296.29	\$ 67,000.00	PSN	x	
6/1/26	2026-106	Karl Vollmers	2625 Valley Rd	16-41-0010	Driveway	\$ 100.00								\$ 100.00	\$ -	\$ 100.00		PSN		
6/2/26	2026-110	B&D Plumbing, Heating & AC - Kristin	3525 Independence Rd	11-41-0005	Air Conditioner	\$ 100.00			\$ 1.00					\$ 101.00	\$ 1.00	\$ 100.00	\$ 5,000.00	PSN	x	
6/2/26	2026-109	B&D Plumbing, Heating & AC - Kristin	3525 Independence Rd	11-41-0006	Water Heater	\$ 50.00			\$ 1.00					\$ 51.00	\$ 1.00	\$ 50.00	\$ 2,100.00	PSN	x	
6/2/26	2026-96	Kurt Lucoe	3510 Lake Houghtrey Rd	08-32-0003	Demo	\$ 100.00								\$ 100.00	\$ -	\$ 100.00	\$ 21,000.00	PSN	x	
6/3/26	2026-105	Deck Science	6160 Wood Hill Lane	14-21-0002	Deck resurfacing	\$ 374.15	\$ 243.20				\$ 11.50			\$ 628.85	\$ 11.50	\$ 617.35	\$ 22,890.00	PSN	x	
6/4/26	2026-111	C Squared Properties Solution	1875 Hightst Dr	20-42-0004	Re-roof	\$ 100.00		\$ 1.00						\$ 101.00	\$ 1.00	\$ 100.00	\$ 56,796.00	PSN	6.12.26 x	
6/4/26	2026-108	Steve Trumble	5461 Anderson Estates Rd	36-22-0010	Chimney Repair	\$ 258.79	\$ 168.21				\$ 7.50			\$ 434.50	\$ 7.50	\$ 427.00	\$ 15,000.00	PSN	x	
6/9/26	2026-115	Total Comfort (James Snelits)	2090 Budd Street N	24-13-0009	Replace AC and Air Handler	\$ 100.00			\$ 1.00					\$ 101.00	\$ 1.00	\$ 100.00	\$ 14,500.00	PSN	x	
6/10/26	2026-62	Patrick Dom	4708 Lake Sarah Dr. S	02-20-0026	Deck	\$ 559.04	\$ 363.37				\$ 20.00			\$ 942.41	\$ 20.00	\$ 922.41	\$ 40,000.00	CC	x	
6/10/26	2026-59	Dale Dingman	8725 Hiltman Lane	17-22-0004	Single family dwelling home	\$ 7,075.76	\$ 3,754.24		\$ 1.00	\$ 1.00	\$ 500.00			\$ 11,332.00	\$ 502.00	\$ 10,830.00	\$ 1,000,000.00	check 14460	x	
6/10/26	2026-82	Matt Simon	5410 Timber Trail	26-22-0011	Septic Holding Tank							\$ 200.00		\$ 200.00	\$ -	\$ 200.00	\$ 9,300.00	check 1087	x	
6/10/26	2026-119	Admiral Radon and Mechanical Services	9385 Maria Rd	18-31-0008	Replace 2 water heaters	\$ 100.00				\$ 1.00				\$ 101.00	\$ 1.00	\$ 100.00	\$ 8			

CITY OF INDEPENDENCE, MINNESOTA
CITY COUNCIL

Conditional Use Permit – Detached Accessory Building Exceeding 5,000 SF
Property Located at 2692 Becker Road, Independence, MN

To:	CITY COUNCIL
From:	City Planner
Meeting Date:	July 7, 2026
Applicant/Owner:	Tracy Adams Kooman
Location:	2692 Becker Road, Independence, MN 55359
PID:	14-118-24-42-0007
Application Type:	Conditional Use Permit (CUP) – Detached Accessory Building Exceeding 5,000 SF

Request:

Tracy Adams Kooman (“Applicant/Owner”) requests that the City consider the following action for the property located at 2692 Becker Road, Independence, MN (PID No. 14-118-24-42-0007):

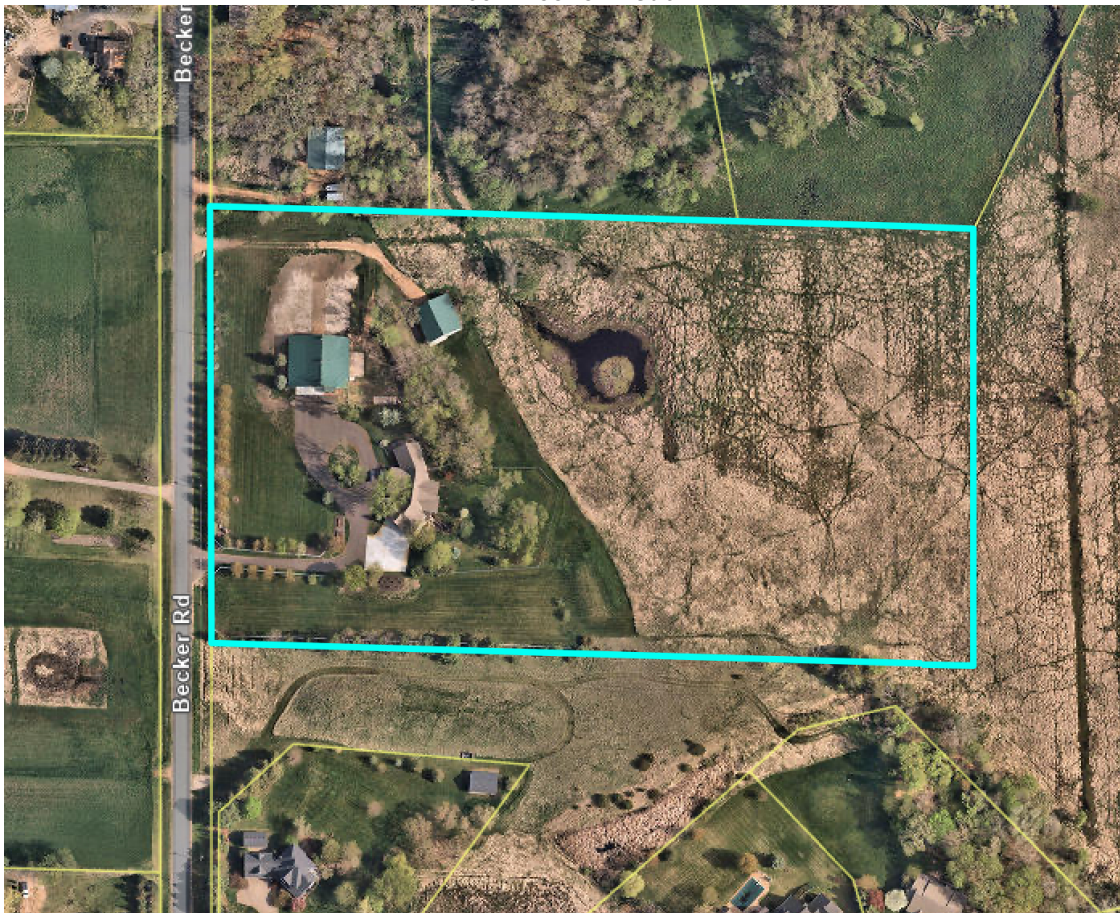
- A conditional use permit (CUP) to allow a detached accessory building exceeding 5,000 square feet on the subject property. The applicant is proposing to construct a new indoor riding arena attached to the existing barn on the property. The proposed indoor riding arena will exceed the 5,000 SF threshold that requires a conditional use permit. All detached accessory buildings constructed in the City of Independence that exceed 5,000 SF in area require approval of a conditional use permit.

Property / Site Information:

The subject property is located at 2692 Becker Road in the City of Independence, Minnesota. The property is a rural residential parcel accessed from Becker Road. The property includes an existing principal residence and an existing barn structure (approximately 65' x 65'; 4,225 SF). The applicant is requesting approval to construct a new indoor riding arena to be attached to the existing barn.

Property Address:	2692 Becker Road, Independence, MN 55359
PID:	14-118-24-42-0007
Zoning:	RR – Rural Residential
Comprehensive Plan:	Rural Residential
Watershed District:	Pioneer Sarah Creek
Front Setback (Req./Proposed):	85 feet from the centerline of Becker Road/122 feet proposed
Side Setback (Req./Proposed):	15 feet/76 feet proposed
Rear Setback (Req./Proposed):	40 feet from rear property line/ n/a – far exceeds required

2692 Becker Road



Proposed Building:

The applicant is proposing to construct one (1) indoor riding arena attached to the existing barn on the subject property. The proposed structure will exceed the 5,000 SF threshold requiring a conditional use permit. The following table summarizes the existing barn and the proposed addition:

Building	Dimensions	Approx. SF	Description
Existing Barn	65' x 65'	4,225 SF	Existing barn on the subject property
Proposed Indoor Riding Arena (New Addition)	72' x 135'	9,720 SF	Proposed indoor riding arena to be attached to the existing barn; 16' sidewalls; approximately 25' mean height; post-frame construction
Total Combined Structure	N/A	13,945 SF	Combined area of existing barn and proposed addition

Discussion

Tracy Adams Kooman ("Applicant/Owner") is requesting approval of a conditional use permit to allow the construction of a new indoor riding arena to be attached to the existing barn on the property located at 2692 Becker Road (PID No. 14-118-24-42-0007). The proposed indoor riding arena would be 72 feet by 135 feet (9,720 SF). The proposed addition will be attached to the existing 65' x 65' barn (4,225 SF) by means of a firewall separating the two structures, resulting in a total combined structure of approximately 13,945 SF. The proposed arena will have 16-foot sidewalls and an approximate mean height of 25 feet.

