



CITY COUNCIL MEETING AGENDA
TUESDAY SEPTEMBER 1, 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 August 18, 2026, Regular City Council Meeting.
 - b. Approval of Accounts Payable; (Batch #1 - Checks No. 24570-24593 and Batch #2 – Checks No. 24594-24595).
 - c. Assembly Permit:
 - Independence Motor Condos Marketing Event – Wednesday, September 23rd.
5. Reports of Boards and Committees by Council and Staff.
6. Representative Kristin Robbins – Annual City Council Visit.
7. Laura Fredman (“Applicant/Owner”) requests that the City consider the following action for the property located at 4465 Lake Sarah Rd., Independence, MN (PID No. 03-118-24-23-0001):
 - a. **RESOLUTION No. 26-0901-01** – Considering approval of a conditional use permit (CUP) to allow a detached Accessory Dwelling Unit (ADU) to be located within a new detached accessory structure on the subject property.
8. Patrick Dorn (“Applicant”) and Kent Roers (“Owner”) requests that the City consider the following action for the property located at 4708 Lake Sarah Dr. S, Independence, MN (PID No. 02-118-24-22-0026):
 - a. **RESOLUTION No. 26-0901-02** – Considering approval of a variance to allow the construction of a stairway onto an existing deck that encroaches approximately 5’ into the 100’ lakeshore setback.
9. Nate Miller (“Applicant/Owner”) requests that the City consider the following action for the property located at 3470 Lake Sarah Rd., Independence, MN (PID No. 10-118-24-31-0006):
 - a. **RESOLUTION No. 26-0901-03** – Considering approval of a conditional use permit (CUP) to allow a detached Accessory Dwelling Unit (ADU) to be located on the subject property.

10. Frank Smaron (“Applicant”) and Paul Merz Trust Estate (“Owner”) request that the City consider the following action for the properties located at 2919 Independence Road (PID Nos. 14-118-24-13-0008 and 14-118-24-14-0002):
 - a. **RESOLUTION No. 26-0901-04** – Considering approval of a minor subdivision to allow a lot line rearrangement. The lot line rearrangement would adjust the line separating the two properties. No new properties are being proposed.
11. Consideration of a Stipulation Agreement with Rick Gage (Ese Riders, LLC) to allow them to retain and occupy the existing house located on the property at 1060 Copeland Road while they construct a new home on the same property. The agreement requires an escrow deposit to be made and retained by the City until the new home is complete and the existing home is removed.
12. Consider Approval of the Lake Minnetonka Communications Commission (LMCC) – 2027 Annual Budget.
13. Open/Misc.
14. Adjourn.



CITY COUNCIL MEETING MINUTES
TUESDAY AUGUST 18, 2026

CITY COUNCIL MEETING TIME: 6:30 PM

1. CALL TO ORDER

Mayor Brad Spencer called the meeting to order on Tuesday, August 18, 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, McCoy, Betts, Grotting

ABSENT: Kaltsas

STAFF: Administrative Services Director Simon, Public Works Director Lehman

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 Minutes from the July 30, 2026, City Council Workshop Meeting.
- b. Approval of City Council Minutes from the August 4, 2026, Regular City Council Meeting.
- c. Approval of Accounts Payable; (Batch #1 - Checks No. 24533-24557).
- d. Approval of July 30th, 2026 - Personnel Committee Meeting Recommendations.

Motion by Betts, seconded by Fisher to approve the consent agenda. Ayes: Spencer, Fisher, McCoy, Betts, Grotting. 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:

- Night to Unite (5)
- LMCC

Council member Betts Attended the following meeting:

- Workshop

Council member McCoy Attended the following meeting:

- Night to Unite (5)

Councilmember Grotting Attended the following meeting:

- Night to Unite (4)

Mayor Spencer Attended the following meeting:

- Night to Unite (6)
- WHPS community safety commissions
- Primary Election Judge
- Mike Bauer 8th annual horse and hunt – Raised \$200k+
- McGarry's Charity Golf Event

Amber Simon Attended the following meeting:

- Primary Election
- McGarry's Charity Golf Event

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

Chief DuRose presented the July 2026 monthly activity report for West Hennepin Public Safety. He reported that there was nothing of significant concern within the report. He highlighted August as a particularly active month for community events, noting the Tour de Taco, the Polo Classic, National Night Out, and the first responder golf fundraiser — all of which took place under notably favorable weather conditions. The department is also preparing for the return to school, with messaging being coordinated accordingly. The Chief indicated that a more detailed activity report would be presented the following month.

7. Consider Award of the 2027-2029 Citywide Recycling Services Contract:

- a. **Resolution No. 26-0818-01:** Considering award of the 2027-2029 citywide recycling services contract following issuance of a Request for Proposal and receipt of three proposals.

The Mayor presented this item in the absence of the City Administrator. Staff reported that a Request for Proposal was issued and three responses were received. Republic Services, the

current provider and the geographically closest vendor to the city, submitted the most competitive bid. Staff recommended awarding the contract to Republic Services for the 2027–2029 term.

Councilmember Betts commented that she had thoroughly reviewed the contract materials and was impressed by the breadth of services offered by Republic, including options for special pickups of large items and appliances — services she had not previously been aware of.

Motion to approve Resolution No. 26-0818-01, awarding the 2027-2029 Citywide Recycling Services Contract to Republic Services, was made by Councilmember McCoy and seconded by Councilmember Grotting. 5-0. The motion carried unanimously.

8. Open/Misc.

Edward addressed the Council briefly, noting that his financial accounting had been squared away the prior week. No other items were raised.

9. Adjourn.

Motion to adjourn was made by Councilmember McCoy and seconded by Councilmember Fisher. Ayes: Spencer, Fisher, McCoy, Betts, Grotting. Nays: None. Absent: None. Abstain: None. Motion Approved. 5-0. Meeting was adjourned at 6:43pm



CITY OF INDEPENDENCE

City Council

CITY COUNCIL STAFF REPORT

4465 Lake Sarah Road - Conditional Use Permit Request

Accessory Dwelling Unit within a New Detached Accessory Structure • Conditional Use Permit

To:	Mayor and City Council
From:	City Planner
CC:	City Administrator
Meeting Date:	Tuesday, September 1, 2026
Applicant:	Laura Fredman
Owner:	Laura Fredman
Location:	4465 Lake Sarah Rd., Independence, MN
PID No.:	03-118-24-23-0001
Application Type:	Conditional Use Permit – Accessory Dwelling Unit (ADU) within a New Detached Accessory Structure

Laura Fredman (“Applicant/Owner”) has requested City Council approval of a conditional use permit (CUP) to allow a detached Accessory Dwelling Unit (ADU) to be located within a new detached accessory structure (pole barn) at 4465 Lake Sarah Road. The Planning Commission held a duly noticed public hearing on this request on July 21, 2026, and recommends approval subject to the findings and conditions described below.

REQUEST

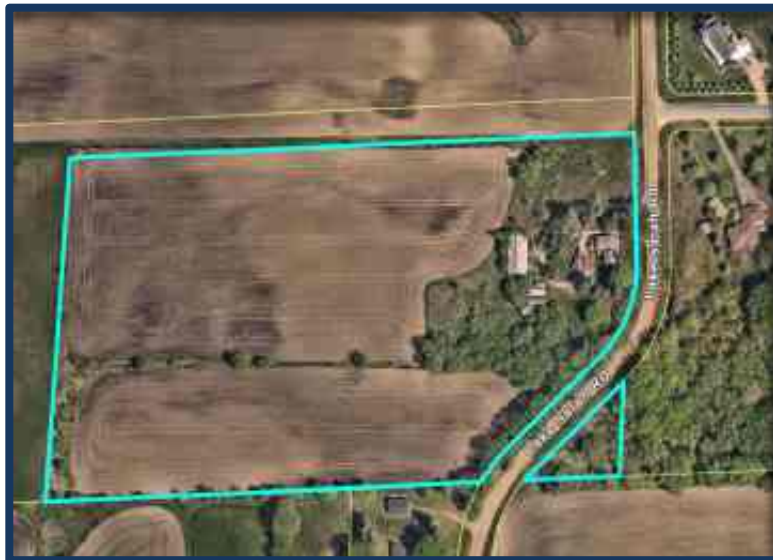
Laura Fredman (Applicant/Owner) requests that the City consider the following action for the property located at 4465 Lake Sarah Rd., Independence, MN (PID No. 03-118-24-23-0001):

- a. A conditional use permit (CUP) to allow a detached Accessory Dwelling Unit (ADU) to be located within a new detached accessory structure (pole barn) on the subject property.

PROPERTY / SITE INFORMATION

Property Location:	4465 Lake Sarah Rd., Independence, MN
PID No.:	03-118-24-23-0001
Legal Description:	[Insert Legal Description]
Zoning:	Agriculture
Comprehensive Plan:	Agriculture
Total Lot Area:	16.04 acres
Existing Principal Structure (Above-Grade SF):	3,485 SF
Proposed Accessory Structure:	Detached pole barn, 4,960 SF (building permit application under City review)
Proposed ADU (Above-Grade SF):	1,150 SF
Setback Compliance:	Proposed accessory structure complies with all applicable setbacks
Building Permit Status:	Application submitted; under review by the City

4465 Lake Sarah Rd.



BACKGROUND & DISCUSSION

The subject property is located at 4465 Lake Sarah Road, is approximately 16.04 acres in size, and is zoned Agriculture. The applicant has submitted a separate building permit application, currently under review by the City, for a new 4,960-square-foot detached accessory structure (pole barn). The applicant is separately requesting a conditional use permit to allow an Accessory Dwelling Unit (ADU) to be located within that structure, consistent with the ADU standards of the City's Zoning Ordinance (Section 510) and the conditional use permit criteria of Section 520.11.

At the Planning Commission's July 21, 2026, public hearing, the Commission and staff identified two principal concerns with the proposal as originally submitted: (1) the location of the proposed accessory structure relatively close to Lake Sarah Road, and (2) whether the architectural style and materials of the proposed pole barn (a white standing seam metal building) were compatible with the existing stone and stucco farmhouse, as required by the ADU architectural compatibility standard.

In response to these concerns, the applicant revised the proposal to relocate the detached accessory structure, add stone wainscoting to the accessory structure, repaint the existing principal structure white, and provide additional landscaping along the north and east sides of the property. The Planning Commission found these revisions to be reasonable amendments that resolved its initial concerns and satisfied the applicable requirements of the City's Zoning Ordinance. The Commission also asked that the applicant prepare a landscape plan for the City Council's review prior to final consideration of the application; the applicant has since provided a landscape plan, included as an exhibit to this report.

CONDITIONAL USE PERMIT / ADU CRITERIA ANALYSIS

An accessory dwelling unit must satisfy twelve criteria under the City's Zoning Ordinance (Section 510), and a conditional use permit must satisfy nine additional criteria under Section 520.11, Subd. 1(a)–(i). The Planning Commission's detailed analysis of each criterion is set forth in the Planning Commission staff report dated July 21, 2026, attached to this report.

Staff's analysis below focuses on the items that were the subject of the Planning Commission's principal concerns and the applicant's subsequent design revisions. All remaining ADU and conditional use permit criteria are satisfied, as detailed in the attached Planning Commission staff report.

Site Location

The proposed detached accessory structure complies with all applicable setback requirements and is not subject to a maximum accessory-structure size limitation because the parcel exceeds 10 acres. As revised, the applicant relocated the accessory structure, which the Planning Commission found addressed its initial concern regarding the structure's visibility and proximity to Lake Sarah Road.

Architectural Compatibility

The ADU standards require that a detached accessory structure containing an ADU be architecturally compatible with the principal structure in materials, finishes, style, and colors. The applicant has agreed to add stone wainscoting to the accessory structure and to repaint the existing principal structure white, unifying the color palette and materials of the two structures. The Planning Commission found that these revisions satisfy the architectural compatibility standard.

Landscaping

The Planning Commission asked the applicant to prepare a landscape plan showing additional plantings along the north and east sides of the property to further soften the visual impact of the accessory structure. The applicant has since submitted a landscape plan, attached as an exhibit to this report, which staff and the Planning Commission find adequately addresses this request. The applicant is proposing to install 12 – 6' tall evergreen trees (note that the 6' height is the minimum height permitted by the city) to the buildings North and East sides.

Size and Occupancy

The proposed ADU is 1,150 square feet, which is subordinate in size to the 3,485-square-foot principal structure and within the maximum allowed under the City's ADU standards (33% of the principal structure's above-grade square

footage). The ADU has one bedroom and will be occupied by relatives of the property owner, consistent with the ordinance's occupancy requirements.

Conditional Use Permit Criteria

The Planning Commission also considered the nine conditional use permit criteria of Section 520.11, Subd. 1, and found that the proposed CUP will not adversely affect the health, safety, or welfare of surrounding properties, is consistent with the Comprehensive Plan, and will not have a detrimental effect on the use and enjoyment of neighboring properties, provided the applicant complies with the conditions of approval set forth below which mitigates potential impacts resulting from the conditional use for an ADU.

PLANNING COMMISSION PUBLIC HEARING – JULY 21, 2026 and August 25th, 2026

The Planning Commission held a public hearing on the requested conditional use permit on July 21, 2026 and reopened the hearing on August 25th, 2026. A summary of the discussion follows.

- A neighboring property owner submitted written comments raising concerns regarding the location of the proposed accessory structure relative to the street and the architectural compatibility of the structure with the principal farmhouse.
- Commissioners discussed the visibility of the proposed pole barn from Lake Sarah Road and asked the applicant to consider relocating the structure.
- In response, the applicant agreed to revise the site plan to relocate the accessory structure, add stone wainscoting to the building, and repaint the existing principal structure white to improve the architectural relationship between the two structures.
- Commissioners asked that the applicant prepare a landscape plan showing additional plantings along the north and east sides of the property prior to City Council consideration of the request.
- Staff noted that the unfinished mezzanine level shown on the submitted building plans cannot be constructed as part of the approved ADU and must be removed from the final construction plans.

Following discussion, the Commissioners found that the revised building location, addition of stone wainscoting, repainting of the principal structure, and additional landscaping were reasonable amendments that satisfied the Commission's initial concerns and met the applicable requirements of the City's Zoning Ordinance. The Commissioners recommended approval of the requested conditional use permit with the findings and conditions noted below.

Planning Commission Recommendation

Planning Commissioners recommended approval of the requested conditional use permit with the following findings and conditions:

Findings:

- The proposed conditional use permit request meets all applicable conditions and restrictions stated in Section 510 (Accessory Dwelling Units) and Section 520.11, Zoning, in the City of Independence Zoning Ordinance.
- The proposed Accessory Dwelling Unit (ADU) and detached accessory structure comply with the City's ADU criteria and all applicable setback and size requirements.
- The applicant's revised building location, addition of stone wainscoting, repainting of the principal structure white, and additional landscaping along the north and east sides of the property resolve the Planning Commission's initial concerns regarding site location and architectural compatibility.
- The revised design and landscaping are consistent with the requirements of the City's Zoning Ordinance and will not adversely affect surrounding properties.

- The proposed conditional use permit is consistent with the City's Comprehensive Plan.

Recommended Conditions of Approval:

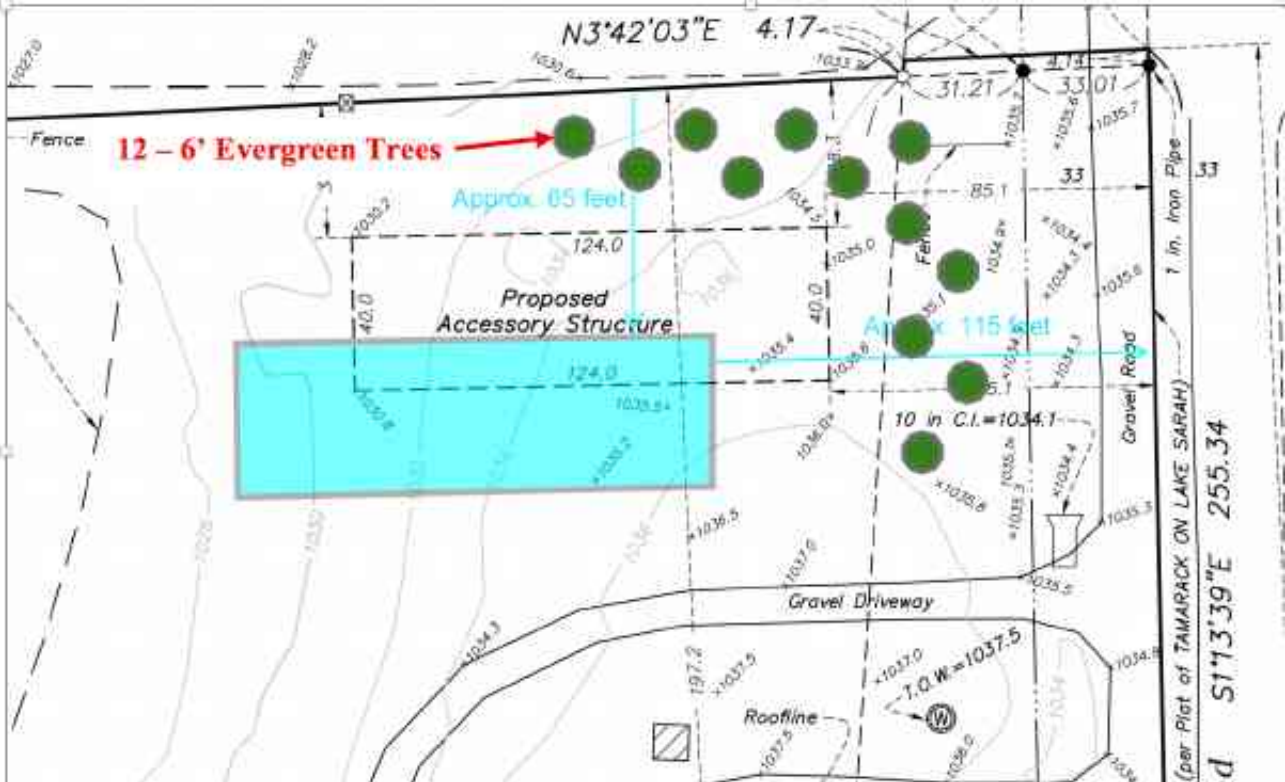
1. The unfinished mezzanine level shown on the submitted plans shall be removed from the final construction plans and shall not be constructed as part of the approved ADU.
2. No additional driveway connections shall be permitted from the public street; the applicant shall utilize the existing driveway.
3. The applicant shall provide the City with a detailed grading and drainage plan at the time of building permit submittal, to be reviewed and approved by the City.
4. The applicant shall apply for and receive all applicable building permits from the City, including final approval of the building permit application for the detached accessory structure and approval of the septic system, prior to occupancy of the ADU.
5. The applicant shall construct and maintain landscaping in accordance with the approved landscape plan, attached as an exhibit to this report, including the additional landscaping along the north and east sides of the property.
6. The exterior of the principal structure shall be painted white, and the detached accessory structure shall include stone wainscoting, consistent with the plans approved by the City.
7. The applicant shall pay for all costs associated with the City's review of the requested conditional use permit.

COUNCIL ACTION

City Council can consider the Planning Commission's recommendation and, if in agreement, adopt the attached resolution approving a conditional use permit to allow a detached Accessory Dwelling Unit (ADU) to be located within a new detached accessory structure at 4465 Lake Sarah Road, subject to the findings and conditions set forth above.

Attachments: Resolution No. 26-0901-01
Site Plan
Building Plans
Application
Landscape Plan [Exhibit Attached]

[Exhibit]





RESOLUTION OF THE
CITY OF INDEPENDENCE
HENNEPIN COUNTY, MINNESOTA

RESOLUTION NO. 26-0901-01

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO ALLOW A DETACHED
ACCESSORY DWELLING UNIT (ADU) WITHIN A NEW DETACHED ACCESSORY STRUCTURE
FOR PROPERTY LOCATED AT 4465 LAKE SARAH ROAD**

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

WHEREAS, Laura Fredman (“Applicant/Owner”) has requested approval of a conditional use permit (CUP) to allow a detached Accessory Dwelling Unit (ADU) to be located within a new detached accessory structure (pole barn) on property located at 4465 Lake Sarah Road, Independence, Minnesota (PID No. 03-118-24-23-0001); and

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

WHEREAS, the Planning Commission held a duly noticed public hearing on the requested conditional use permit on July 21, 2026 and on August 25, 2026, reviewed the request against the accessory dwelling unit criteria of Section 510 and the conditional use permit criteria of Section 520.11 of the City’s Zoning Ordinance, and identified initial concerns regarding the location of the proposed detached accessory structure relative to Lake Sarah Road and the architectural compatibility of the proposed structure with the principal structure; and

WHEREAS, following the public hearing, the Applicant revised the proposal to relocate the detached accessory structure, add stone wainscoting to the accessory structure, repaint the existing principal structure white, and provide additional landscaping along the north and east sides of the property; and

WHEREAS, the Planning Commission found that the revised building location, addition of stone wainscoting, repainting of the principal structure, and additional landscaping were reasonable amendments that satisfied the Planning Commission’s initial concerns and met the requirements of the City’s Zoning Ordinance, and requested that the Applicant prepare a landscape plan prior to the City Council’s review of the application, which the Applicant has since provided; and

WHEREAS, the Planning Commission recommended approval of the requested conditional use

permit, subject to the findings and conditions set forth in the Planning Commission staff report, at its July 21, 2026, meeting; and

WHEREAS, the City Council has reviewed the recommendation of the Planning Commission and the record of the public hearing; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Independence, Minnesota, hereby approves a conditional use permit to allow a detached Accessory Dwelling Unit (ADU) to be located within a new detached accessory structure on property located at 4465 Lake Sarah Road (PID No. 03-118-24-23-0001), in accordance with the approved plans, subject to the following conditions:

1. The unfinished mezzanine level shown on the submitted plans shall be removed from the final construction plans and shall not be constructed as part of the approved ADU.
2. No additional driveway connections shall be permitted from the public street; the applicant shall utilize the existing driveway.
3. The applicant shall provide the City with a detailed grading and drainage plan at the time of building permit submittal, to be reviewed and approved by the City.
4. The applicant shall apply for and receive all applicable building permits from the City, including final approval of the building permit application for the detached accessory structure and approval of the septic system, prior to occupancy of the ADU.
5. The applicant shall construct and maintain landscaping in accordance with the approved landscape plan, attached hereto as Exhibit A, including the additional landscaping along the north and east sides of the property.
6. The exterior of the principal structure shall be painted white, and the detached accessory structure shall include stone wainscoting, consistent with the plans approved by the City.
7. The applicant shall pay for all costs associated with the City's review of the requested conditional use permit.

This resolution was adopted by the City Council of the City of Independence on this 1st day of September 2026, by a vote of ____ ayes and ____ nays.

Brad Spencer, Mayor

ATTEST:

Mark Kaltsas, City Administrator

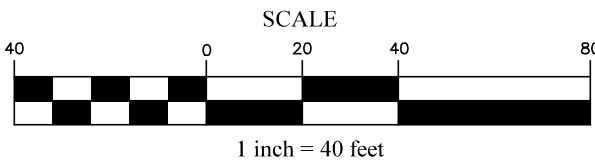
Exhibit A
(Legal Description)

Site plan for a proposed accessory structure. The plan shows a rectangular structure (124.0' x 40.0') with a roofline and a gravel driveway. A red arrow points to a line of 12-6' evergreen trees. The plan includes various survey points, bearings, and distances. A north arrow is present. The plan is dated 11/13/39 and is for a lot on Lake Sarah.

Certificate of Survey

Prepared for: Laura Fredman

Site Address:
4465 Lake Sarah Road
Independence, MN 55359



Legend

- Found Iron Monument
- Set Iron Monument (LS 48328)
- Cast Iron Monument
- Existing Elevation
- Existing Contour
- Set Lath

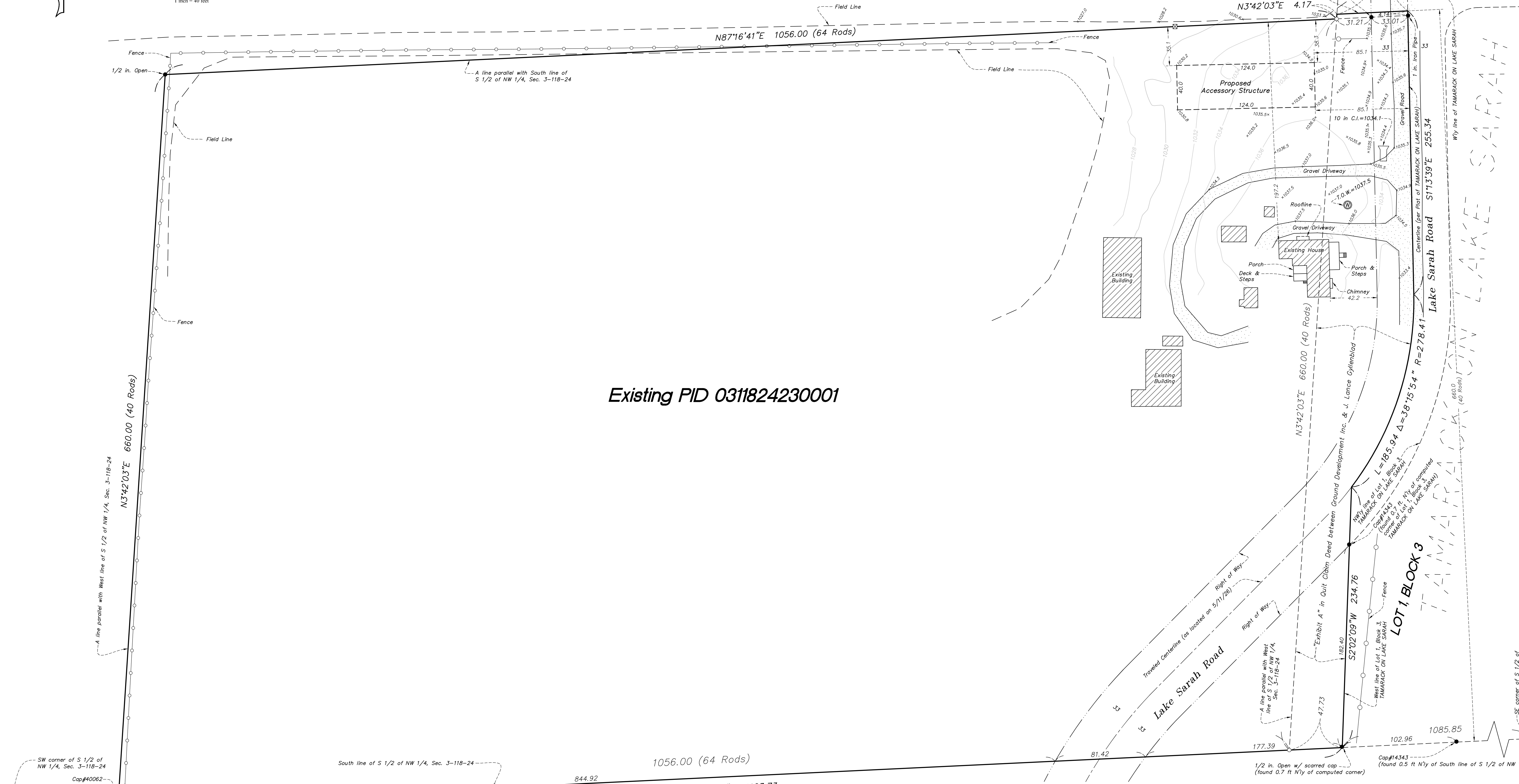
- T.O.W. Top of Well
- Existing Well
- C.I. Culvert Invert
- Culvert
- Existing Structure

Boundary Description (per Doc. No. 11429728)

That part of the South 1/2 of the Northwest 1/4 of Section 3, Township 118, Range 24, described as follows: Commencing at a point on the South line of the Northwest 1/4 of said Section 3 distant 32 rods East from the Southwest corner of said quarter section; thence North 40 rods; thence East 64 rods; thence South 40 rods; thence West 64 rods to the point of beginning, except roads, according to the United States Government Survey thereof and situate in Hennepin County, Minnesota.

Boundary Description (per Quit Claim Deed between Ground Development Inc. & J. Lance Gyllenblad)

That part of the South 40.00 Rods of the South Half of the Northwest Quarter of Section 3, Township 118, Range 24, Hennepin County, Minnesota, that lies West of the Westerly line of TAMARACK ON LAKE SARAH, according to the record plat thereof and easterly of the east line of a tract of land described as follows:
That part of the South Half of the Northwest Quarter of Section 3, Township 118, Range 24, described as follows: Commencing at a point on the South line of the Northwest Quarter of said Section 3, distant 32 rods East from the Southwest corner of said quarter section; thence North 40 rods; thence East 64 rods; thence South 40 rods; thence West 64 rods to the place of beginning.



Existing PID 0311824230001

Benchmark:
Hennepin County Control Point #9877, "SARAH", located approx. 327 ft NWly of the NW corner of subject parcel
Elevation (NAVD88) = 1034.71
Horizontal Datum: Bearings based on Hennepin County Coordinate System.

SCHOBORG
LAND SERVICES
INC.

I hereby certify that this certificate of survey 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.
Date: June 11, 2026 Registration No. 48328

Job Number:	10060
Survey Date:	05-11-26
Drawing Name:	Fredman.dwg
Drawn by:	SKH
Revisions:	Monumentation (06-09-26)
	Boundary & Proposed Bldg. (06-11-26)



Shad, Laura, Fredman

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- A8 Exterior Renders
- A9 Interior Renders

- A10 Electrical Plan - (First - Mezzanine Plan)
- A11 Roof Plan & Building Structure
- A12 Plumbing Plan & Foundation Plan (Non-engineered)
- A13 Cabinet Details &
- A14 Structure Details
- A15 Schedules / Doors & Windows / Electrical

Barndo Boys

3200 Broce Dr. Suite 106 Norman, Ok 73072
572-206-9999
barndoboys@barndoboysusa.com

DISCLAIMER

Our plans are for design purposes only. The contractor must verify all dimensions and details prior to construction. Once construction has started the contractor is solely responsible. Barndo Boys is not liable for errors once construction has begun. We make every effort to avoid mistakes, we cannot guarantee against human error. These drawings do not relieve the Owner/Contractor of responsibility for conformance with design drawings, specifications and applicable codes, all of which have priority over this Floor plan drawing