The proposed indoor riding arena will be used exclusively for the private use of the property owner. No commercial use of the arena is proposed, including no riding lessons for compensation, no horse boarding for compensation, and no rental of horses or similar commercial equestrian activity. The use of the proposed indoor riding arena will be strictly limited to the private use of the property owner.

The proposed indoor riding arena is visible from Becker Road, but is largely screened from surrounding properties to the north, east, and south by the existing topography and vegetation. The applicant has existing evergreen trees planted along Becker Road that provide some mitigation of the visibility of the proposed structure from the public roadway.

All detached accessory buildings that exceed 5,000 SF in the City of Independence require approval of a conditional use permit. Note that the property exceeds 10-acres which provides for no restrictions on the total square footage of detached accessory buildings. The City has criteria stipulated in the Zoning Ordinance for consideration of granting a conditional use permit (Section 520.11, subd. 1, a-i). The criteria and staff analysis are presented below.

Conditional Use Permit Criteria Analysis

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. Staff analysis of each criterion is provided in italics below.

a. The conditional use will not adversely affect the health, safety, morals and general welfare of occupants of surrounding lands.

The proposed indoor riding arena is intended for the private use of the property owner only. No commercial use is proposed. The structure will be set back from all property lines in conformance with the applicable setback requirements of the RR Zoning District. The proposed use is consistent with the rural residential character of the surrounding area. The City will need to find that the proposed conditional use does not adversely impact the health, safety, or general welfare of surrounding property owners.

b. The proposed use will not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or on the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

The subject property and surrounding area are zoned and guided for rural residential use. Private equestrian facilities, including indoor riding arenas, are consistent with the rural residential character of the City of Independence. The proposed structure will be largely screened from surrounding properties to the north, east, and south by existing topography and vegetation. The existing evergreen plantings along Becker Road provide visual mitigation from the public roadway. The proposed use is not anticipated to have a detrimental effect on surrounding properties.

c. Existing roads and proposed access roads will be adequate to accommodate anticipated traffic.

The property is accessed from Becker Road, a local roadway in the City of Independence. The proposed private indoor riding arena is not anticipated to generate any meaningful increase in traffic beyond what is typical for a rural residential property with horses. No commercial activities are proposed.

d. Sufficient off-street parking and loading space will be provided to serve the proposed use.

The subject property is a rural residential parcel with ample open area to provide adequate off-street parking and loading space. No formal parking lot is required for a private riding arena of this nature.

e. 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 from pollution hazards.

No new utility connections are anticipated as part of the proposed riding arena addition. The existing on-site septic and well systems serve the principal residence. No new sanitary connections are proposed for the riding arena. The applicant will be required to obtain all applicable permits prior to construction.

f. 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.

The applicant will be required to obtain all applicable grading and building permits. A grading and drainage plan or site survey demonstrating compliance with applicable stormwater requirements should be submitted prior to issuance of a building permit. The City should confirm that no wetlands or other regulated natural features are present within the proposed construction footprint.

g. 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.

The proposed use is for a private indoor riding arena. The enclosed nature of the structure will help contain any associated dust and noise within the building. No significant odor, fume, noise, or vibration impacts are anticipated beyond those typically associated with a rural residential property with horses.

h. The proposed conditional use is consistent with the comprehensive plan of the City of Independence.

The subject property is guided for Rural Residential use in the City's Comprehensive Plan. Private equestrian facilities are consistent with the rural residential land use designation and are a common accessory use on rural residential properties in the City of Independence.

i. The proposed use will not stimulate growth incompatible with prevailing density standards.

The proposed private riding arena will not stimulate incompatible growth. The use is consistent with the rural residential character of the area.

Additional Considerations

The City will need to carefully consider the following items in its review of the proposed conditional use permit:

1. Setbacks and Site Plan:

The applicant has submitted a survey showing the location of the proposed addition on the subject property, including all setback distances from property lines. The proposed addition meets all applicable setback requirements for the RR Zoning District. The applicant has noted that the building may be oriented in multiple directions and is seeking direction from the City if there is a different or preferred orientation of the structure to best comply with City requirements.

2. Building Height:

The proposed indoor riding arena has 16-foot sidewalls and an approximate mean height of 25 feet.

3. Restriction on Commercial Use:

The City should ensure that any CUP approval clearly prohibits all commercial use of the proposed indoor riding arena and the subject property. The conditional use permit expressly prohibits riding lessons for compensation, horse boarding for compensation, rental of horses, and any commercial equestrian business activity of any kind.

4. Architecture:

The proposed building will match the color materials of the existing barn (green/white color scheme).

5. Visibility and Screening:

The proposed indoor riding arena is visible from Becker Road; however, there is a very limited view into the property from Becker Road, and the proposed structure has almost no visibility from surrounding properties to the north, east, and south due to existing topography and vegetation. The applicant has existing evergreen trees planted along the Becker Road property perimeter that provide visual mitigation from the public roadway. The Planning Commission discussed the visibility of the proposed structure at its June 16, 2026 public hearing and found the existing screening to be adequate.

5. Maximum Accessory Building Size:

For properties greater than 10 acres, the City does not limit the amount of accessory building square footage.

Neighbor Comments

The city received a written comment from the Providence HOA which was acknowledged at the public hearing. The city also discussed the proposed plans with several property owners and provided copies of the plans prior to the hearing. No objections were received.

Planning Commission Discussion and Comments

The Planning Commission held a public hearing on June 16, 2026, to review the application for the proposed conditional use permit. Planning Commissioners reviewed the requested CUP and asked questions of staff and the Applicant. The Planning Commission discussed the following items:

- Commissioners discussed the visibility of the proposed indoor riding arena from Becker Road. Commissioners noted that the structure is not fully screened from Becker Road, but acknowledged that the applicant has planted trees along the property perimeter along Becker Road. Commissioners confirmed that there is a very limited view into the property from Becker Road and that the proposed structure has almost no visibility from surrounding properties.
- Commissioners confirmed that the proposed indoor riding arena would be attached to the existing barn on the subject property.
- Commissioners confirmed that the proposed indoor riding arena would match the materials and colors of the existing barn on the subject property.
- Commissioners discussed the nature of the proposed use and confirmed that the proposed indoor riding arena would be a private facility only, with no commercial use of the structure or the property permitted.

The Planning Commission found that the request met all applicable criteria and recommended approval to the City Council.

Recommendation

The Planning Commission recommended approval of the requested conditional use permit to allow a detached accessory building exceeding 5,000 SF (indoor riding arena) 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 proposed indoor riding arena is consistent with the Rural Residential zoning designation of the subject property and the City's Comprehensive Plan.
3. The conditional use permit will be reviewed annually by the City to ensure conformance with the conditions of approval.
4. No commercial use of the proposed building or site shall be permitted. The conditional use permit expressly prohibits riding lessons for compensation, horse boarding for compensation, rental of horses, and any commercial equestrian or business activity of any kind. Any change in use from private residential/equestrian use to a commercial use shall require an amendment to the conditional use permit subject to full review and approval by the City.
5. The proposed building shall meet all applicable setback requirements of the RR Zoning District.
6. The proposed indoor riding arena shall be constructed in substantial conformance with the approved building plans and shall match the materials and colors of the existing barn on the subject property.
7. The proposed accessory structure shall not be expanded or enlarged without the review and approval of the City. Any expansion will require an amendment to the conditional use permit following all applicable procedures.
8. All building construction shall comply with applicable Building Code requirements. The applicant shall apply for and receive all applicable building permits prior to commencing construction. The building permit application shall also include a grading plan that indicates the existing and proposed grades and existing and proposed contours and drainage patterns.
9. All site lighting shall comply with the City's applicable lighting standards. The applicant shall provide details of all proposed site and building lighting for City review prior to issuance of any building permit.
10. The applicant shall pay for all costs associated with the City's review of the requested conditional use permit and any related applications.
11. The conditional use permit shall be recorded with Hennepin County.

Attachments: Application

Building Plans

Property Survey



RESOLUTION OF THE
CITY OF INDEPENDENCE
HENNEPIN COUNTY, MINNESOTA

RESOLUTION NO. 26-0707-01

**A RESOLUTION GRANTING APPROVAL OF A CONDITIONAL USE PERMIT TO
ALLOW A DETACHED ACCESSORY BUILDING EXCEEDING 5,000 SQUARE FEET
(INDOOR RIDING ARENA) ON THE PROPERTY LOCATED AT 2692 BECKER
ROAD**

WHEREAS, the City of Independence (the “City”) is a municipal corporation under the laws of Minnesota; and

WHEREAS, the City adopted a comprehensive plan in 2020 to guide the development of the community; and

WHEREAS, the City has adopted a zoning ordinance and other official controls to assist in implementing the comprehensive plan; and

WHEREAS Tracy Adams Kooman (Applicant/Owner) is requesting a conditional use permit to allow a detached accessory building exceeding 5,000 square feet (indoor riding arena) on the property located at 2692 Becker Road (PID No. 14-118-24-42-0007) in the City of Independence, MN:

WHEREAS, the Property is zoned Rural Residential (“RR”); and

WHEREAS, the Property is legally described on the attached **Exhibit A**; and

WHEREAS, Section 530.07, Subd. 1(j) of the City Code provides that a detached accessory building exceeding 5,000 SF is a conditional use in the RR–Rural Residential zoning district; and

WHEREAS the requested conditional use permit, with the conditions imposed by this Resolution, meets all requirements, standards and specifications of the City of Independence Zoning Ordinance for the RR–Rural Residential zoning district; and

WHEREAS the Planning Commission held a public hearing on June 16, 2026, to review the application for a Conditional Use Permit, following mailed and published notice as required by law; and

WHEREAS, the City Council has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the applicant and all interested parties; and

has now concluded that the application, with the conditions noted below, is in compliance with all applicable standards and can be considered for approval.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MINNESOTA, that it should and hereby does approve the application by Tracy Adams Kooman to grant a Conditional Use Permit for the subject property in accordance with the City's zoning regulations 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 is to allow a detached accessory building exceeding 5,000 SF (indoor riding arena) to be constructed on the property and attached to the existing barn. The proposed indoor riding arena shall be used exclusively for the private use of the property owner. No commercial use of the proposed building or site shall be permitted, including but not limited to riding lessons for compensation, horse boarding for compensation, rental of horses, and any other commercial equestrian or business activity of any kind. Any change in use from private residential/equestrian use to a commercial use shall require a new conditional use permit subject to full review and approval by the City.
3. The conditional use permit will be issued subject to the following items being completed:
 - a. The proposed building shall meet all applicable setback requirements of the RR Zoning District.
 - b. The proposed indoor riding arena shall be constructed in substantial conformance with the approved building plans and shall match the materials and colors of the existing barn on the subject property.
 - c. The proposed accessory structure shall not be expanded or enlarged without the review and approval of the City. Any expansion will require an amendment to the conditional use permit following all applicable procedures.
 - d. All building construction shall comply with applicable Building Code requirements. The applicant shall apply for and receive all applicable building permits prior to commencing construction.
 - e. The building permit application shall also include a grading plan that indicates the existing and proposed grades and existing and proposed contours and drainage patterns.

- f. All site lighting shall comply with the City's applicable lighting standards; the applicant shall provide details of all proposed site and building lighting for City review prior to issuance of any building permit.
4. The indoor riding arena will be constructed in accordance with the approved building plans shown on **Exhibit B** attached hereto.
5. The Applicant shall pay for all costs associated with the City's review of the requested conditional use permit.
6. The conditional use permit shall be recorded with Hennepin County.

This resolution was adopted by the city council of the City of Independence on this 7th day of July 2026, by a vote of ____ ayes and ____ nays.

Brad Spencer, Mayor

ATTEST:

Mark Kaltsas, City Administrator

Exhibit A
(Legal Description)

The south 566.00 feet of the north 1016.00 feet of the west 1055.00 feet of the Southeast Quarter of Section 14, Township 118, Range 24.

Exhibit B

(Approved Plan)

[Approved Building Plans to be attached]



1) $1\frac{1}{2}'' = 1'-0''$ ON 240066 HANOVER

Purin Schedule	Size	Orientation	Type	Spacing (in)	Connection
1. 1.6d 3.5" Ringside Nail w/2 - 16d nails on Seam	2x4	On Side	SP ₁ (Prescriptive)	24	
2. 1.6d 3.5" Ringside Nail w/2 - 16d nails on Seam	2x4	On Side	SP ₂ (Prescriptive)	24	

BUILDING SECTION
1/2" = 1'-0" ON 24 X 36 PAPER

DATE: 01/15/2025 LEGEND	PROPOSER'S DATA - OBTAINABLE PROJECT NO. 2025-001 PROJECT NAME: NEW HIGHWAY 101 PROJECT LOCATION: 101 MILE HIGHWAY PROJECT TYPE: NEW CONSTRUCTION PROJECT STATUS: IN PROGRESS PROJECT OWNER: STATE OF CALIFORNIA PROJECT CONTACT: JANE DOE PROJECT PHONE: (916) 555-1234 PROJECT FAX: (916) 555-5678 PROJECT EMAIL: jane.doe@state.ca.gov PROJECT WEBSITE: www.state.ca.gov	SHEET NO. 1 OF 1	SCALE: 1" = 100'	DRAWN BY: JLD CHECKED BY: JLD DATE: 01/15/2025	CDGA ENGINEERING 101 MILE HIGHWAY SUITE 100 SACRAMENTO, CA 95811 (916) 555-1234 www.cdga-engineering.com	TRACT ADAMS EMMEN ADAMS EMMEN 101 MILE HIGHWAY SUITE 100 SACRAMENTO, CA 95811 (916) 555-1234 www.adams-emmen.com	PROPOSED BUILDING DETAILS DATE: 01/15/2025 SCALE: 1" = 100' DRAWN BY: JLD CHECKED BY: JLD DATE: 01/15/2025	PRICE \$1.2
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Footings Schedule	Size	Position	
		Center Under	
(F1) 8' O.C. Posts	21" Dia. X 48" Post	Center Under	5 Depth Below Ground
(F2) Garage Door Footing	24" Dia. X 48" Post		5 Depth Below Ground

The posts by the garage doors will be 24" diameter
The other posts will be 21" diameter.

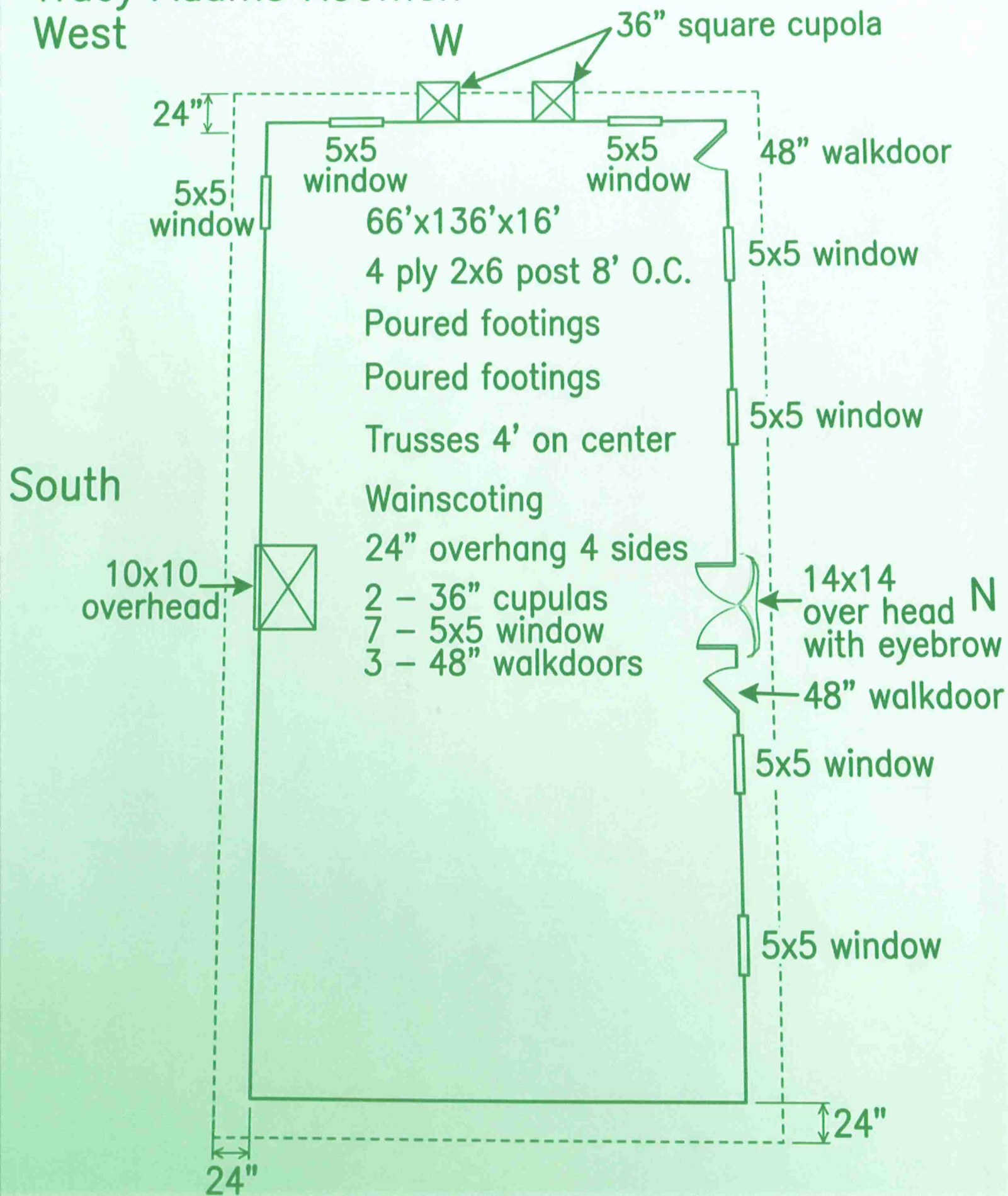
Both will be 48" thick.