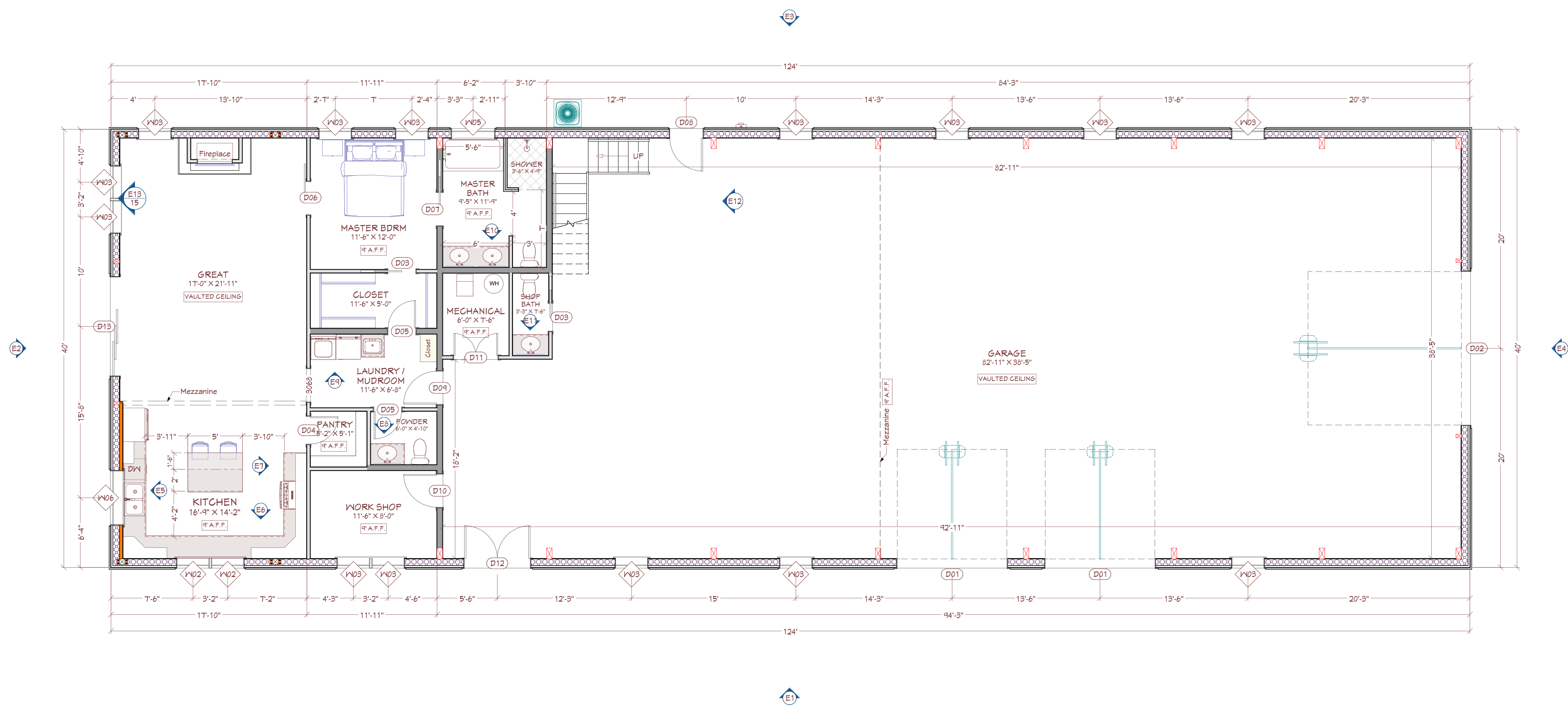
Barndo Boys
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572-206-9999
barndoboys@barndoboysusa.com

RESIDENCE FOR:
Shad, Laura, Fredman

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DRAWN BY:
Rami T.
DATE
8/19/2026
SHEET
A0

STRUCTURE TYPE : METAL BUILDING WITH PLANS



First Floor Plan

Scale: 3/16" = 1'

Heated & Cooled Area:	
Kitchen & Great room	= 646 sq ft
Master bdrn	= 138 sq ft
Closet	= 58 sq ft
Laundry	= 77 sq ft
Pantry	= 26 sq ft
Power	= 29 sq ft
Master bath	= 108 sq ft
Total = 1,082.40 sq ft	

Garage	3363 sq ft
work shop	92 sq ft
Shop bath	24 sq ft
Mechanical	45 sq ft
Mezzanine	1884 sq ft



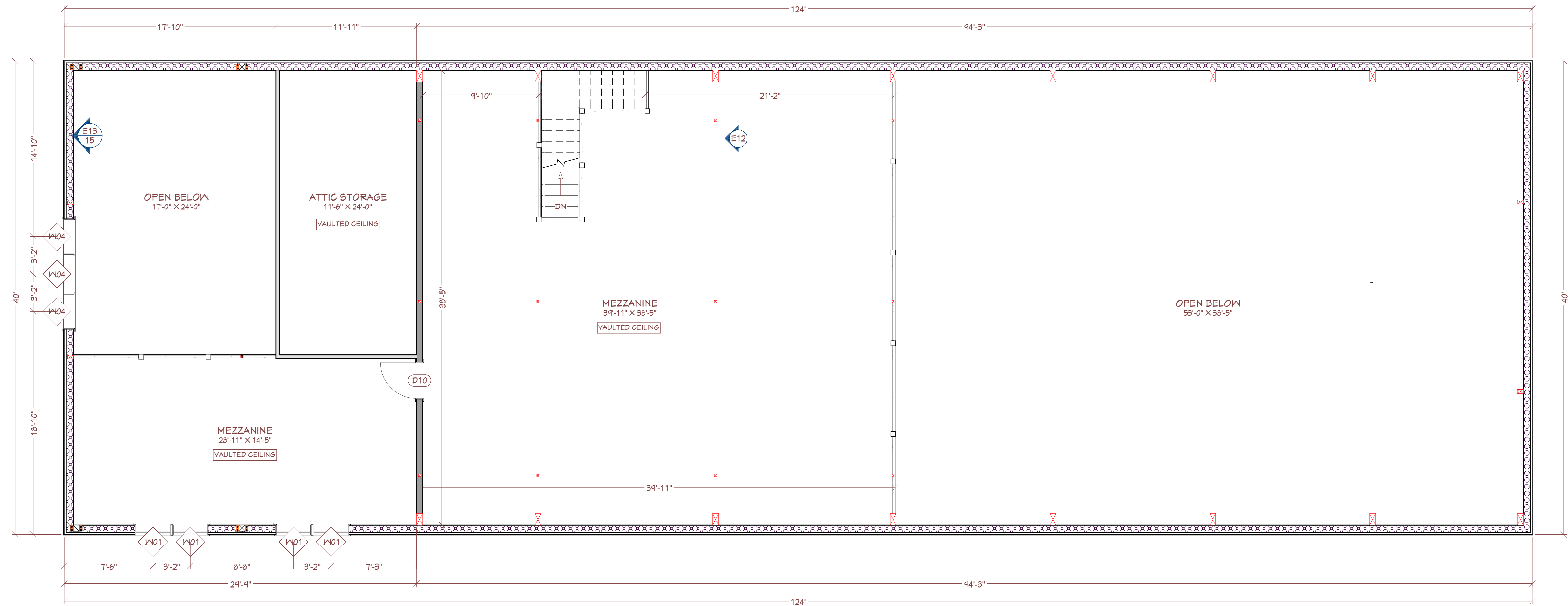
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RESIDENCE FOR:
Shad, Laura, Fredman

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DRAWN BY:
Rami T.
DATE
8/19/2026
SHEET

A1



Mezzanine Plan

Scale: 3/16" = 1'



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RESIDENCE FOR:
Shad, Laura, Fredman

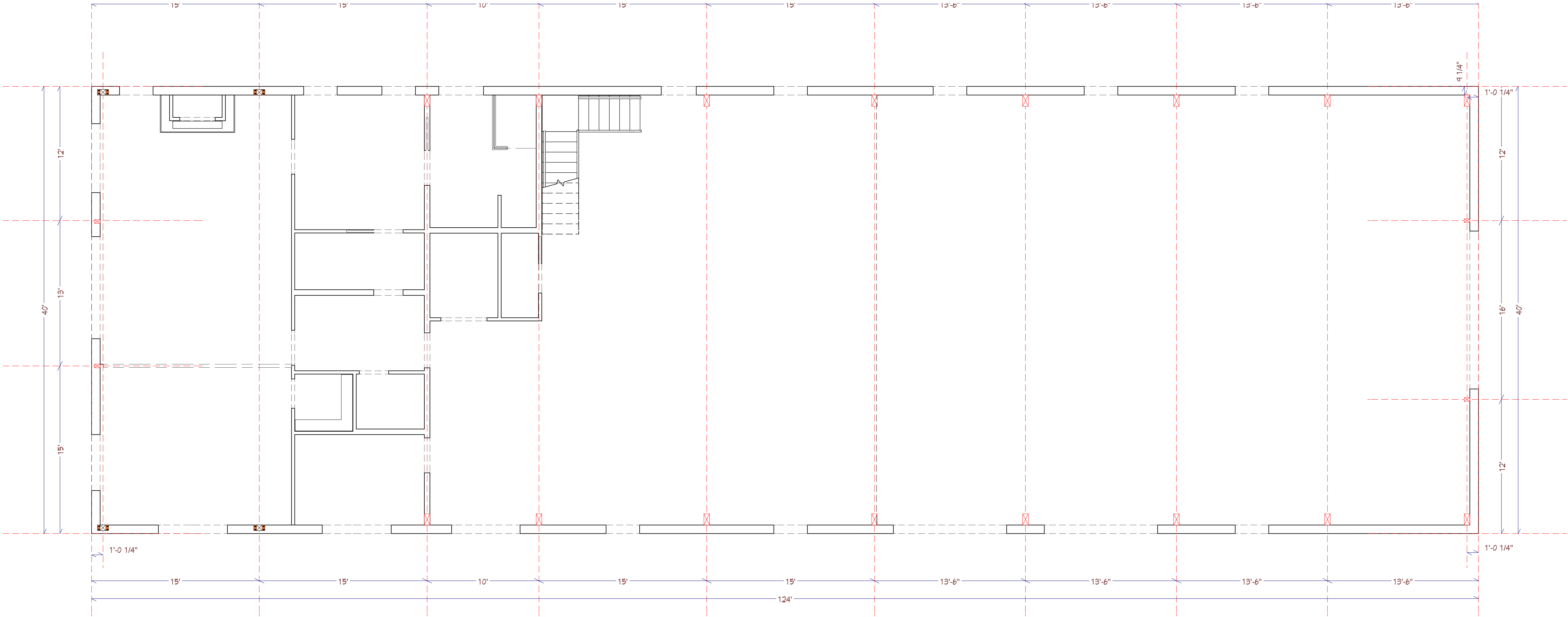
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DRAWN BY:
Rami T.
DATE
8/19/2026
SHEET

A2

DISCLAIMER

STRUCTURAL PLAN TO BE SUPPLIED BY METAL BUILDING SUPPLIER. CONTRACTOR SHALL USE THE ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH THE STRUCTURAL DRAWINGS FOR DIMENSIONS AND STRUCTURAL STEEL NOT SHOWN ON THE DOCUMENTS. FLOOR PLAN IS SUBJECT TO CHANGE IN ACCORDANCE WITH STRUCTURAL STEEL LOCATIONS.



Structure Layout
First Floor

Scale: 3/16" = 1'



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barndoboyusa.com

RESIDENCE FOR:
Shad, Laura, Fredman

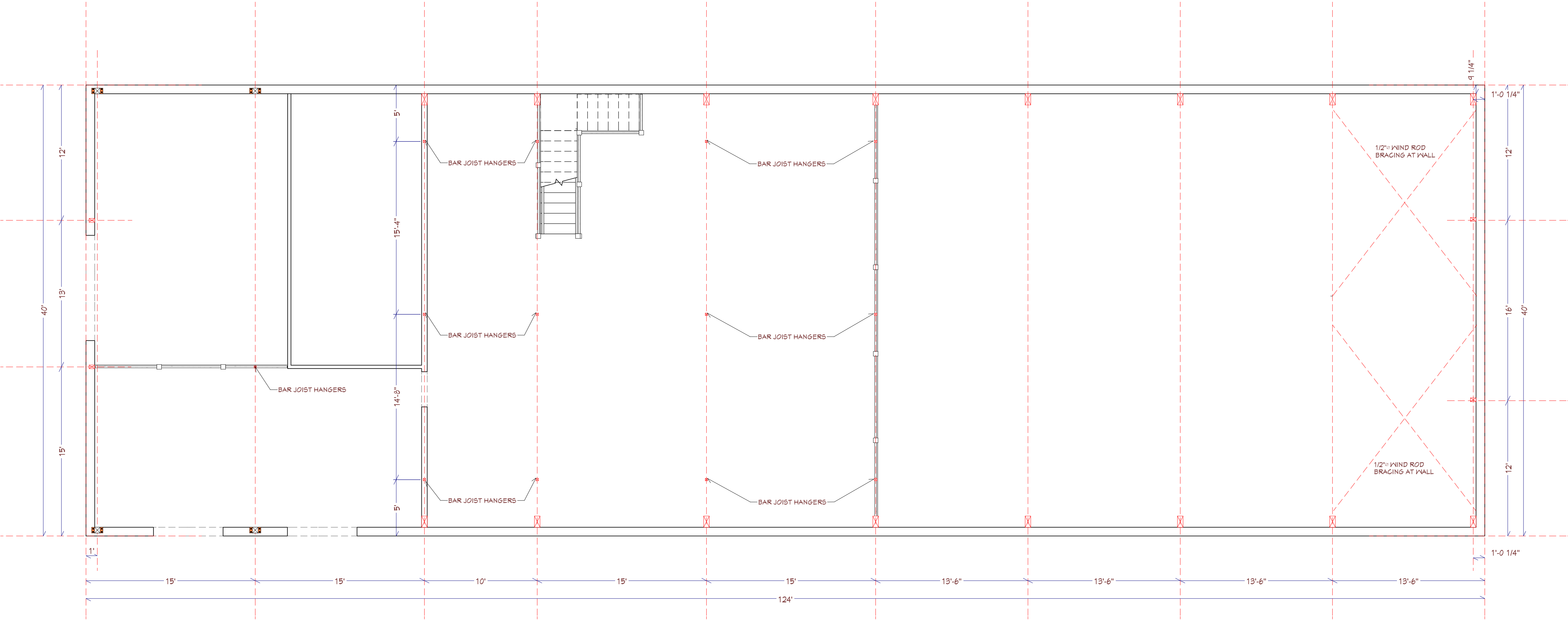
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IS STRICTLY PROHIBITED.

DRAWN BY:
Rami T.
DATE
8/19/2026
SHEET

A3

Structure Layout
Mezzanine Plan

Scale: 3/16" = 1'



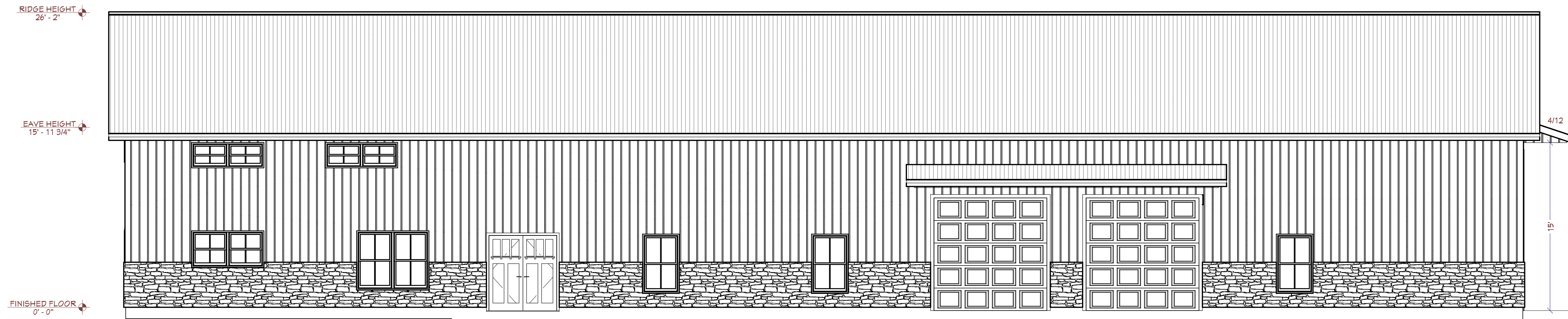
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barndoboy'susa.com

RESIDENCE FOR:
Shad, Laura, Fredman

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IS STRICTLY PROHIBITED.

DRAWN BY:
Rami T.
DATE
8/19/2026
SHEET

A4

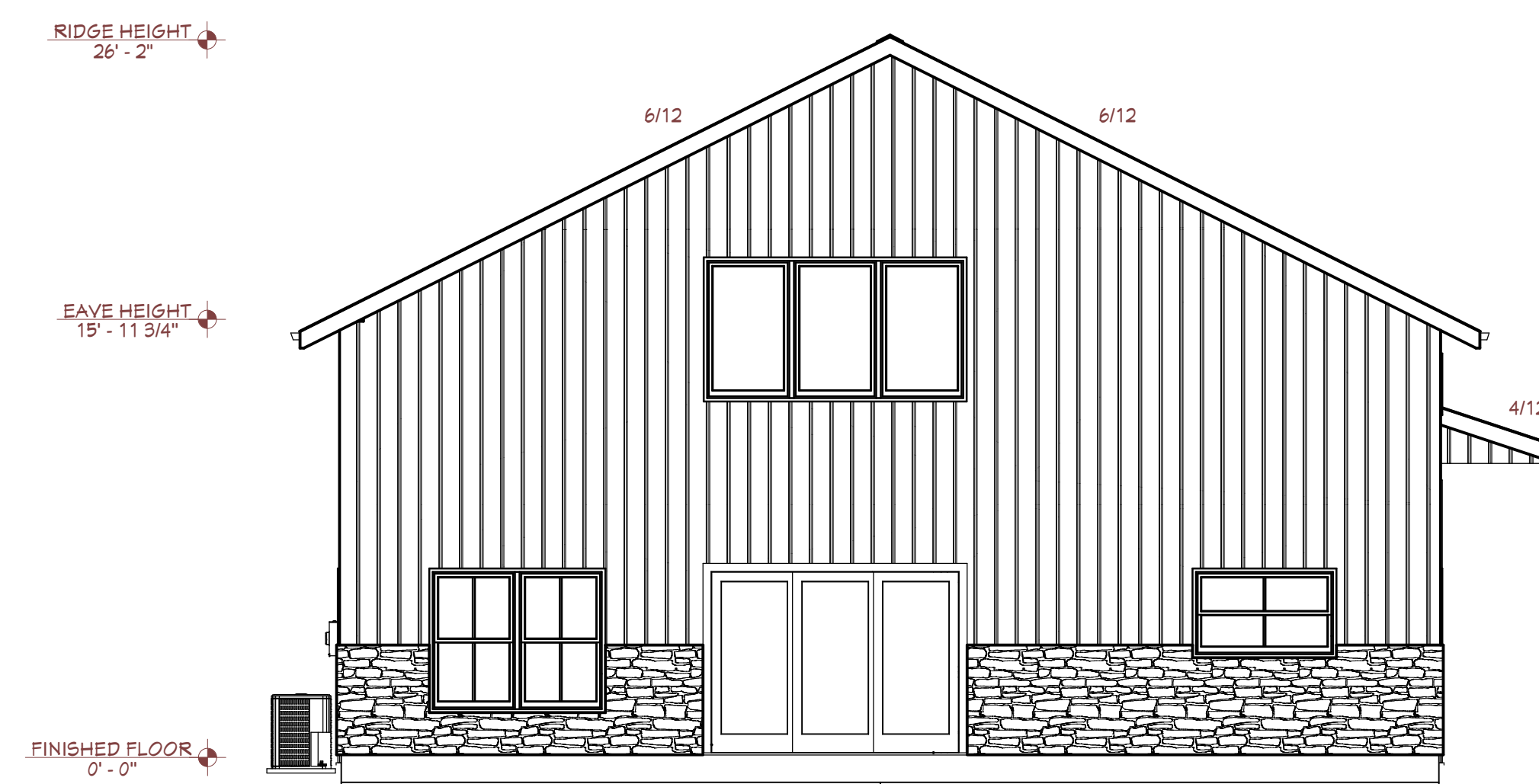


Front Elevation

Scale: 3/16" = 1'

GENERAL NOTES

1. CONTRACTORS SHALL VERIFY ALL DIMENSIONS WITH CONDITIONS AT THE JOB SITE BEFORE PROCEEDING WITH ANY WORK. CONTRACTORS SHALL NOTIFY PROJECT DESIGNER IF EXISTING CONDITIONS DIFFER FROM THOSE ON DRAWINGS
2. ALL DIMENSIONS SHALL BE AS INDICATED ON DRAWINGS OR AS CLARIFIED BY PROJECT DESIGNER. UNDER NO CIRCUMSTANCES SHALL DIMENSIONS BE DETERMINED BY SCALING THE DRAWINGS.
3. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT DESIGNER PRIOR TO COMMENCEMENT OF WORK.
4. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND THE HIGHEST STANDARDS OF THE TRADE.
5. ALL WORK SHALL BE DONE IN A SAFE, ORDERLY MANNER WITHOUT DAMAGE TO OTHER PARTS OF THE PREMISES OR ADJACENT PROPERTIES



Left Elevation

Scale: 3/16" = 1'



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572-206-9999
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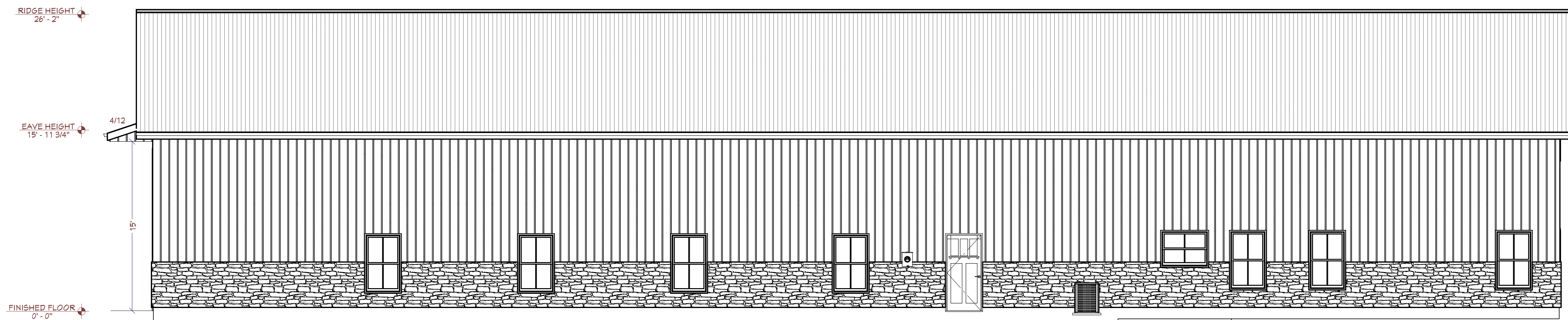
Rami T.

DATE

8/19/2026

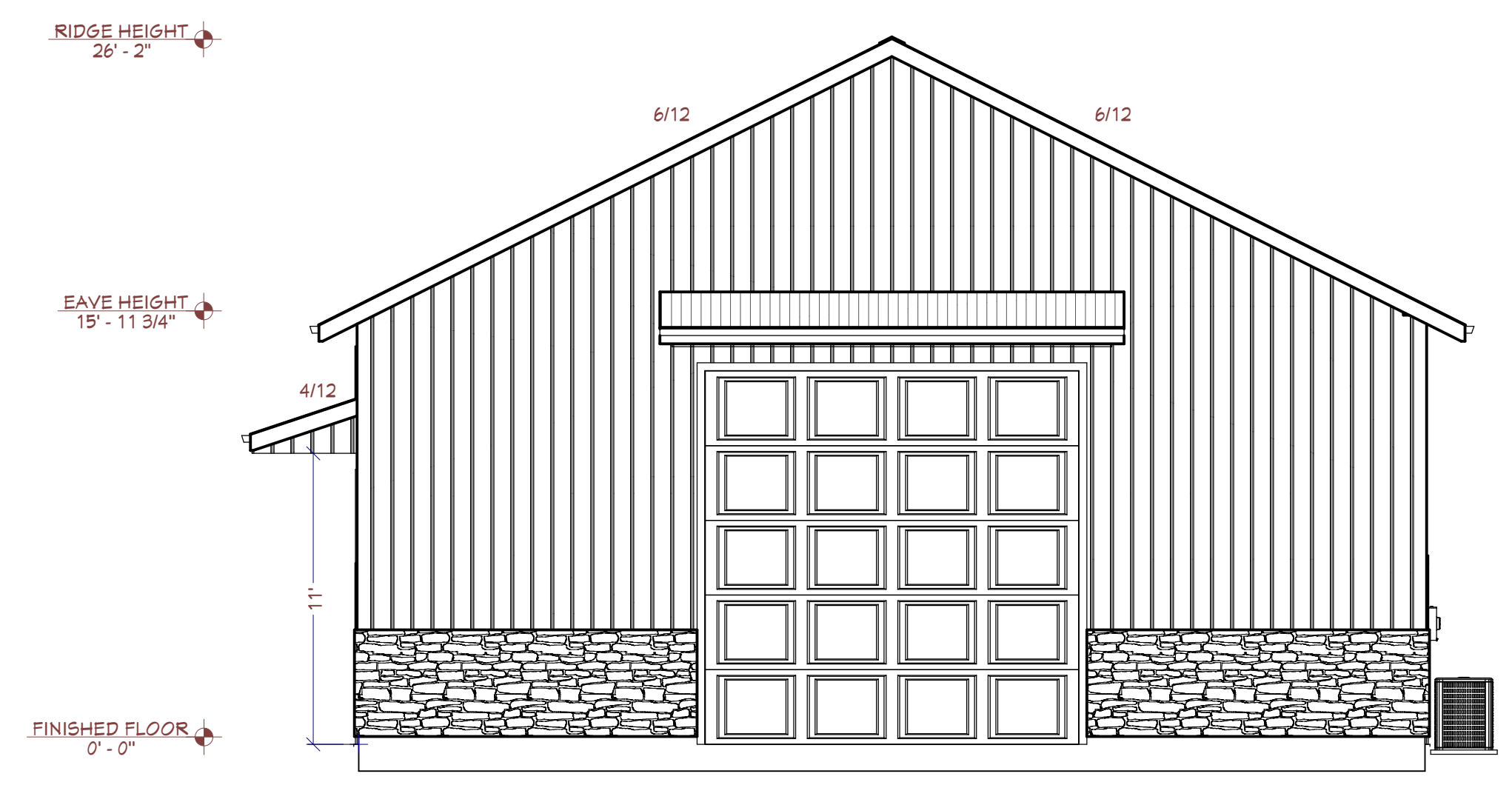
SHEET

A5



Back Elevation

Scale: 3/16" = 1'



Right Elevation

Scale: 3/16" = 1'



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A6



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SHEET

A8



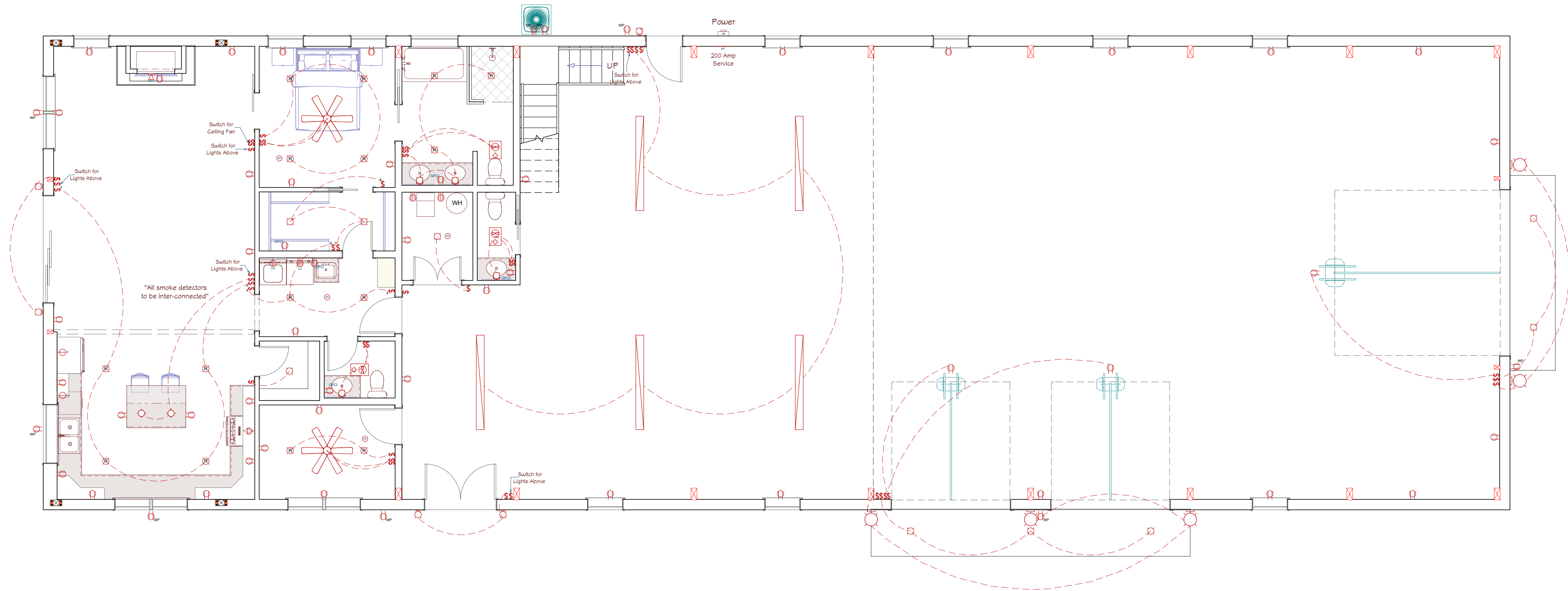
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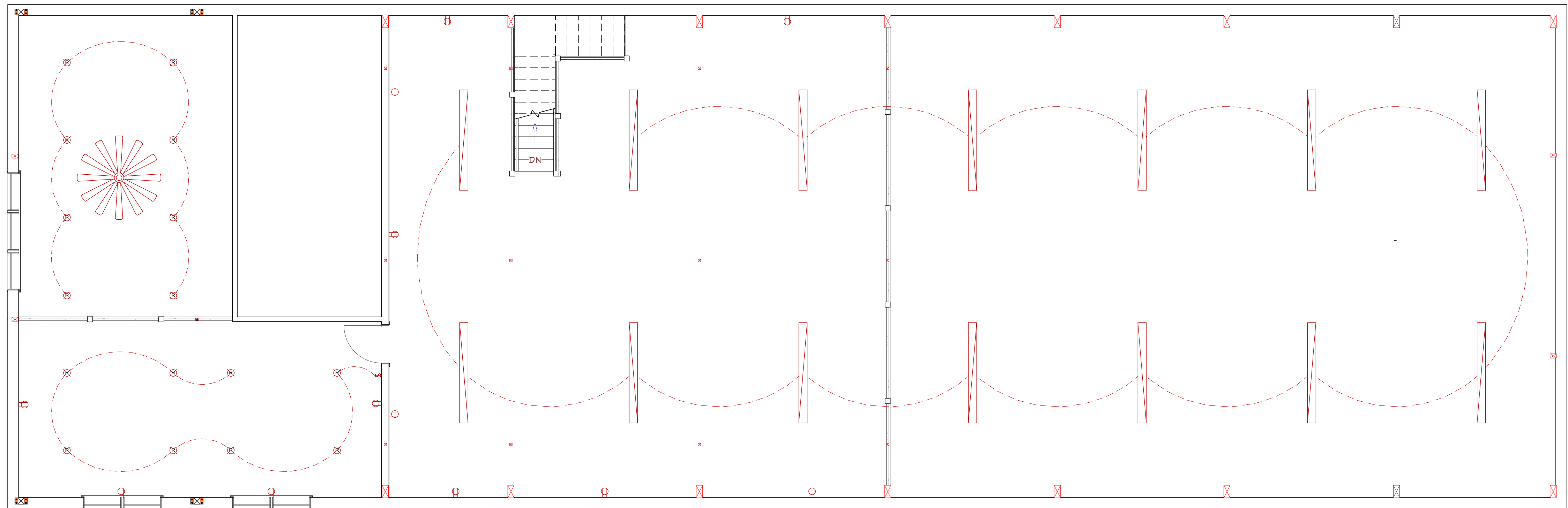
A9



Electrical Plan

First Floor

Scale: 3/16" = 1'



Electrical Plan

Mezzanine Plan

Scale: 3/16" = 1'