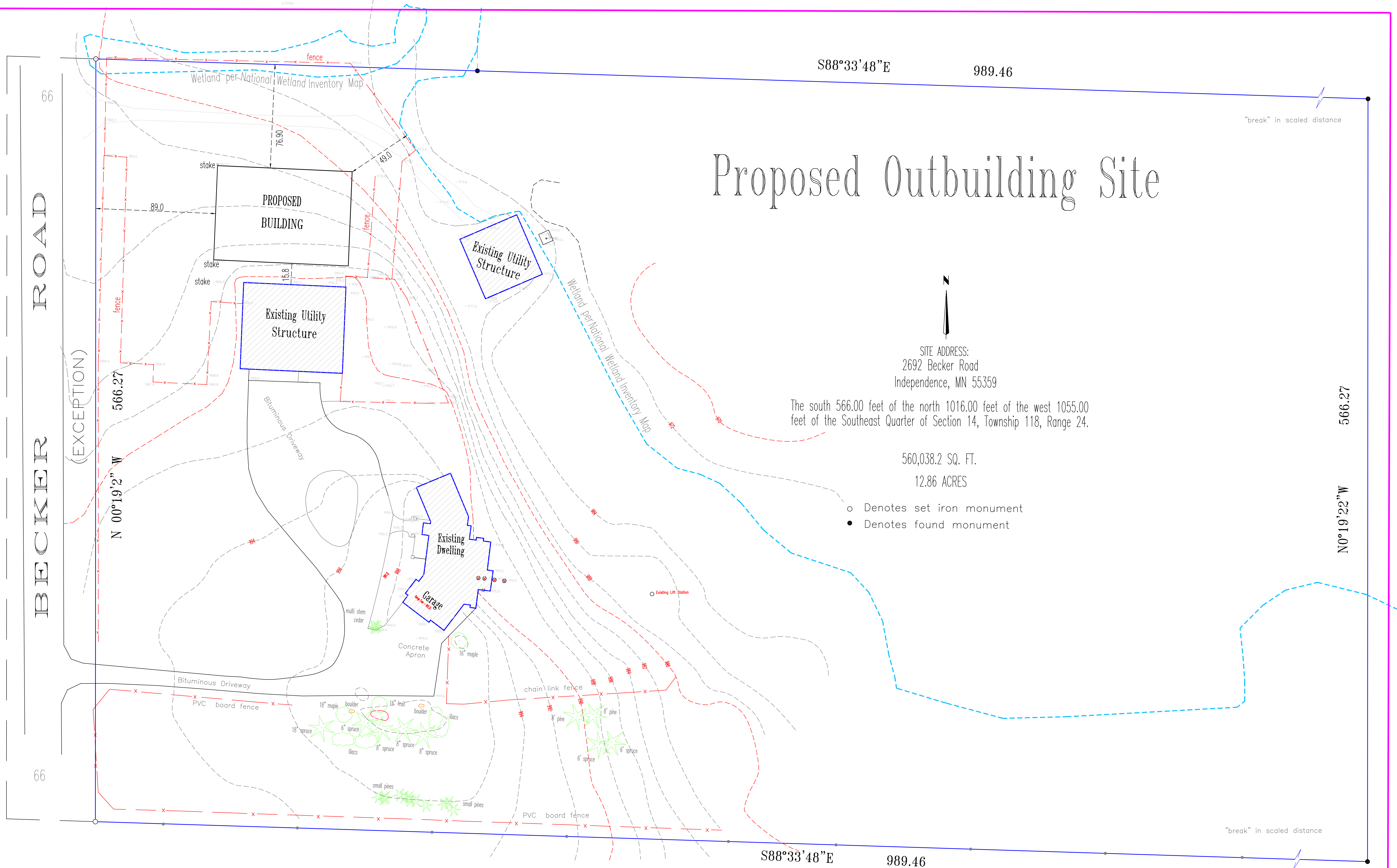
Thanks

Tim Ebnet

DeHaan, Grabs &
Associates

Tracy Adams Koomen West





DEMARS-GABRIEL
LAND SURVEYORS, INC.
2317 W. 93rd St.
Bloomington, MN 55431
763-559-0908 office
612-751-6785 cell
dec@qwestoffice.net

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the Laws of the State of Minnesota.

DEC 5/30/26

David E. Crook Minnesota License No. 22414

File No.
15343 D

Book-Page

Scale
1"=30'

Prepared For:

Tracy & Peter Kooman

■ CITY OF INDEPENDENCE, MINNESOTA
CITY COUNCIL

**Request for an Accessory Dwelling Unit (ADU) on the
Property Located at 4727 Lake Sarah Dr. S., Independence, MN**

To:	CITY COUNCIL
From:	City Planner
Meeting Date:	July 7, 2026
Applicant/Owner:	Tony Des Marais
Location:	4727 Lake Sarah Dr. S., Independence, MN
PID:	03-118-24-12-0011
Application Type:	Conditional Use Permit (CUP) for an Accessory Dwelling Unit (ADU)

Request:

PUBLIC HEARING – Tony Des Marais (Applicant/Owner) requests that the City consider the following action for the property located at 4727 Lake Sarah Dr. S., Independence, MN (PID No. 03-118-24-12-0011):

1. A conditional use permit (CUP) to allow a detached Accessory Dwelling Unit (ADU) to be located on the subject property.

Property / Site Information:

The subject property is located at 4727 Lake Sarah Dr. S. in the City of Independence, Minnesota. The applicant, Tony Des Marais, is requesting approval to construct a new detached accessory building on the property that will include a detached Accessory Dwelling Unit (ADU). The property is located adjacent to Lake Sarah Drive South and is characterized by a sloping topography that descends from the street to the south, as well as wetland areas to the west and south of the proposed building location.

Property Address:	4727 Lake Sarah Dr. S., Independence, MN
PID:	03-118-24-12-0011
Zoning:	Rural Residential
Comprehensive Plan:	Rural Residential
Upland Property Area:	2.55 acres (upland)
Principal Structure (SF):	2,690 SF existing single-family dwelling (above ground)
Proposed Accessory Building (SF):	2,176 SF proposed detached accessory building

Proposed ADU (SF):	888 SF detached accessory dwelling unit (within accessory building)
Max. Permitted ADU (SF):	888 SF (33% of 2,690 SF above-ground principal structure)
Max. Accessory Structure (SF):	2,221 SF (based on 2.55 acres upland property area)

4727 Lake Sarah Dr. S.



Discussion

Tony Des Marais (Applicant/Owner) is requesting approval to construct a new detached accessory building on the property located at 4727 Lake Sarah Dr. S. (PID No. 03-118-24-12-0011). The proposed detached accessory building is 2,176 square feet in total area. Within the proposed detached accessory building, the applicant is proposing to construct a 888 SF Accessory Dwelling Unit (ADU). The proposed ADU has one bedroom, a bathroom, a kitchen, a living area, storage and mechanical rooms, and an outdoor porch.

The proposed detached accessory building and ADU are proposed to be located to the north of the existing home. The proposed building would be setback a minimum of 85 feet from the centerline of Lake Sarah Drive South, approximately 35 feet from the existing home, and more than 100 feet from the west/side property line. All required setbacks appear to be met based on the information provided by the applicant; however, the applicant will be required to submit a survey for City review and approval prior to final City Council approval of the conditional use permit.

The proposed detached accessory building of 2,176 SF is within the maximum accessory structure size of 2,221 SF permitted on the property based on 2% of the upland property area of 2.55 acres. The proposed structure complies with the applicable maximum accessory structure square footage.

Accessory dwelling units are subject to the applicable requirements of the City of Independence Zoning Ordinance. The applicant must demonstrate that the proposed ADU meets all applicable criteria. The City has specific criteria relating to accessory dwelling units, as well as criteria for any required conditional use permit or other approval depending on the applicable zoning district.

ADU Criteria Analysis

An accessory dwelling unit must meet the following criteria under the City's Zoning Ordinance. Staff analysis of each criterion is provided in italics below.

1. **Physically attached to or within a single-family dwelling unit, or within a detached accessory building that has a principal structure on the parcel.**

The applicant is proposing a new detached ADU within a new detached accessory building on the same parcel as the existing single-family principal dwelling. The parcel contains an existing principal structure.

2. **Subordinate in size to the single-family dwelling unit.**

The proposed ADU is 888 SF. The above-ground square footage of the principal dwelling is 2,690 SF. The proposed ADU is subordinate in size to the principal structure.

3. **Fully separated from the single-family dwelling unit by means of a wall or floor, with or without a door.**

As a proposed detached structure, the ADU will be fully separated from the principal single-family dwelling.

4. **Architecturally compatible with the principal structure (using materials, finishes, style, and colors similar to the principal structure).**

The applicant will be required to demonstrate architectural compatibility with the existing principal structure through the building permit process. Staff recommends this be made a condition of approval.

5. **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.**

The principal structure contains 2,690 SF of above-ground living area. Thirty-three percent (33%) of 2,690 SF equals approximately 888 SF. The proposed ADU is 888 SF, which is exactly the permitted maximum SF and greater than the minimum of 400 SF. The proposed ADU complies with this requirement.