DISCLAIMER

ALL ELECTRICAL OUTLETS, SWITCHES, AND THE LIKE ARE PREPARED FOR CONCEPTUAL DESIGN PURPOSES ONLY. PLEASE CONSULT WITH A LICENSED ELECTRICIAN



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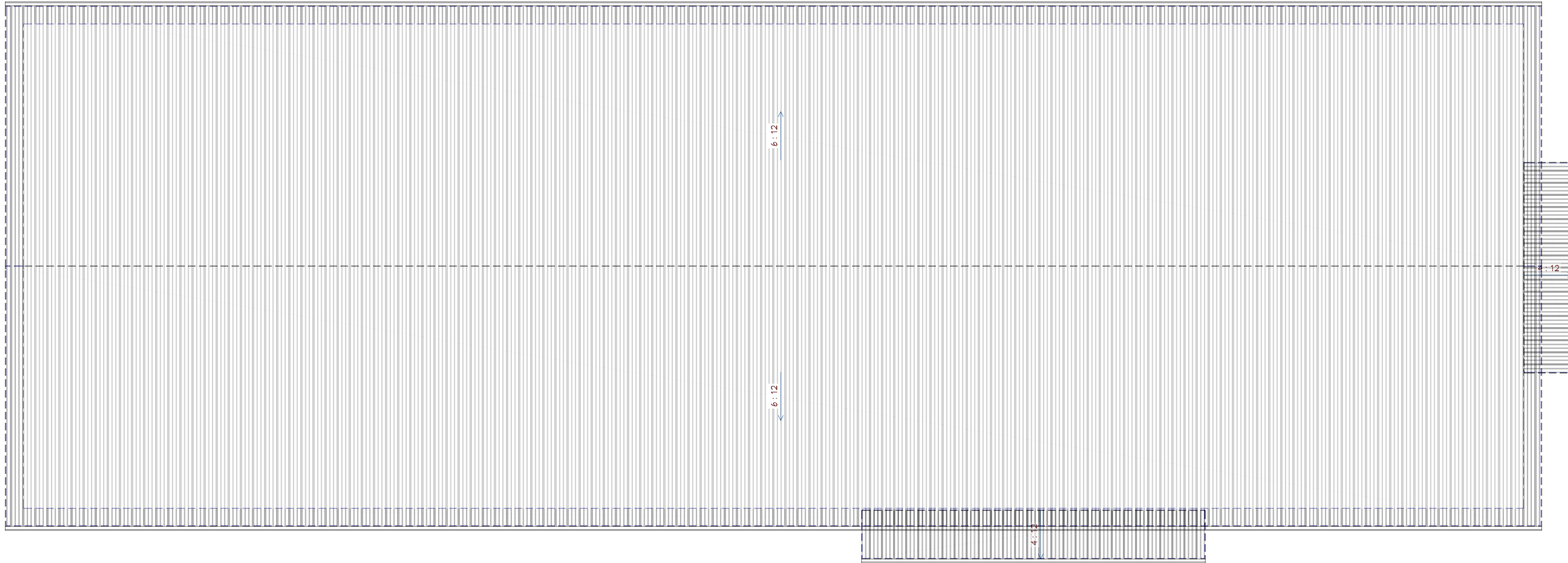
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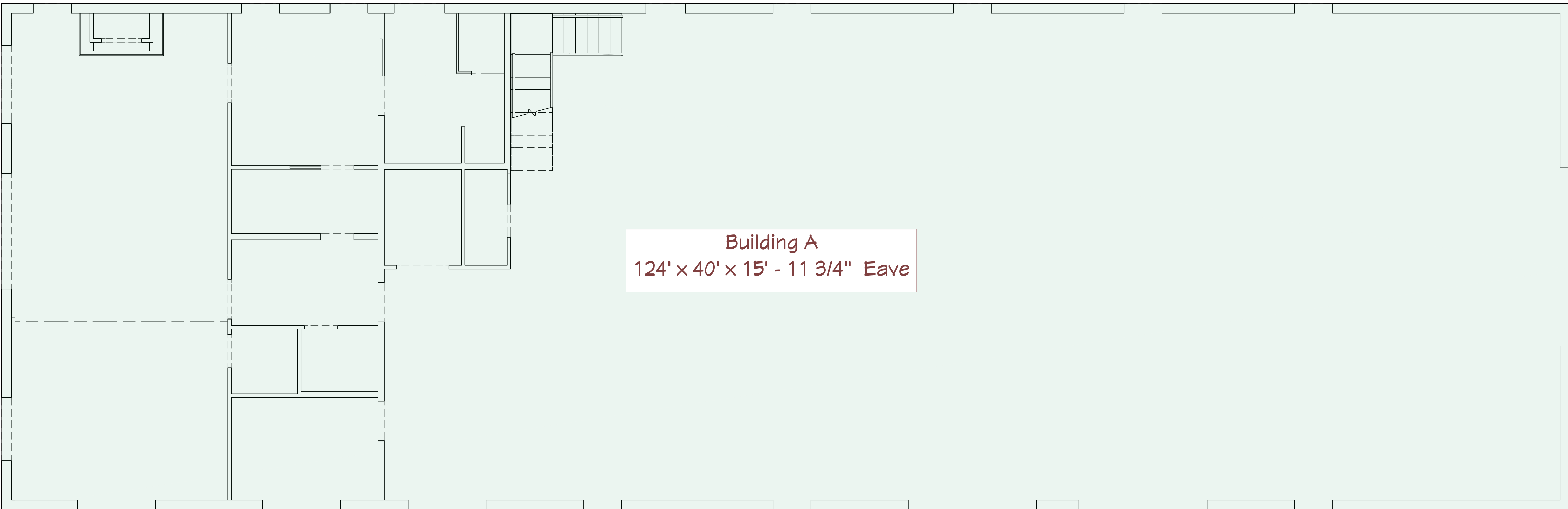
SHEET

A10



Roof Plan

Scale: 3/16" =1'



Building A
124' x 40' x 15' - 11 3/4" Eave

Building Structure

Scale: 3/16" =1'



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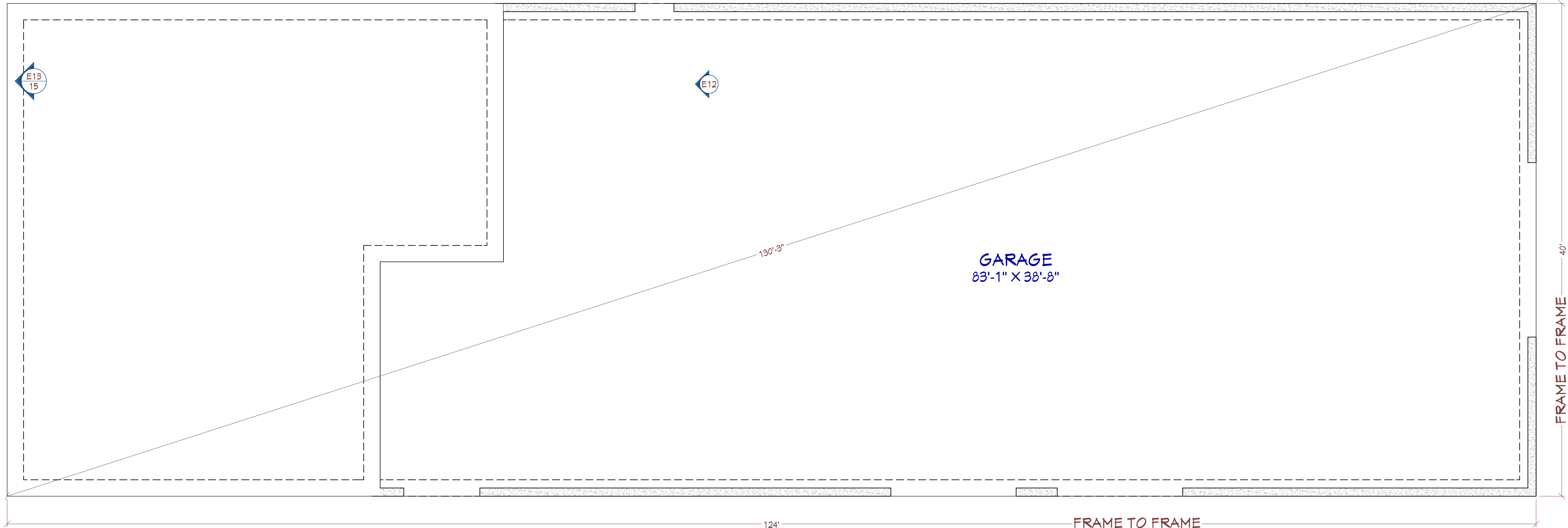
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A11

Non-engineered
Foundation Plan

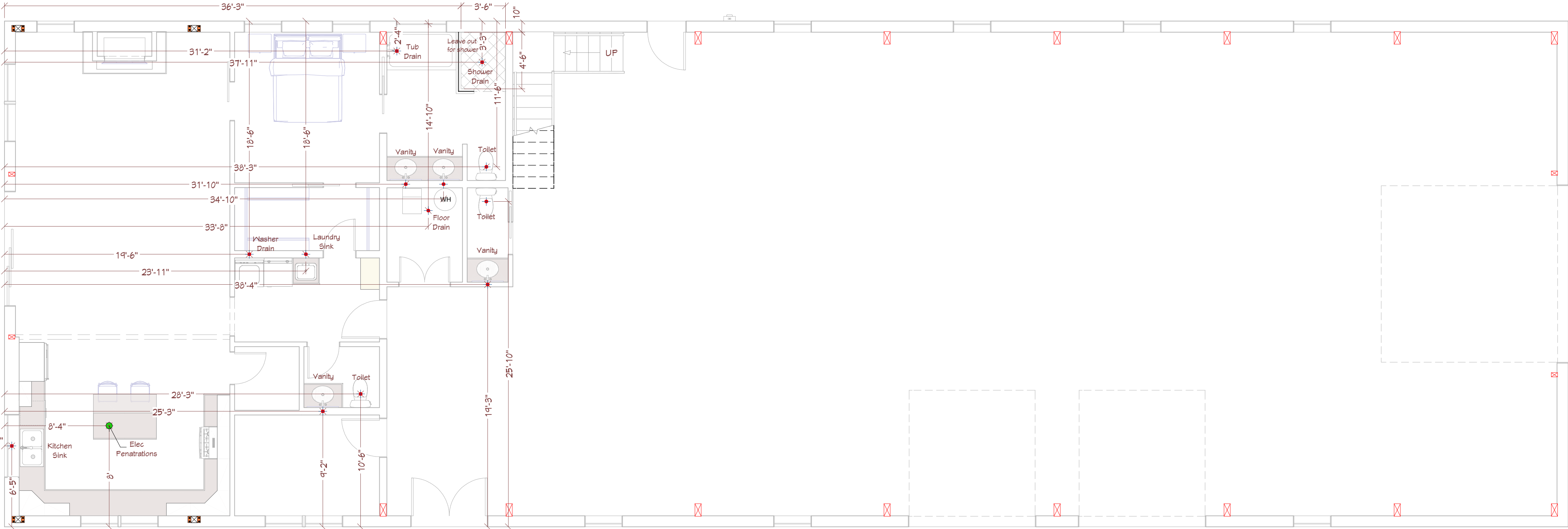
Scale: 3/16" = 1'



Plumbing Plan

First Floor

Scale: 3/16" = 1'



DISCLAIMER

THE ATTACHED PAGE CALLS OUT THE 'ROUGH-IN' PLUMBING ONLY. ALL MEASUREMENTS NEED TO BE FIELD VERIFIED BY CONTRACTOR FOR ACCURACY. ALL PLUMBING SUPPLY LINES AND VENTILATION NEED TO BE ADDRESSED BY CONTRACTOR AND FOLLOW THE CURRENT CODE IN YOUR AREA. THIS IS NOT A PLUMBING PLAN AND IS FOR DESIGN PURPOSE



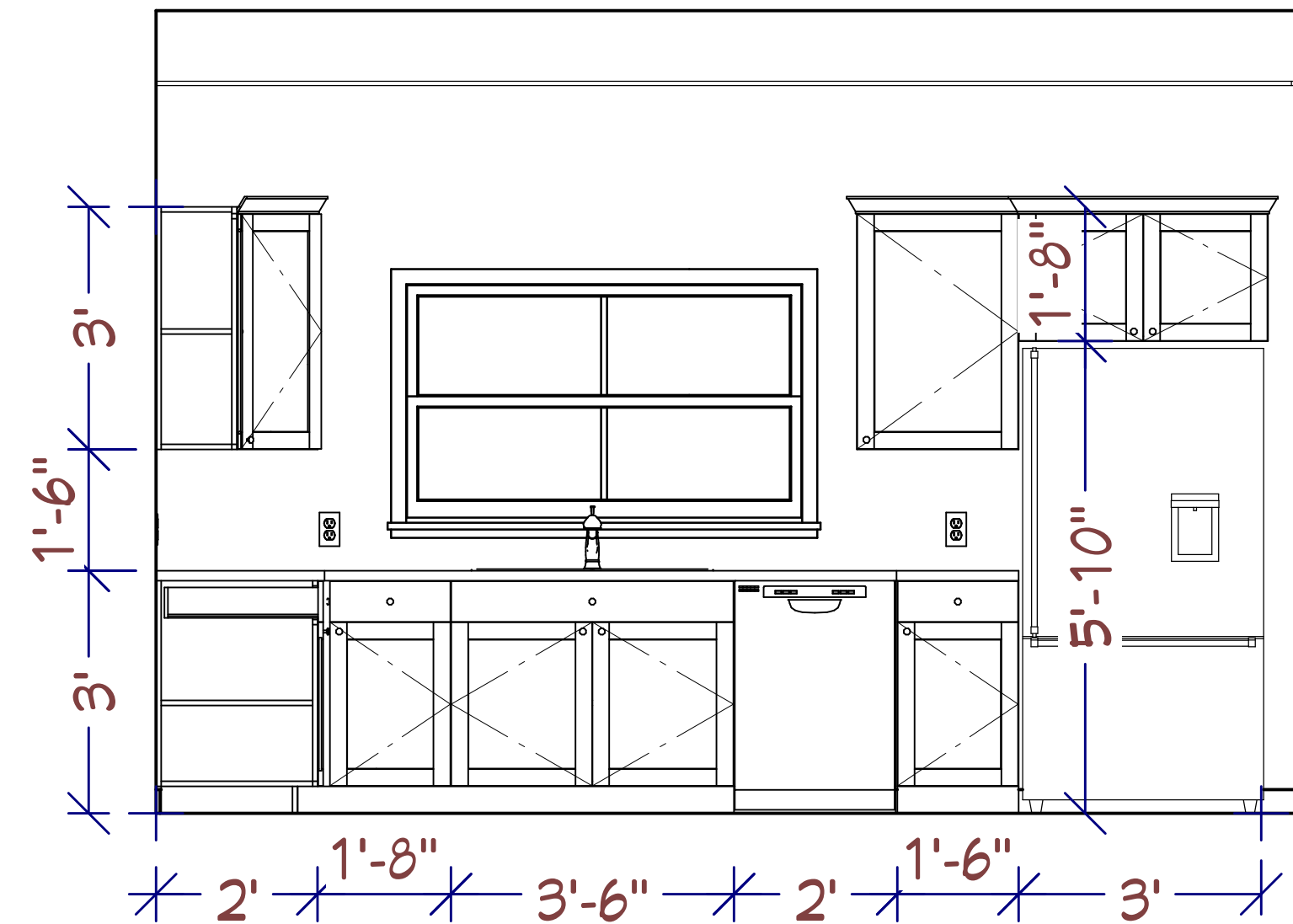
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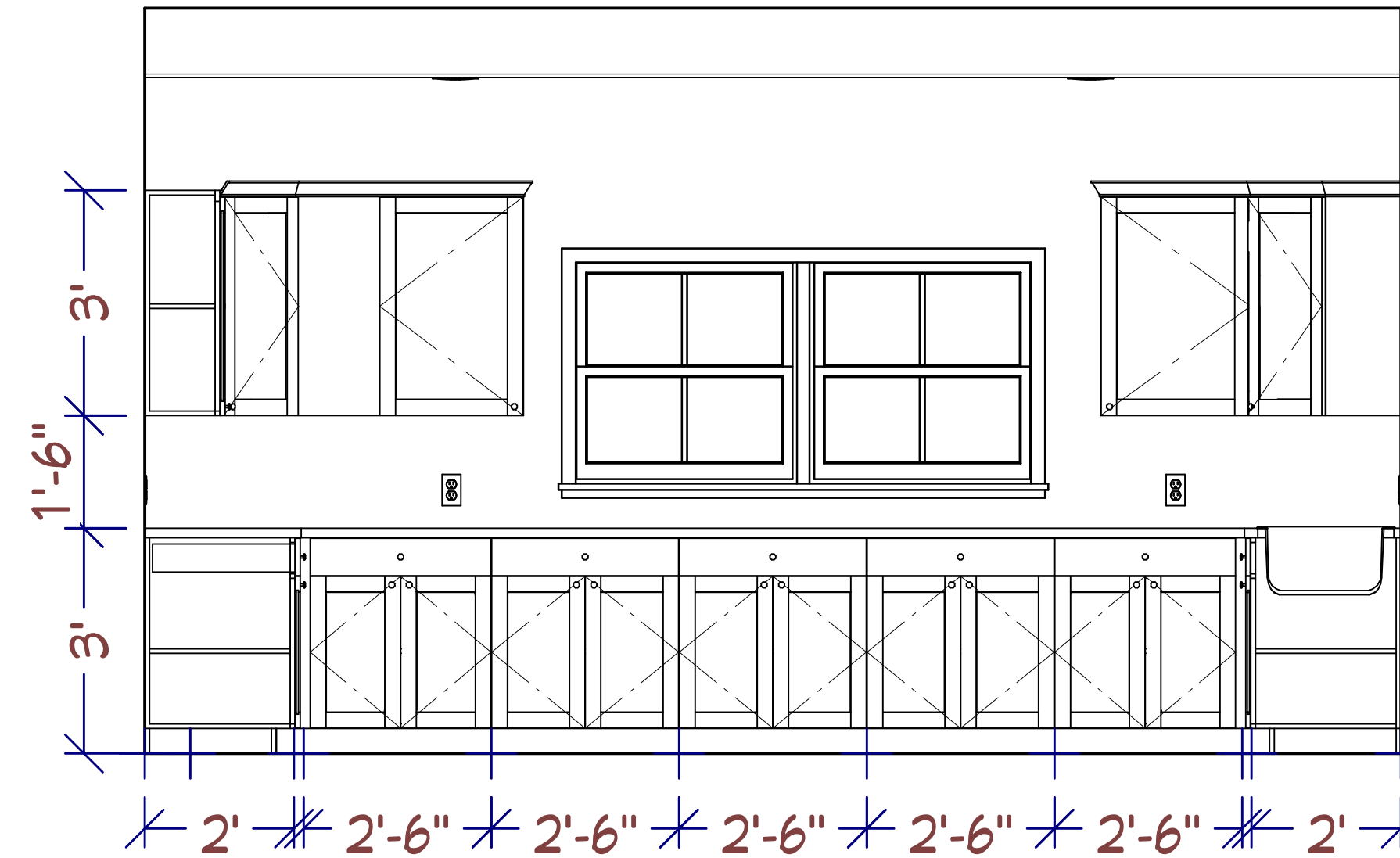
A12