6. **Not in excess of the maximum square footage for accessory structures as permitted in this code.**

The upland property area is 2.55 acres, which allows a maximum total accessory structure square footage of 2,221 SF. The proposed detached accessory building is 2,176 SF, which is within the permitted maximum. The proposed structure complies with the maximum accessory structure square footage standard applicable to the subject zoning district.

7. Has permanent provisions for cooking, living, and sanitation.

The applicant is proposing to include permanent provisions for cooking, living, and sanitation in the ADU. The proposed ADU has one bedroom, one bathroom, a kitchen, a living area, and storage and mechanical rooms along with an outdoor porch.

8. Has no more than 2 bedrooms.

The proposed ADU has one (1) bedroom (see attached floor plan).

9. Limited to relatives of the homesteaded owner-occupants or the homesteaded owners of the principal structure. The total number of individuals residing in both the principal dwelling unit and ADU may not exceed the number allowed by the building code.

The City will require confirmation that occupancy of the ADU will comply with applicable zoning ordinance requirements regarding permitted occupants. This shall be made a condition of approval.

10. Uses the existing on-site septic system or an approved holding tank.

The applicant will be required to reconstruct the existing on-site septic system to an alternate location in order to accommodate the footprint of the proposed detached accessory structure. The applicant has submitted a new septic design which confirms that they can relocate the septic system to a new location behind the proposed ADU. The City will need to confirm that an adequate alternate location is available on the property and that the reconstructed system will be designed and installed in compliance with all applicable requirements. All required septic system permits must be obtained prior to issuance of any building permit.

11. Respectful of the future subdivision of the property and the primary and secondary septic sites.

The property cannot be further subdivided based on the current and guided land use. The reconstructed septic system location must be identified and protected from encroachment as part of the building permit process.

12. In compliance with the adopted building code relating to all aspects of the dwelling unit.

The proposed ADU will be required to meet all applicable building codes. The applicant will be required to apply for and receive all applicable building permits prior to construction.

Additional Considerations

There are several challenges to this site that place limitations on where a detached accessory building and or ADU can be located. There are wetlands located to the west and south of the proposed building location, which constrains the available area for placement of the structure. The property also slopes downward from Lake Sarah Drive South to the south which makes placement of a new building more difficult. The applicant will need to demonstrate compliance with all applicable stormwater, grading, and wetland setback requirements.

A further site challenge is that the applicant will be required to reconstruct the existing on-site septic system to an alternate location in order to accommodate the footprint of the proposed detached accessory structure.

The proposed ADU has a mean height of ~16'. The existing house has a mean roof height of ~18 feet. The proposed ADU would comply with applicable height requirements.

The proposed ADU, as described, appears to comply with the applicable size and dimensional criteria established in the Zoning Ordinance, subject to the submission and approval of a survey confirming all required setbacks are met. The applicant must submit a survey for City review prior to final City Council approval of the conditional use permit.

In addition to the requirements for allowing an accessory dwelling unit, the City has additional criteria which need to be considered for granting a conditional use permit. 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 purposes 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 from 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 conditional 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.*

Consideration for the proposed conditional use permit should weigh the impact of having an accessory dwelling unit located on this property. The location of the proposed accessory dwelling unit and its compliance with all applicable setbacks will help to mitigate potential impacts resulting from the construction of the accessory dwelling unit. The City will need to confirm setback compliance via the required survey submission. The City will also need to consider the site-specific challenges related to wetland proximity, site slope, and the required septic system reconstruction as it evaluates the conditional use permit. The city should also confirm that the proposed ADU is architecturally compatible to the principal structure given its proposed placement which is "in-line" with the house and visible from the public right of way.

Should the CUP to allow an accessory dwelling unit be considered by the City, it is suggested that the following conditions be noted by the City:

- The conditional use permit will be subject to the applicant successfully obtaining and completing a building permit for all applicable improvements to the proposed detached accessory building and ADU.
- The proposed accessory structure cannot be expanded or enlarged without the review and approval of the City. Any expansion will require an amendment to the conditional use permit following all applicable procedures.

Neighbor Comments

No neighbor comments were received prior to the public hearing. There was no public comment at the June 16, 2026 public hearing.

Planning Commission Discussion and Comments

The Planning Commission held a public hearing on June 16, 2026, to review the application for the proposed conditional use permit. Planning Commissioners reviewed the requested CUP and asked questions of staff and the Applicant. The Planning Commission discussed the following items:

1. Commissioners discussed the proposed relocation of the existing sanitary sewer mound system. Commissioners noted that the applicant will be removing the existing mound system and relocating it to the rear of the property in order to accommodate the footprint of the proposed detached accessory building.
2. Commissioners asked whether the applicant would be required to identify a new alternate septic site as part of the system relocation. It was noted that the applicable regulations do not require an alternate site in this circumstance; however, the applicant confirmed that an additional alternate site is available on the property. The applicant also noted that they own the adjacent vacant property.
3. Commissioners asked about the proximity of the proposed detached accessory building to the principal structure. It was noted that the proposed accessory building is approximately 35 feet from the existing home. Commissioners also noted that there is no visibility into the property from a public vantage point.
4. Commissioners discussed the internal layout and square footage of the proposed detached accessory building and confirmed that the proposed ADU (888 SF) would be located within the larger detached accessory building (2,176 SF total), and that the ADU square footage is within the permitted maximum.

The Planning Commission found that the proposed ADU meets all applicable requirements and criteria and recommended approval to the City Council.

Recommendation

The Planning Commission recommended approval of the requested conditional use permit to allow an accessory dwelling unit within the proposed detached accessory structure 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 is to allow an accessory dwelling unit to be located within the proposed detached accessory structure on the property. The criteria for permitting an accessory dwelling unit shall be perpetually satisfied by the owner of the property. Any change in the use of the accessory dwelling unit not in compliance with the applicable criteria will cause the conditional use permit to be revoked by the City.
3. The conditional use permit will be issued subject to the following items being completed:
 - a. The applicant shall reconstruct the existing on-site septic mound system to an alternate location acceptable to the City prior to or concurrent with the construction of the proposed detached accessory structure. All required permits for the septic system reconstruction shall be obtained from the applicable regulatory agencies prior to issuance of any building permit for the proposed structure. The reconstructed septic

system shall be designed and installed to adequately serve both the principal dwelling and the proposed ADU.

- b. The applicant shall submit full building plans to the City at the time of building permit application, which shall verify that the proposed ADU is architecturally compatible with the principal structure, using similar materials, finishes, style, and colors.
4. The occupancy of the ADU shall be limited to relatives of the homesteaded owner-occupants of the principal structure, consistent with the requirements of the City's Zoning Ordinance. The applicant shall provide written confirmation of the intended occupant(s) prior to issuance of a certificate of occupancy for the ADU.
5. The applicant shall provide grading and drainage information to the City as part of the building permit process demonstrating compliance with all applicable stormwater management requirements, given the sloping topography and proximity to wetland areas on the subject property.
6. The proposed accessory structure shall not be expanded or enlarged without the review and approval of the City. Any expansion will require an amendment to the conditional use permit following all applicable procedures.
7. The applicant shall pay for all costs associated with the City's review of the requested conditional use permit and any related applications.
8. The conditional use permit shall be recorded with Hennepin County.

Attachments: Application

Site Plan/Survey

ADU Plan



RESOLUTION OF THE
CITY OF INDEPENDENCE
HENNEPIN COUNTY, MINNESOTA

RESOLUTION NO. 26-0707-02

**A RESOLUTION GRANTING APPROVAL OF A CONDITIONAL USE PERMIT TO
ALLOW AN ACCESSORY DWELLING UNIT WITHIN A DETACHED ACCESSORY
BUILDING ON THE PROPERTY LOCATED AT 4727 LAKE SARAH DR. S.**

WHEREAS, the City of Independence (the “City”) is a municipal corporation under the laws of Minnesota; and

WHEREAS, the City adopted a comprehensive plan in 2020 to guide the development of the community; and

WHEREAS, the City has adopted a zoning ordinance and other official controls to assist in implementing the comprehensive plan; and

WHEREAS Tony Des Marais (Applicant/Owner) is requesting a conditional use permit to allow an accessory dwelling unit (ADU) within a proposed detached accessory building on the property located at 4727 Lake Sarah Dr. S. (PID No. 03-118-24-12-0011) in the City of Independence, MN:

WHEREAS, the Property is zoned Rural Residential (“RR”); and

WHEREAS, the Property is legally described on the attached **Exhibit A**; and

WHEREAS, Section 530.01, Subd. 4 of the City Code provides that an “accessory dwelling unit” is a conditional use in the RR–Rural Residential zoning district; and

WHEREAS the requested conditional use permit, with the conditions imposed by this Resolution, meets all requirements, standards and specifications of the City of Independence Zoning Ordinance for the RR–Rural Residential zoning district; and

WHEREAS the Planning Commission held a public hearing on June 16, 2026, to review the application for a Conditional Use Permit, following mailed and published notice as required by law; and

WHEREAS, the City Council has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the applicant and all interested parties; and

has now concluded that the application, with the conditions noted below, is in compliance with all applicable standards and can be considered for approval.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MINNESOTA, that it should and hereby does approve the application by Tony Des Marais to grant a Conditional Use Permit for the subject property in accordance with the City's zoning regulations 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 is to allow an accessory dwelling unit to be located within the proposed detached accessory building on the property. The criteria for permitting an accessory dwelling unit shall be perpetually satisfied by the owner of the property. Any change in the use of the accessory dwelling unit not in compliance with the applicable criteria will cause the conditional use permit to be revoked by the City.
3. The conditional use permit will be issued subject to the following items being completed:
 - a. The applicant shall reconstruct the existing on-site septic mound system to an alternate location acceptable to the City prior to or concurrent with the construction of the proposed detached accessory structure. All required permits for the septic system reconstruction shall be obtained from the applicable regulatory agencies prior to issuance of any building permit for the proposed structure. The reconstructed septic system shall be designed and installed to adequately serve both the principal dwelling and the proposed ADU.
 - b. The applicant shall submit full building plans to the City at the time of building permit application, which shall verify that the proposed ADU is architecturally compatible with the principal structure, using similar materials, finishes, style, and colors.
 - c. The occupancy of the ADU shall be limited to relatives of the homesteaded owner-occupants of the principal structure, consistent with the requirements of the City's Zoning Ordinance. The applicant shall provide written confirmation of the intended occupant(s) prior to issuance of a certificate of occupancy for the ADU.
4. The ADU will be constructed in accordance with the approved plans shown on **Exhibit B** attached hereto.
5. The applicant shall provide grading and drainage information to the City as part of the building permit process demonstrating compliance with all applicable stormwater

management requirements, given the sloping topography and proximity to wetland areas on the subject property.

6. The proposed accessory structure shall not be expanded or enlarged without the review and approval of the City. Any expansion will require an amendment to the conditional use permit following all applicable procedures.
7. The applicant shall pay for all costs associated with the City's review of the requested conditional use permit and any related applications.
8. The conditional use permit shall be recorded with Hennepin County.

This resolution was adopted by the city council of the City of Independence on this 7th day of July 2026, by a vote of ____ ayes and ____ nays.

Brad Spencer, Mayor

ATTEST:

Mark Kaltsas, City Administrator

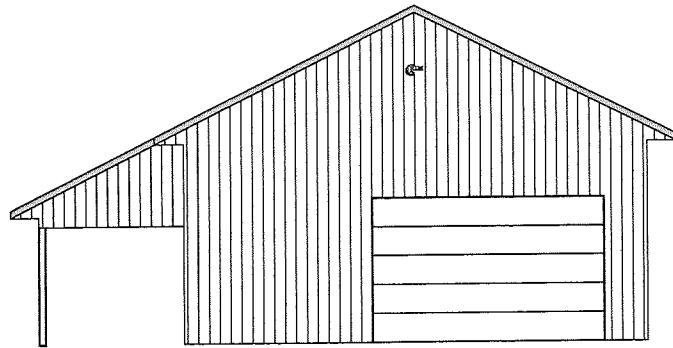
Exhibit A
(Legal Description)

*Lot 7, Block 4, TAMARACK ON LAKE SARAH, according to the recorded plat thereof,
Hennepin County, Minnesota.*

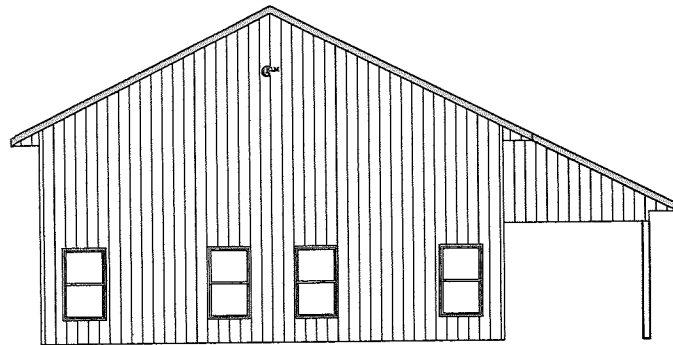
Exhibit B

(Approved Plan)

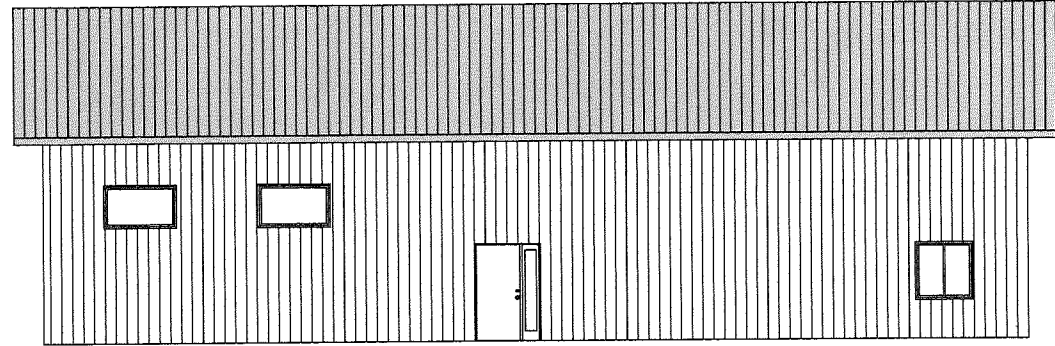
[Approved Building Plans to be attached]



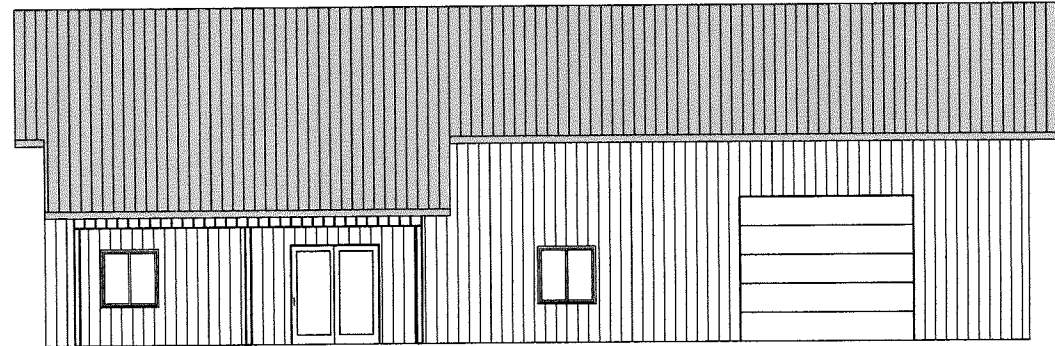
ENDWALL 1



ENDWALL 2



SIDEWALL 1



SIDEWALL 2

X _____

CUSTOMER SIGNATURE

DATE

BY SIGNING THIS DRAWING YOU ARE AGREEING TO THE LAYOUT AND DESIGN OF YOUR NEW RAM BUILDING.

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DRAWN BY: J.B.
TERRITORY: LUKED.
PROCESSOR: 5/4/2026
DATE: 5/4/2026
SHEET 1 OF 2

PROJECT NAME: TOM & BRENDA JOHNSON

PROJECT NUMBER: (26-___)

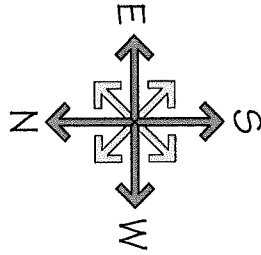
BUILDING DESCRIPTION:

32'-0" X 68'-0" X 14'-0"