Elevation 5

Kitchen

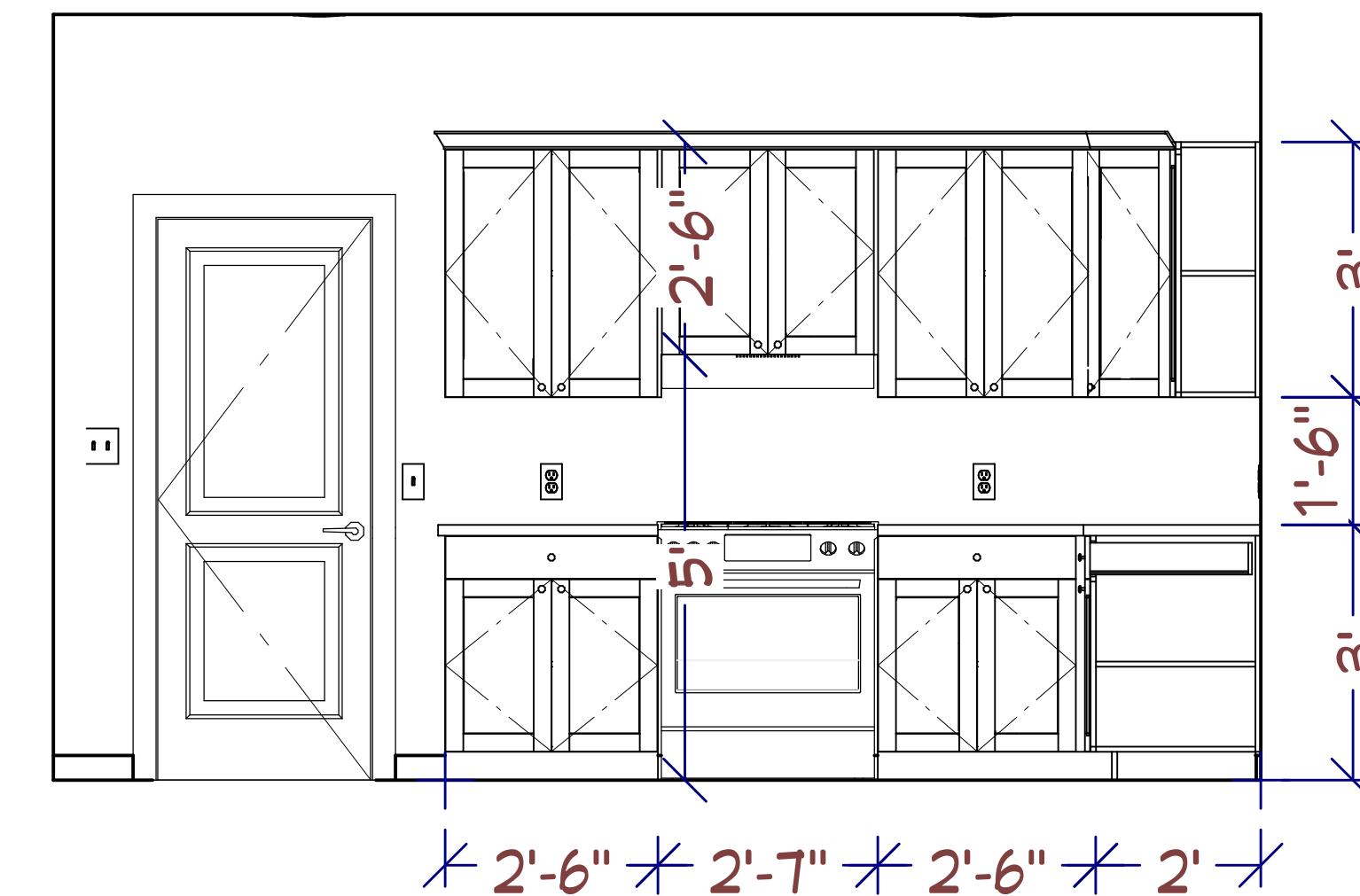
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Elevation 6

Kitchen

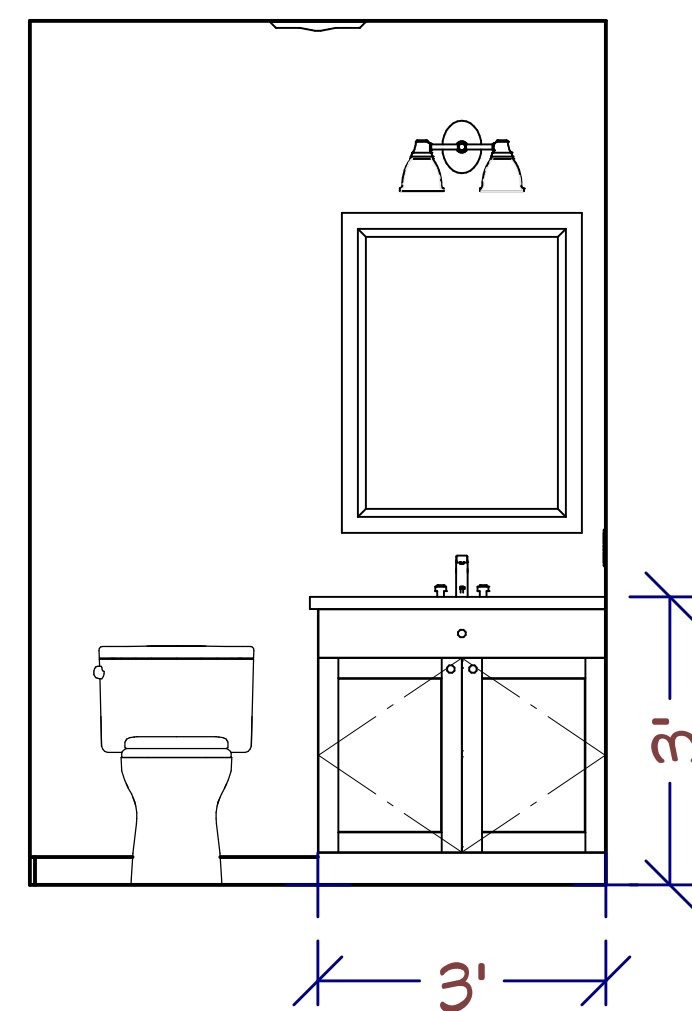
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Elevation 7

Kitchen

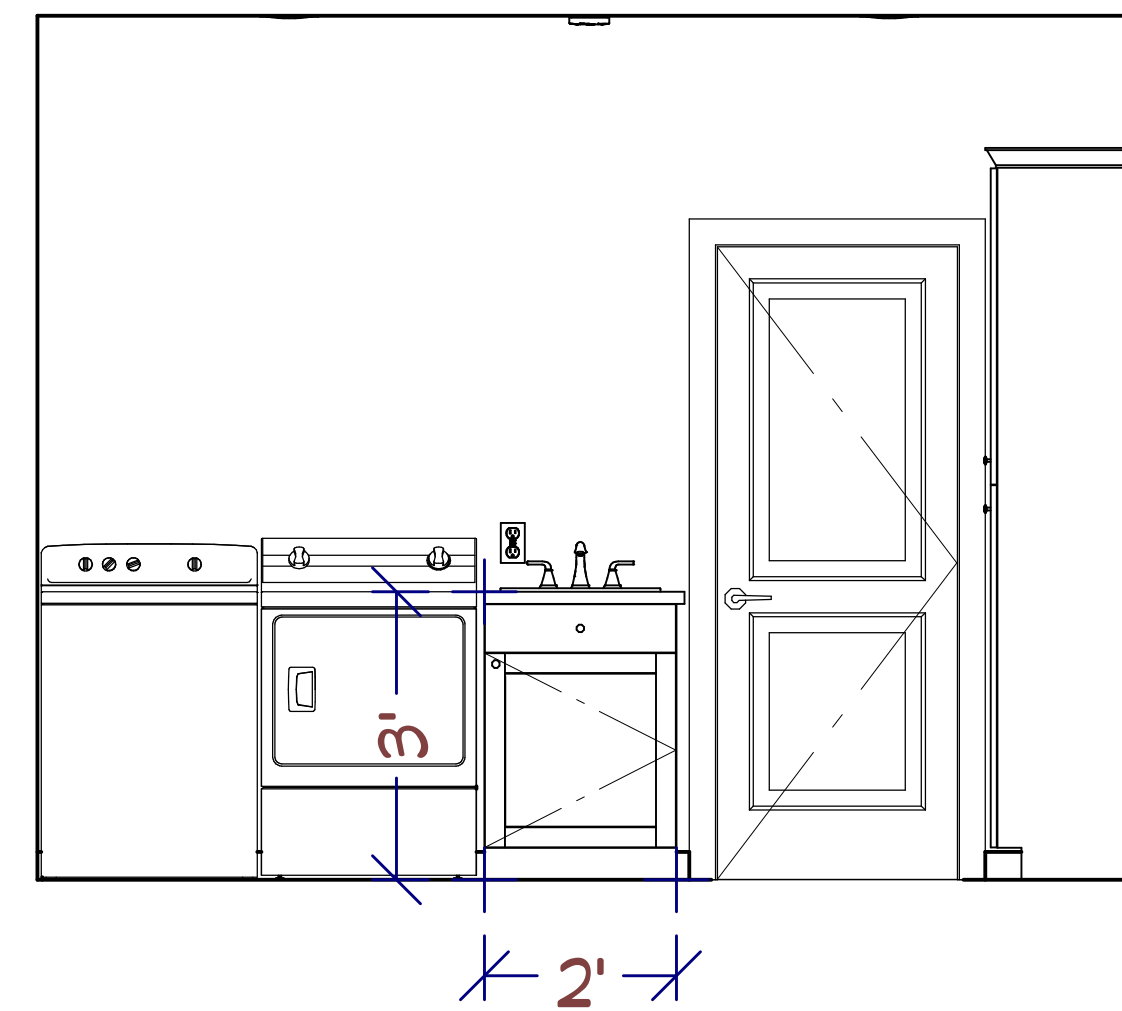
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Elevation 8

Powder

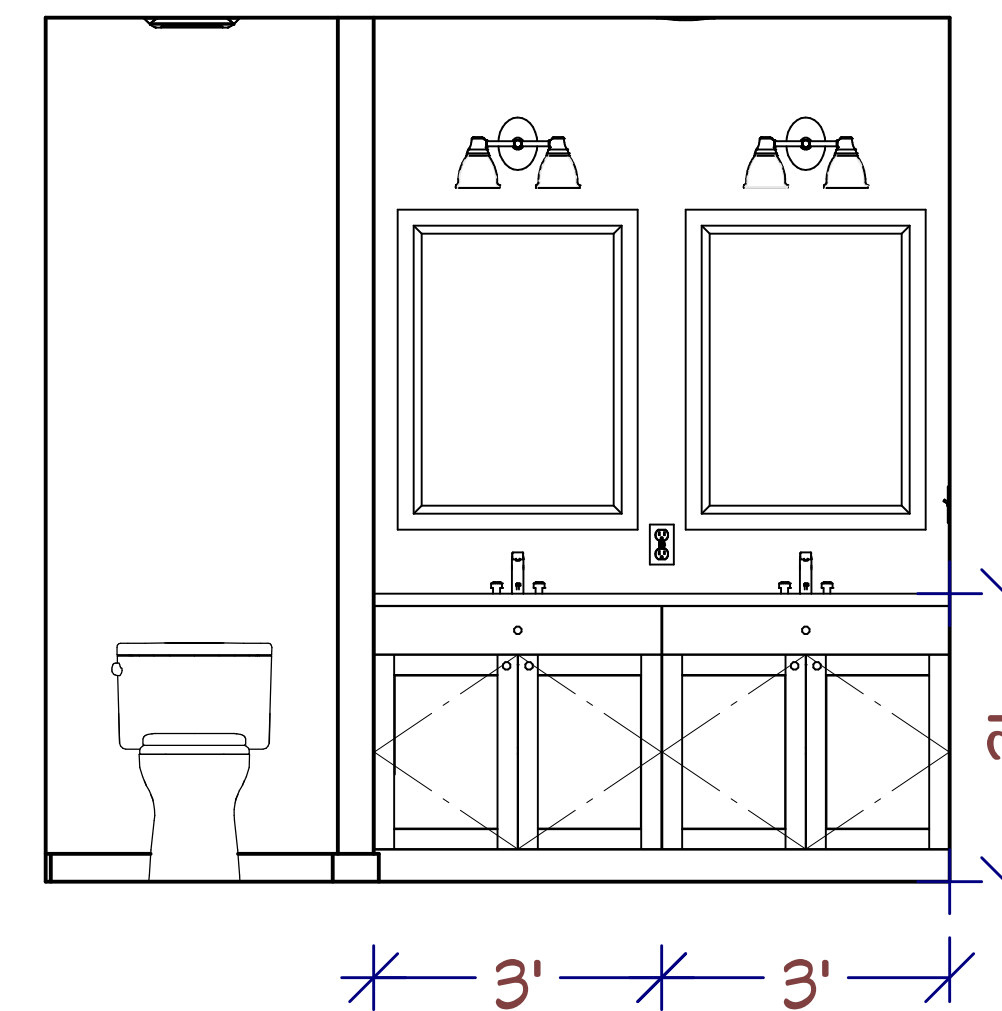
Scale: 1/2" = 1'



Elevation 9

Laundry

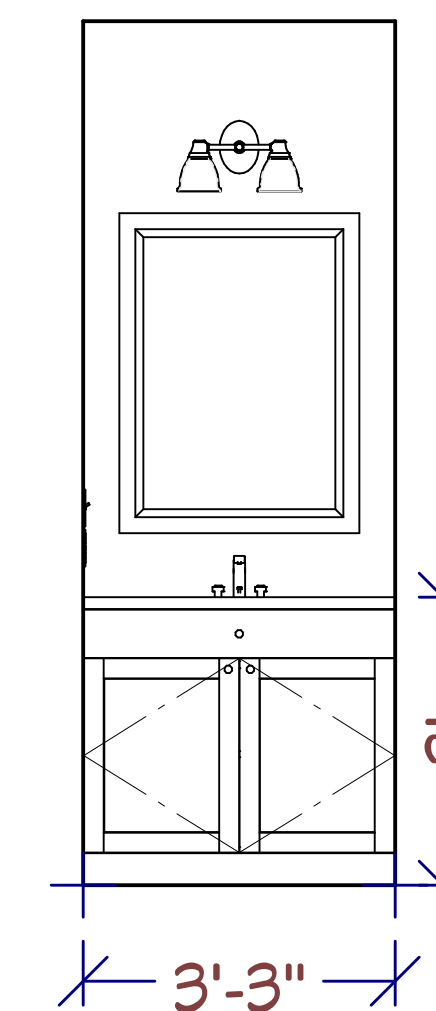
Scale: 1/2" = 1'



Elevation 10

Master Bath

Scale: 1/2" = 1'



Elevation 11

Shop Bath

Scale: 1/2" = 1'



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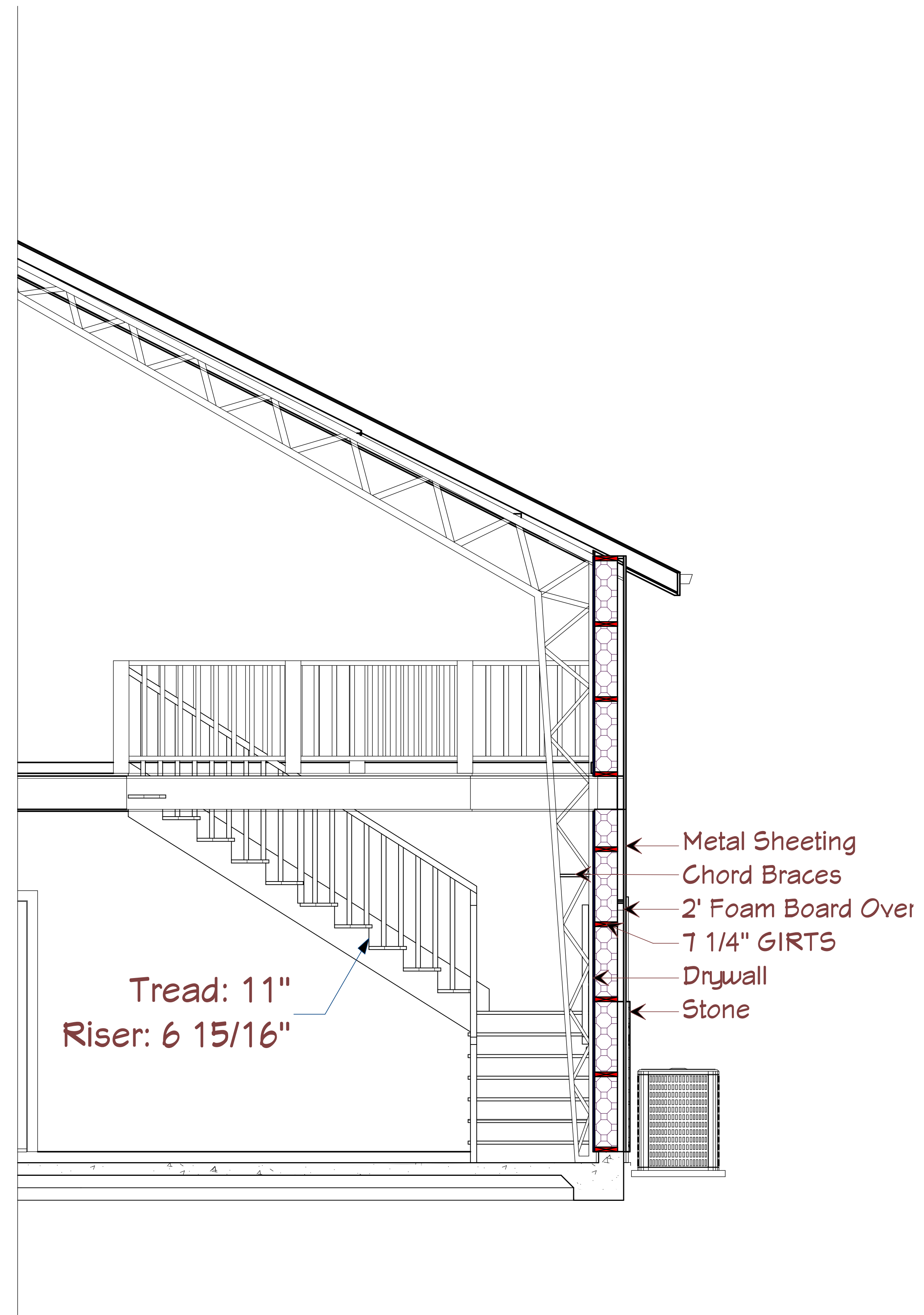
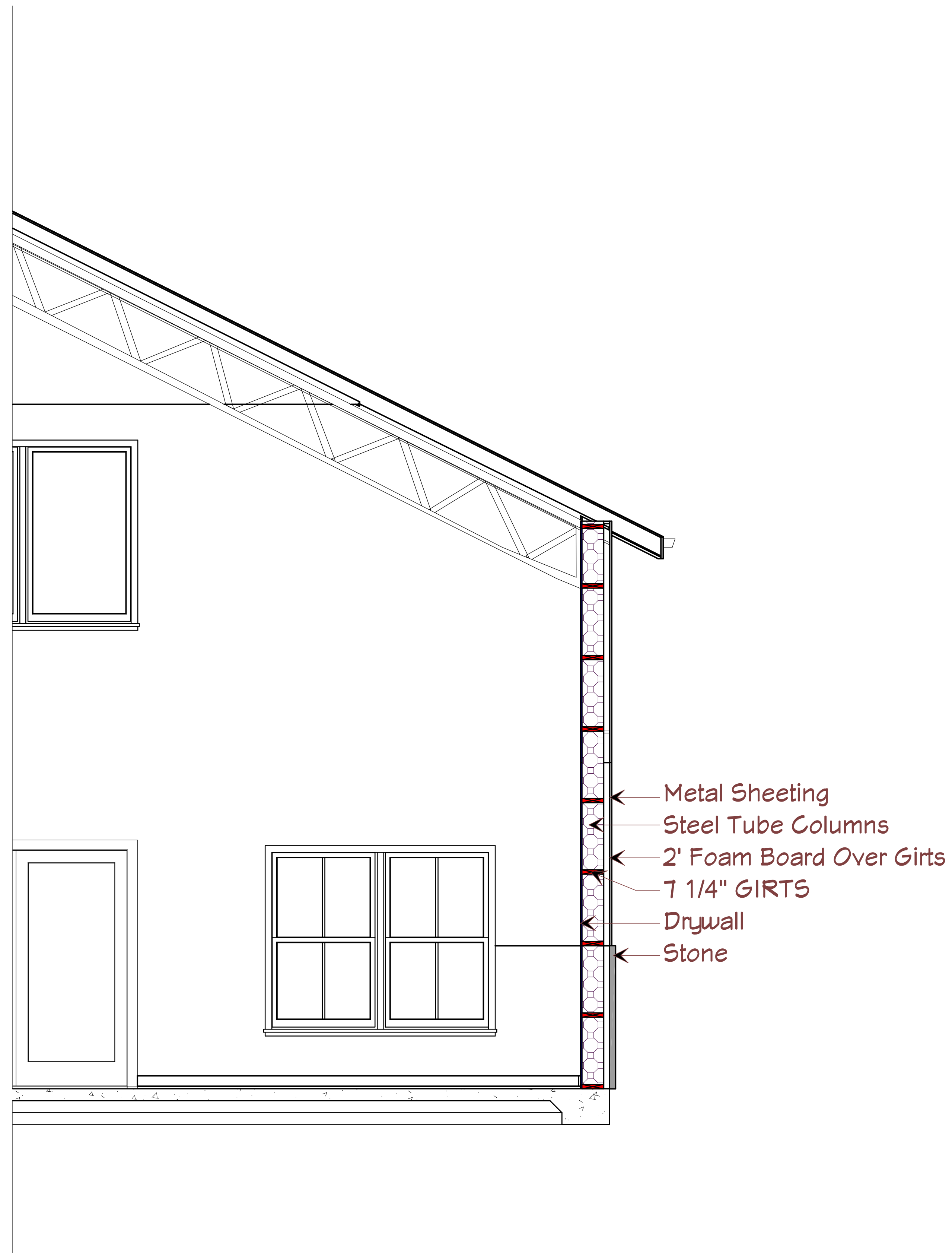
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SHEET

A13



Tread: 11"
Riser: 6 15/16"

Wall - Stair Details

Scale: 1/2" = 1'

**VERIFY WITH YOUR
CONTRACTOR**



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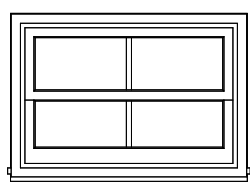
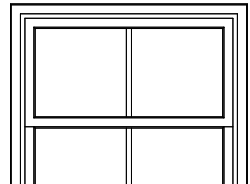
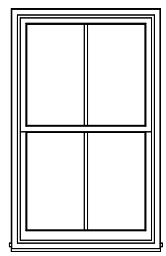
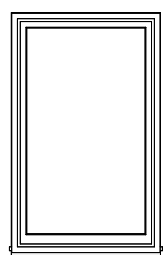
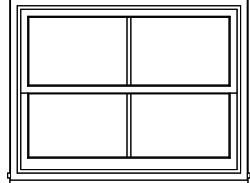
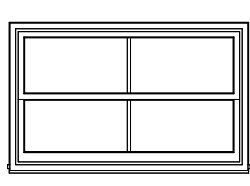
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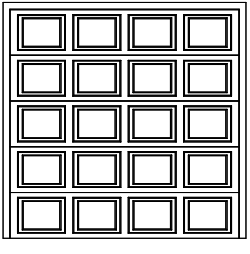
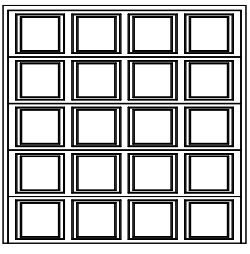
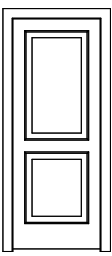
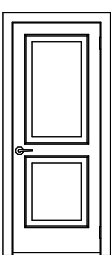
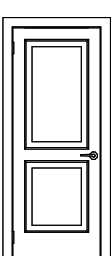
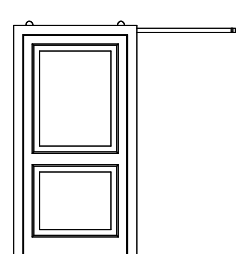
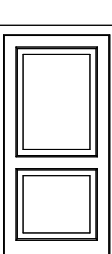
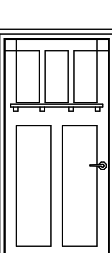
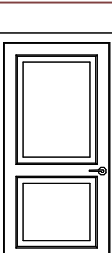
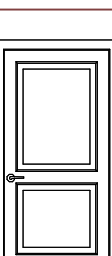
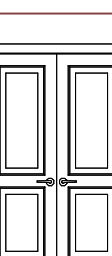
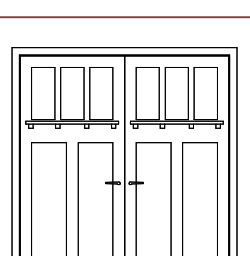
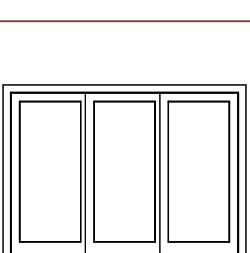
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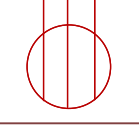
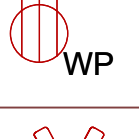
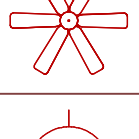
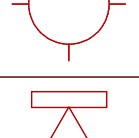
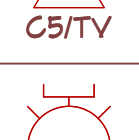
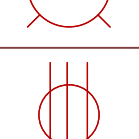
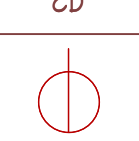
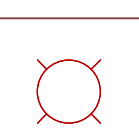
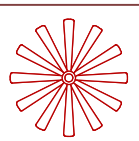
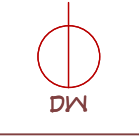
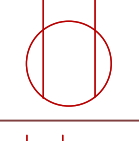
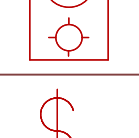
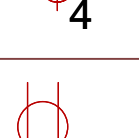
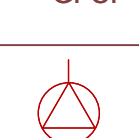
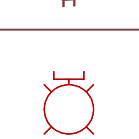
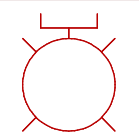
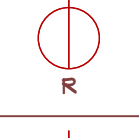
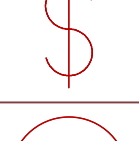
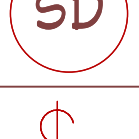
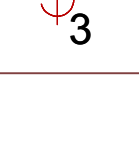
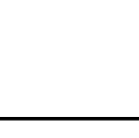
Verify R/O sizes with supplier

Schedules

Doors & Windows & Electrical

WINDOW SCHEDULE							
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	SIZE	DESCRIPTION	R/O	HEADER
	W01	3020DH	4	3020DH	DOUBLE HUNG	31"x25"	2"x6"x40" (2)
	W02	3030DH	2	3030DH	DOUBLE HUNG	31"x31"	2"x6"x40" (2)
	W03	3050DH	14	3050DH	DOUBLE HUNG	31"x61"	2"x6"x40" (2)
	W04	3050FX	3	3050FX	FIXED GLASS	31"x61"	2"x6"x40" (2)
	W05	4030DH	1	4030DH	DOUBLE HUNG	49"x31"	2"x6"x52" (2)
	W06	5030DH	1	5030DH	DOUBLE HUNG	61"x31"	2"x6"x64" (2)