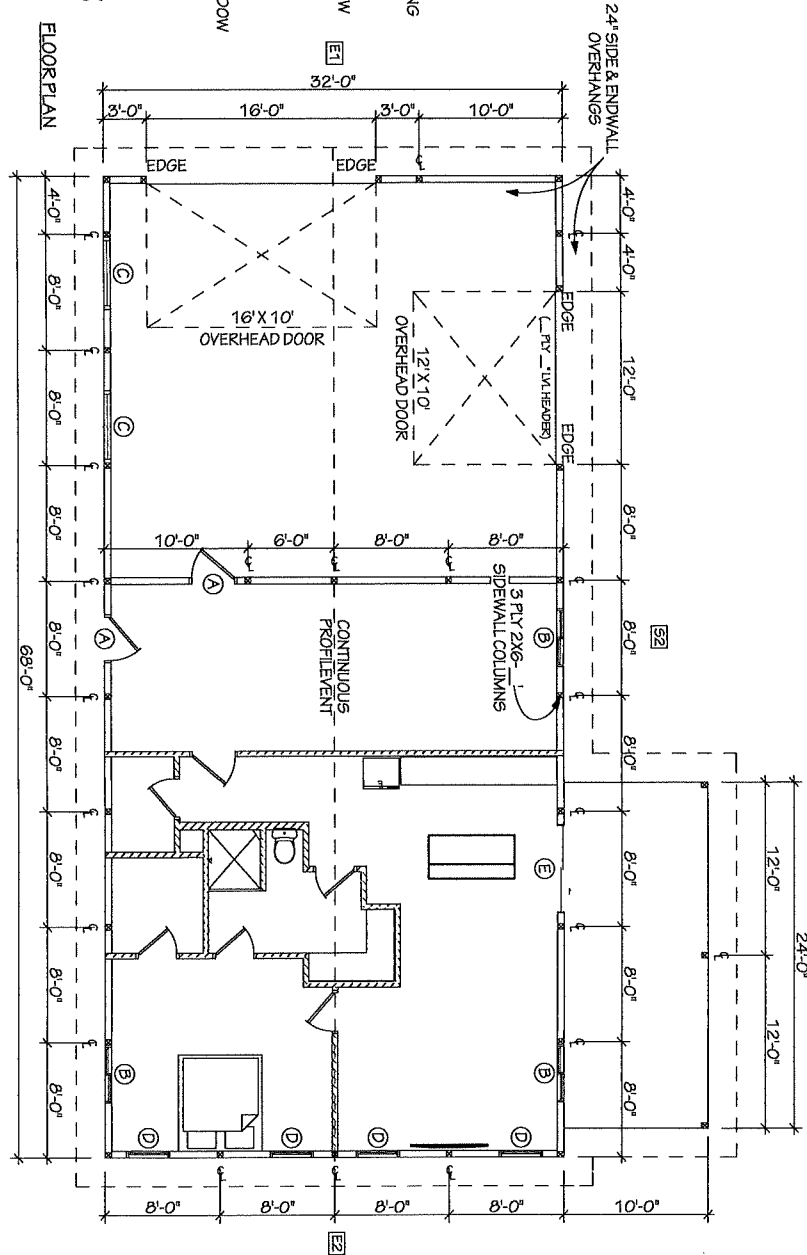
DESIGN NUMBER: P26061

592 Industrial Drive
Winnet, Minnesota 55395
320-495-2844 800-710-4726
Fax 320-495-3625
www.rambuildings.com
Contractor License Number 2017976





- ① WALKDOOR FRAMED OPENING
R.O. = VERIFY
DOORS BY OTHER
 - ② 48-48 VINYL SLIDING WINDOW
R.O. = 48 1/4" X 48 1/4"
 - ③ 6036 VINYL FIXED WINDOW
R.O. = 60 1/4" X 36 1/4"
(TOP OF WINDOW AT 1'-0")
 - ④ 3660 VINYL SGL. HUNG WINDOW
R.O. = 36 1/4" X 60 1/4"
 - ⑤ 60610 VINYL PATIO DOOR
R.O. = 72 1/4" X 62 1/4"
- NOTE: TOP OF WINDOWS TO
MATCH TOP OF WALKDOORS
UNLESS OTHERWISE NOTED



BY SIGNING THIS DRAWING YOU ARE AGREEING TO THE LAYOUT AND DESIGN OF YOUR NEW RAM BUILDING.

CUSTOMER SIGNATURE _____ DATE _____

PLEASE LOCATE: [] ATTIC ACCESS
[] JACKSHAF OPERATOR [] ELECTRICAL PANEL

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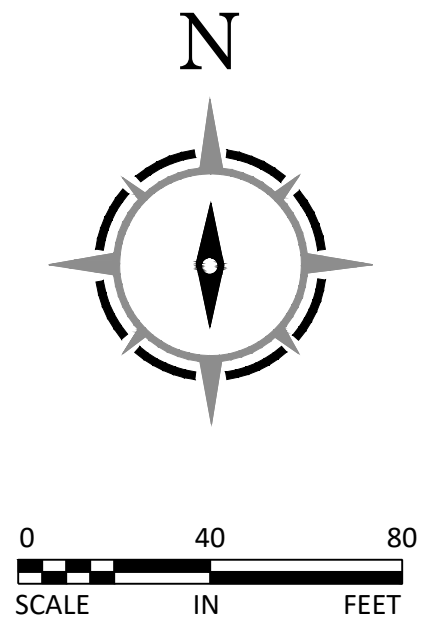
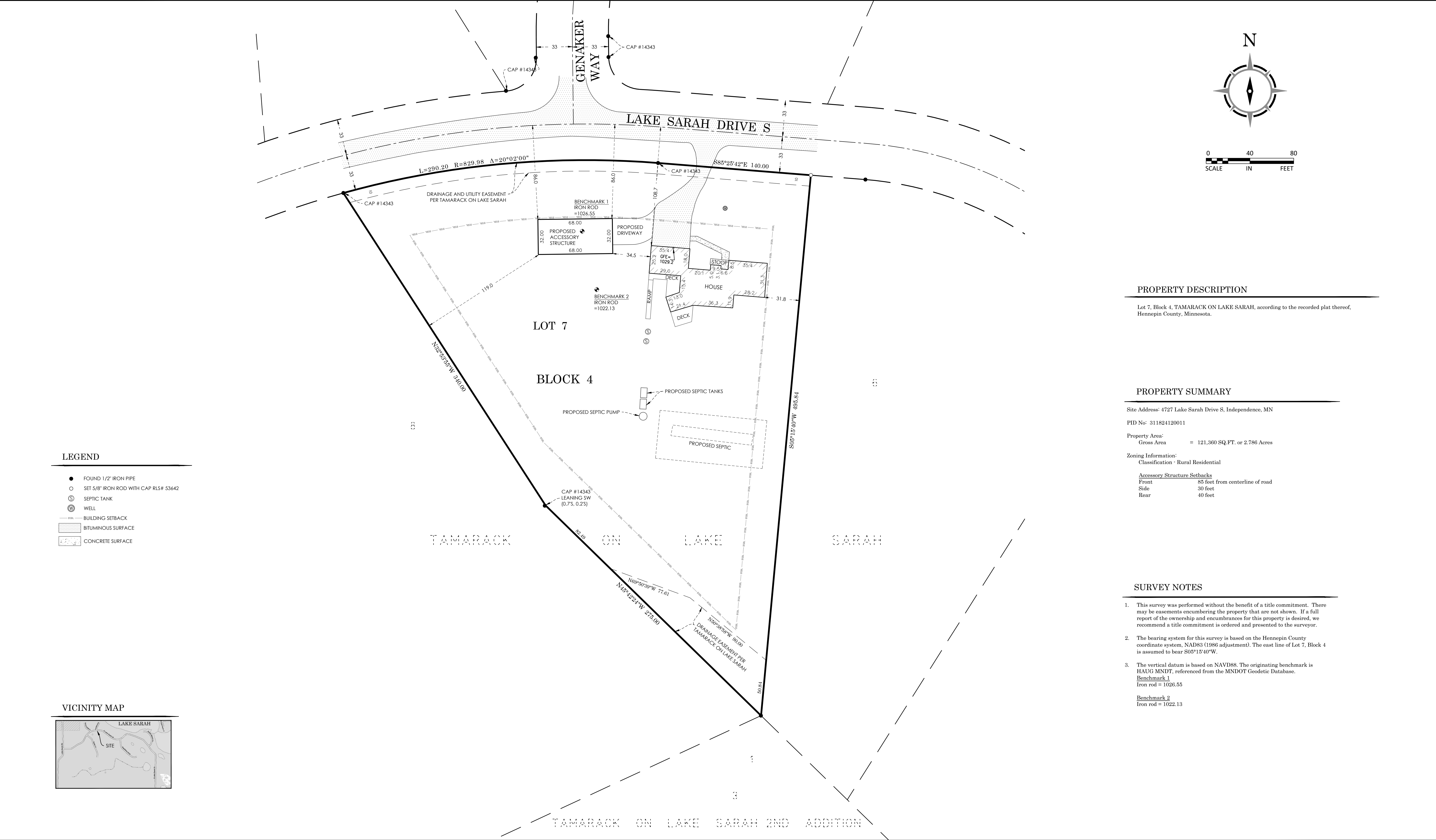


592 Industrial Drive
Winnetka, Minnesota 55385
320-485-2844 800-770-4726
Fax 320-485-3625
www.rambuildings.com
Contractor License Number 20171976

PROJECT NAME: **TOM & BRENDA JOHNSON**
PROJECT NUMBER: (26-___)
BUILDING DESCRIPTION:
DESIGN NUMBER: P26081

32'-0" X 68'-0" X 14'-0"

DRAWN BY: J. B.
TERRITORY: LUKE D.
PROCESSOR:
DATE: 5/4/2026
SHEET 2 OF 2



PROPERTY DESCRIPTION

Lot 7, Block 4, TAMARACK ON LAKE SARAH, according to the recorded plat thereof, Hennepin County, Minnesota.

PROPERTY SUMMARY

Site Address: 4727 Lake Sarah Drive S, Independence, MN
PID No: 311824120011
Property Area:
Gross Area = 121,360 SQ.FT. or 2.786 Acres
Zoning Information:
Classification - Rural Residential
Accessory Structure Setbacks
Front 85 feet from centerline of road
Side 30 feet
Rear 40 feet

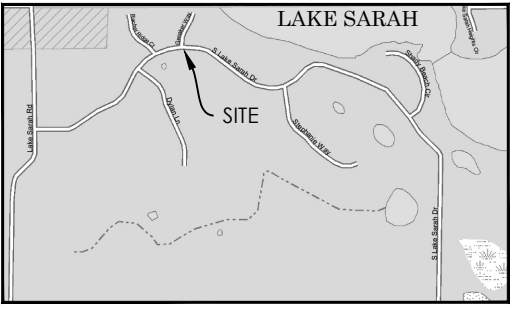
SURVEY NOTES

- This survey was performed without the benefit of a title commitment. There may be easements encumbering the property that are not shown. If a full report of the ownership and encumbrances for this property is desired, we recommend a title commitment is ordered and presented to the surveyor.
- The bearing system for this survey is based on the Hennepin County coordinate system, NAD83 (1986 adjustment). The east line of Lot 7, Block 4 is assumed to bear S05°15'40"W.
- The vertical datum is based on NAVD88. The originating benchmark is HAUG MNDT, referenced from the MNDOT Geodetic Database.
Benchmark 1
Iron rod = 1026.55
Benchmark 2
Iron rod = 1022.13

LEGEND

- FOUND 1/2" IRON PIPE
- SET 5/8" IRON ROD WITH CAP RLS# 53642
- SEPTIC TANK
- WELL
- BUILDING SETBACK
- BITUMINOUS SURFACE
- CONCRETE SURFACE

VICINITY MAP



NO.	BY	DATE	REVISION

I hereby certify that this survey plan or report was prepared by me or under my direct supervision and that I am a duly Licensed LAND SURVEYOR under the laws of the State of Minnesota.

Jared Averbeck

Date: June 29, 2026 License No: 53642

TRUE POINT
LAND SURVEYING

CERTIFICATE OF SURVEY
PREPARED FOR
TONY DES MARAIS
INDEPENDENCE, MINNESOTA

PROJECT NO. 2214-001
SHEET 1 OF 1

City of Independence

Pioneer Sarah Creek Watershed Commission – Proposed 2027 Budget Consideration

To: City Council
From: Mark Kaltsas, City Administrator
Meeting Date: July 7, 2026

Discussion:

Attached is the proposed 2027 budget for Pioneer Sarah Creek Watershed Commission (PSCWC) as approved by the Commission. PSCWC has asked all member cities to review the proposed budget and provide feedback or comments.

The proposed budget for the City of Independence is \$52,718.56 which represents a 2.45% increase (\$1,262.73) over the 2026 budget.

The city can provide any comments to the Commission. Questions can be directed to our Commissioner (Joe Baker).

Recommendation:

The City Council is being asked to consider the proposed 2027 PSCWC budget and provide any feedback or comments.

Attachments:

1. 2027 - Proposed Budget

Pioneer-Sarah Creek Watershed Management Commission

Proposed 2027 Member Assessments

2024	2023 Market Value PSC Basin	Increase in MV over Prev Year	2024 Op Budget		Increase over Prev Year	
			%age	Amount	%age	Amount
Greenfield	729,852,100	8.84%	29.97	39,496.41	-0.91%	(361.52)
Independence	893,785,400	10.75%	36.70	48,367.76	0.84%	401.09
Loretto	98,831,000	8.48%	4.06	5,348.30	-1.23%	(66.44)
Maple Plain	197,707,100	15.19%	8.12	10,699.04	4.88%	497.77
Medina	238,002,900	6.40%	9.77	12,879.68	-3.12%	(414.99)
Minnetrista	277,347,100	9.42%	11.39	15,008.81	-0.37%	(55.91)
TOTALS	2,435,525,600	9.83%	100.00	131,800.00	0.00%	(0.00)
2025	2024 Market Value PSC Basin	Increase in MV over Prev Year	2025 Op Budget		Increase over Prev Year	
			%age	Amount	%age	Amount
Greenfield	730,087,100	0.03%	29.90	39,769.37	0.69%	272.96
Independence	897,562,800	0.42%	36.76	48,892.12	1.08%	524.36
Loretto	98,833,200	0.00%	4.05	5,383.65	0.66%	35.35
Maple Plain	198,274,300	0.29%	8.12	10,800.41	0.95%	101.37
Medina	239,318,600	0.55%	9.80	13,036.18	1.22%	156.51
Minnetrista	277,541,500	0.07%	11.37	15,118.26	0.73%	109.45
TOTALS	2,441,617,500	0.25%	100.00	133,000.00	0.91%	1,200.00
2026	2025 Market Value PSC Basin	Increase in MV over Prev Year	2026 Op Budget		Increase over Prev Year	
			%age	Amount	%age	Amount
Greenfield	794,224,900	8.78%	29.56	40,296.30	1.32%	526.94
Independence	1,014,175,000	12.99%	37.74	51,455.83	5.24%	2,563.72
Loretto	100,726,000	1.92%	3.75	5,110.50	-5.07%	(273.15)
Maple Plain	199,328,500	0.53%	7.42	10,113.26	-6.36%	(687.16)
Medina	266,692,300	11.44%	9.93	13,531.07	3.80%	494.89
Minnetrista	311,767,400	12.33%	11.60	15,818.03	4.63%	699.77
TOTALS	2,686,914,100	10.05%	100.00	136,325.00	2.50%	3,325.00
2027	2026 Market Value PSC Basin	Increase in MV over Prev Year	2027 Op Budget		Increase over Prev Year	
			%age	Amount	%age	Amount
Greenfield	795,667,600	0.18%	29.55	41,297.52	2.48%	1,001.21
Independence	1,015,713,600	0.15%	37.73	52,718.56	2.45%	1,262.73
Loretto	101,341,500	0.61%	3.76	5,259.93	2.92%	149.43
Maple Plain	200,466,800	0.57%	7.45	10,404.82	2.88%	291.57
Medina	267,714,400	0.38%	9.94	13,895.17	2.69%	364.10
Minnetrista	311,292,300	-0.15%	11.56	16,157.00	2.14%	338.97
TOTALS	2,692,196,200	0.20%	100.00	139,733.00	2.50%	3,408.00

Pioneer-Sarah Creek Watershed Management Commission							2027
	Approved 2024 Budget	2024 Actual	Approved 2024 Budget	Proposed 2025 Unaudited	Approved 2026 Budget	Proposed 2027 Budget	Incr/Decr
Operating Revenues							
Member Dues	103800	103800	105000	105000	108325	111733	3.15%
Project Review Fees	6000	22532	6000	5210	6000	6000	0.00%
Interest and Dividend Income	8500	44295	8500	37081	8500	20000	135.29%
Total Operating Revenue	118300	170627	119500	147291	122825	137733	
Operating Expenses							
Engineering/Consulting-General	25000	27767	27175	11447	28000	28000	0.00%
Engineering-Project Reviews				1688			
Engineering-Local Plans						10500	
Engineering-CIP Mgmt		1096					
Administrative Expense	36000	33989	38400	41584	38500	40000	3.90%
Adm-Project Reviews	750	745	750	83	650	650	0.00%
Adm-CIP/Grant Mgmt	1000	0	1000	467	1000	1500	50.00%
Adm - Tech Support	750	364	750		750	500	-33.33%
Legal Expense	500	0	500	365	500	500	0.00%
Audit Expense	4700	4800	5000	4900	5000	5000	0.00%
Insurance	2800	3442	3000	3478	3400	3550	4.41%
Website	1500	811	1500	1588	1500	1500	0.00%
TAC Meetings	5000	830	5000	1114	4500	4500	0.00%
Lakes Monitoring - TRPD	11920	11920	12960	11320	13560	16110	18.81%
Lakes Monitoring - CAMP	760	760	760	1140	760	760	0.00%
Stream Monitoring - TRPD	13300	13300	13900	12100	14800	17100	15.54%
Education	2500	528	2500	2227	2500	2500	0.00%
Education-Events	500	0	500		500	500	0.00%
Grant Writing	1000	0	1000		1000	1000	0.00%
Management Plan - Admin	1000	0	1000	460	1000	1000	0.00%
TMDL Update - Sarah/Indep	0	0	15000		15000	15000	0.00% (From reserves)
Hennepin County Outreach	14000	14000	20000	17943	25000	25000	0.00%
Operating Expenses	122980	114352	150695	111902	157920	175170	10.92%
Net Operating Incr/(Decr)	(4680)	56275	(31195)	35389	(35095)	(37437)	(covered by reserves)

Pioneer-Sarah Creek Watershed Management Commission						Proposed 2027	Incr/Decr
	Approved 2024 Budget	2024 Actual	Approved 2025 Budget	Proposed 2025 Unaudited	Approved 2026 Budget	Budget	
Grant/CIP Revenue							
CIP Income	28,000	28,000	28,000	28,000	28,000	28,000	
CIP Partner Cost-Share							
CLP Cost-Share	0	1,152	0	1,076	0		
Grant - Baker Park Ravine	0		0		0		
WBIF FY21		71,903		36,442			
WBIF FY23	79,612	18,978					
WBIF FY25			120,208	120,208			
Grant - Whaletail Alum	202,500		202,500		202,500		
Grants - From Fund Balance							
Total CIP/Grant Revenues	310,112	120,033	350,708	185,726	230,500	28,000	
CIP/Grant/Fund Expenses							
Capital Improvement Project	28,000	40,388	28,000	15,845	81,000	40,000	
WBIF FY21		71,903		64,754			
WBIF FY23	79,612	18,978		50,252			
WBIF FY25			120,208	24,617			
Grant - Whaletail Alum	202,500		202,500		202,500		
CLP Cost-Share	0	1,152		1,076			
Baker Park Ravine	0		0		0		
Total CIP/Grant Expenses	310,112	132,421	350,708	156,543	283,500	40,000	
Net CIP/Grant Income	0	-12,388	0	29,183	-53,000	-12,000	
Net Fund Increase/Decrease	-4,680	43,888	-31,195	64,571	-88,095	-49,437	