DOOR SCHEDULE							
3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	SIZE	DESCRIPTION	R/O	HEADER
	D01	100100	2	100100	GARAGE-GARAGE DOOR P02	122"x123"	2"x12"x128" (2)
	D02	140140	1	140140	GARAGE-GARAGE DOOR P02	170"x111"	2"x12"x176" (2)
	D03	2668	2	2668 L	POCKET-DOOR P04	61 1/4"x82 1/2"	2"x6"x64 1/4" (2)
	D04	2668	1	2668 L IN	HINGED-DOOR P04	32"x82 1/2"	2"x6"x35" (2)
	D05	2668	2	2668 R IN	HINGED-DOOR P04	32"x82 1/2"	2"x6"x35" (2)
	D06	3068	1	3068 L	BARN-DOOR P04	38"x82 1/2"	2"x6"x41" (2)
	D07	3068	1	3068 L	POCKET-DOOR P04	73 1/4"x82 1/2"	2"x6"x76 1/4" (2)
	D08	3068	1	3068 L EX	EXT. HINGED-DOOR E21	38"x83"	2"x6"x41" (2)
	D09	3068	1	3068 L IN	HINGED-DOOR P04	38"x82 1/2"	2"x6"x41" (2)
	D10	3068	2	3068 R IN	HINGED-DOOR P04	38"x82 1/2"	2"x6"x41" (2)
	D11	4068	1	4068 L/R IN	DOUBLE HINGED-DOOR P04	50"x82 1/2"	2"x6"x53" (2)
	D12	6068	1	6068 L/R IN	DOUBLE HINGED-DOOR E21	74"x83"	2"x6"x77" (2)
	D13	4068	1	4068 L EX	EXT. 0+3-PANEL SLIDER-GLASS PANEL	110"x83"	2"x12"x113" (2)

ELECTRICAL SCHEDULE		
2D SYMBOL	QTY	DESCRIPTION
	1	2 GANG SWITCH
	2	220V
	1	220V WEATHERPROOF
	2	6 BLADE CEILING FAN
	2	ASHMOORE PENDANT
	1	CATS W/ TV
	5	GAGED LANTERN SCONCE
	1	CLOTHES DRYER
	1	CLOTHES WASHER
	4	COMMON FLUSH MOUNT
	1	DAISY CEILING FAN
	1	DISHWASHER RECEPTACLE
	54	DUPLEX
	8	DUPLEX (WEATHERPROOF)
	1	ELECTRICAL PANEL - RECESSED
	3	EXHAUST (LIGHT)
	3	FOUR WAY
	5	GFCI
	1	HOOD W/ VENT
	4	K-11366 FORTE TRANSITIONAL DOUBLE WALL SCONCE
	14	LONG RECESSED TUBE LIGHT [16W/60D]
	5	NARCISS SCONCE
	31	RECESSED DOWN LIGHT 6
	1	REFRIGERATOR
	23	SINGLE POLE
	4	SMOKE DETECTOR 1
	4	THREE WAY



Barndo Boys

3200 Broce Dr. Suite 106 Norman, Ok 73072

572-206-9999

barndoboy@barndoboyusa.com

RESIDENCE FOR:

Shad, Laura, Fredman

THESE PLANS ARE PROPERTY OF BARND BOYS USA. THESE PLANS ARE FOR USE OF A SINGLE PROJECT. ANY OTHER USE OR REPRODUCTION OF THESE PLANS IS STRICTLY PROHIBITED.

DRAWN BY:

Rami T.

DATE

8/19/2026

SHEET

A15



CITY OF INDEPENDENCE

City Council

CITY COUNCIL STAFF REPORT

4708 Lake Sarah Drive South - Variance Request

Shoreland (OHWL) Structure Setback Variance • Deck Stairway Construction

To:	Mayor and City Council
From:	City Planner
CC:	City Administrator
Meeting Date:	Tuesday, September 1, 2026
Applicant:	Patrick Dorn
Owner:	Kent Roers
Location:	4708 Lake Sarah Drive South, Independence, MN
PID No.:	02-118-24-22-0026
Application Type:	Variance from Ordinary High-Water Level (OHWL) Setback for Deck Stairway

Patrick Dorn ("Applicant"), on behalf of Kent Roers ("Owner"), has requested City Council approval of a variance from the required 100-foot lakeshore setback from the Ordinary High-Water Level (OHWL) of Lake Sarah to allow construction of a stairway onto the outside of an existing deck at 4708 Lake Sarah Drive South. The Planning Commission held a duly noticed public hearing on this request on August 25, 2026, and recommends approval subject to the findings and conditions described below.

REQUEST

Patrick Dorn (Applicant), on behalf of Kent Roers (Owner), requests that the City consider the following action for the property located at 4708 Lake Sarah Drive South, Independence, MN (PID No. 02-118-24-22-0026):

- a. A variance from the required 100-foot lakeshore setback from the Ordinary High-Water Level (OHWL) of Lake Sarah to allow the construction of a stairway onto the outside of an existing deck. The proposed stairway would be located approximately 96.2 feet from the OHWL, resulting in a requested variance of approximately 3.8 feet (rounded to 4 feet) from the required 100-foot lakeshore setback.

PROPERTY / SITE INFORMATION

Property Location:	4708 Lake Sarah Drive South, Independence, MN
PID No.:	02-118-24-22-0026
Legal Description:	Lot 2, Block 1, Tamarack on Lake Sarah Second Addition
Zoning:	Rural Residential (RR) / Shoreland Overlay District
Comprehensive Plan:	Rural Residential
Lot Type:	Riparian (lakeshore) lot
Principal Structure:	Existing single-family dwelling with attached deck
Required OHWL (Shoreland) Setback:	100 feet from the Ordinary High-Water Level of Lake Sarah
OHWL Elevation:	979.9 feet per MN DNR (observed elevation of 980.2 feet on 5/2/2023)
Existing Deck Distance to OHWL:	Approximately 100.5 feet
Proposed Stairway Distance to OHWL:	Approximately 96.2 feet
Requested Variance:	Approximately 3.8 feet (rounded to 4 feet) from the required 100-foot lakeshore setback

4708 Lake Sarah Dr. S



BACKGROUND & DISCUSSION

The subject property is a riparian lot located along the southern shore of Lake Sarah and is subject to the City's Shoreland Overlay District regulations due to its lake frontage. The existing deck attached to the rear of the house is situated in line with the rear building line of the house and is located approximately 100.5 feet from the OHWL, consistent with the required 100-foot setback.

The applicant is proposing to construct a stairway onto the outside (lakeside) of the existing deck to provide access down to a lower patio, as part of an overall deck and patio reconstruction project. Because the stairway would project beyond the existing deck's building line, it would be located approximately 96.2 feet from the OHWL, resulting in a requested variance of approximately 3.8 feet from the required 100-foot lakeshore setback. A stairway and landing currently exist in this location but are in disrepair and do not align with the applicant's proposed reconstruction.

The Planning Commission noted that the house was constructed so that it sits at the exact required setback line, and that a stairway is a typical feature for residential properties. Commissioners also noted that the City allows freestanding stairways within the shoreland setback area, but recognized that because the proposed stairway is connected to the house by way of the existing deck, a variance is required. The Planning Commission found the request reasonable on this basis.

VARIANCE CRITERIA ANALYSIS

A variance may be granted by the City Council in cases where the applicant demonstrates practical difficulties in complying with the zoning code. The variance criteria are established in the City's Zoning Ordinance (Section 520.21, Subd. 1) as follows: (1) the variance is in harmony with the general purposes and intent of the zoning code; (2) the variance is consistent with the comprehensive plan; and (3) the applicant establishes that there are practical difficulties in complying with the zoning code.

The City's Zoning Ordinance (Section 520.21, Subd. 2) provides that an applicant must demonstrate practical difficulties in complying with the zoning code. Practical difficulties means that: (a) the property owner proposes to use the property in a reasonable manner; (b) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and (c) the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

1. The variance is in harmony with the general purposes and intent of the zoning code

The purpose of the OHWL shoreland setback is to protect the natural character of Lake Sarah, preserve riparian vegetation and water quality, and limit encroachment of structures toward the lake. The proposed stairway is a limited, unenclosed improvement providing safe access between the existing deck and the lower patio and would not be visible from surrounding properties. The requested variance represents a modest reduction from the required 100-foot setback and is consistent with the general intent of the shoreland setback ordinance to limit, rather than eliminate, improvements within the setback area.

2. The variance is consistent with the comprehensive plan

The subject property is guided for Rural Residential use in the City's Comprehensive Plan, consistent with its current zoning designation. The proposed stairway is a minor residential accessory improvement that maintains the existing residential character and use of the property.

3. Practical difficulties exist in complying with the zoning code

The applicant's practical difficulty is directly tied to the grade change between the existing upper deck and the lower patio and to the existing deck's alignment with the rear building line of the house, the house was constructed so that

it sits at the exact required setback line, leaving no room within the deck's footprint to construct a compliant stairway. The existing stairway and landing serving this grade change are in disrepair and do not align with the applicant's reconstructed deck and patio. The applicant and City reviewed alternative configurations located entirely within the existing deck's footprint but did not identify one that would provide a safe and usable connection to the lower patio. This circumstance is unique to the property and was not created by the landowner.

4. The proposal represents the minimum variance necessary

The requested variance is limited to approximately 3.8 feet, the minimum reduction from the 100-foot shoreland setback necessary to accommodate a safe and usable stairway connecting the existing deck to the lower patio, based on the alternative configurations reviewed by the applicant and City.

5. The variance will not alter the essential character of the locality

The subject property is located in a residential area along Lake Sarah, where decks, patios, and similar improvements are common accessory features. The proposed stairway would replace an existing, deteriorated stairway serving the same function, is a typical accessory feature for residential properties, and would not be visible from any surrounding properties.

PLANNING COMMISSION PUBLIC HEARING – AUGUST 25, 2026

The Planning Commission held a public hearing on the requested variance on August 25, 2026. A summary of the discussion follows.

- Staff noted that no written comments had been received from neighboring property owners at the time of the report, and none were received at the public hearing.
- Commissioners noted that the existing house was constructed so that it sits at the exact required 100-foot setback line, leaving no room within the deck's footprint to construct a compliant stairway to the lower patio.
- Commissioners noted that a stairway is a typical accessory feature for residential properties along Lake Sarah.
- Commissioners discussed that the City allows freestanding stairways within the shoreland setback area, but noted that because the proposed stairway would be physically connected to the house by way of the existing deck, a variance is required.
- The Commission discussed the deteriorated condition of the existing stairway and the applicant's efforts to identify an alternative configuration within the deck's existing footprint.

Following discussion, the Commissioners found that the criteria for granting a variance had been satisfied by the applicant, noting that the practical difficulty was tied to circumstances not created by the applicant and that a stairway providing access between the deck and lower patio is a typical and reasonable residential feature. The Commissioners recommended approval of the requested variance with the findings and conditions noted below.

Planning Commission Recommendation

Planning Commissioners recommended approval of the requested variance with the following findings and conditions:

Findings:

- The proposed variance request meets all applicable conditions and restrictions stated in Chapter V, Section 520.19 and 520.21, Zoning, in the City of Independence Zoning Ordinance.
- The practical difficulty arises from the grade change between the existing upper deck and the lower patio and the deteriorated condition of the existing stairway serving that connection, a condition unique to the property and not created by the applicant.
- The proposed stairway does not exceed the minimum variance necessary and is consistent with the existing development pattern on the property and in the surrounding neighborhood.

- The variance is in harmony with the general purposes and intent of the City's zoning code and Shoreland Overlay District regulations, and is consistent with the City's Comprehensive Plan.
- The proposed improvements will not alter the essential character of the locality.

Recommended Conditions of Approval:

1. The variance shall permit the proposed stairway to be constructed in accordance with the approved plans and survey attached to the application. Any modification, alteration, or expansion of the approved stairway beyond what is shown in the approved plans will require additional review and approval by the City.
2. The applicant shall apply for and receive all applicable building permits from the City prior to commencing construction of the proposed stairway.
3. The applicant shall provide the City with a detailed grading and erosion control plan at the time of building permit submittal, to be reviewed and approved by the City.
4. The proposed stairway shall not be further expanded toward Lake Sarah without additional review and approval by the City.
5. The applicant shall pay for all costs associated with the City's review of the requested variance.

COUNCIL ACTION

City Council can consider the Planning Commission's recommendation and, if in agreement, adopt the attached resolution approving a variance of approximately 3.8 feet from the required 100-foot Ordinary High-Water Level structure setback for the property located at 4708 Lake Sarah Drive South, subject to the findings and conditions set forth above.

Attachments: Resolution No. 26-0901-02
Certificate of Survey
Deck / Stairway Plans
Application



RESOLUTION OF THE
CITY OF INDEPENDENCE
HENNEPIN COUNTY, MINNESOTA

RESOLUTION NO. 26-0901-02

**A RESOLUTION APPROVING A VARIANCE FROM THE REQUIRED
SHORELAND (ORDINARY HIGH-WATER LEVEL) STRUCTURE SETBACK
FOR PROPERTY LOCATED AT 4708 LAKE SARAH DRIVE SOUTH**

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

WHEREAS, Patrick Dorn (“Applicant”), on behalf of Kent Roers (“Owner”), has requested approval of a variance from the required 100-foot lakeshore setback from the Ordinary High-Water Level (OHWL) of Lake Sarah for property located at 4708 Lake Sarah Drive South, Independence, Minnesota (PID No. 02-118-24-22-0026), to allow construction of a stairway onto the outside of an existing deck approximately 96.2 feet from the OHWL, a variance of approximately 3.8 feet from the required setback; and

WHEREAS, the property is legally described on Exhibit A, attached hereto; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the requested variance on August 25, 2026, and reviewed the request against the variance criteria established in Section 520.21 of the City’s Zoning Ordinance; and

WHEREAS, the Planning Commission found that the existing house was constructed so that it sits at the exact required setback line, that a stairway is a typical accessory feature for residential properties, and that while the City allows freestanding stairways within the shoreland setback area, a variance is required because the proposed stairway is connected to the house by way of the existing deck; and

WHEREAS, the Planning Commission found that the Applicant’s practical difficulty is due to circumstances unique to the property, including the grade change between the existing deck and the lower patio and the deteriorated condition of the existing stairway serving that connection, none of which were created by the Applicant; and

WHEREAS, the Planning Commission recommended approval of the requested variance, subject to conditions, at its August 25, 2026, meeting; and

WHEREAS, the City Council has reviewed the recommendation of the Planning Commission and the record of the public hearing; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Independence, Minnesota, hereby approves a variance of approximately 3.8 feet from the required 100-foot Ordinary High-Water Level structure setback for property located at 4708 Lake Sarah Drive South (PID No. 02-118-24-22-0026), to allow construction of a stairway onto an existing deck in accordance with the approved plans and survey, subject to the following conditions:

1. The variance shall permit the proposed stairway to be constructed in accordance with the approved plans and survey attached hereto as Exhibit B (3.8-foot variance from the requisite 100-foot OHWL setback).
2. Any modification, alteration, or expansion of the approved stairway beyond what is shown in the approved plans will require additional review and approval by the City.
3. The applicant shall apply for and receive all applicable building permits from the City prior to commencing construction of the proposed stairway.
4. The applicant shall provide the City with a detailed grading and erosion control plan at the time of building permit submittal, to be reviewed and approved by the City.
5. The proposed stairway shall not be further expanded toward Lake Sarah without additional review and approval by the City.
6. The applicant shall pay for all costs associated with the City's review of the requested variance.

This resolution was adopted by the City Council of the City of Independence on this 1st day of September 2026, by a vote of ____ ayes and ____ nays.

ATTEST:

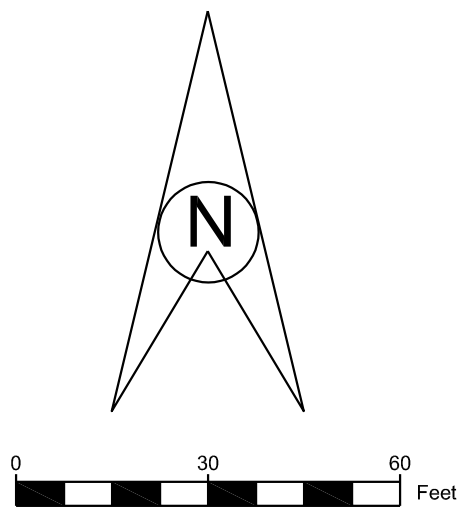
Brad Spencer, Mayor

Mark Kaltsas, City Administrator

Exhibit A
(Legal Description)

Exhibit B
(Approved Site Plan)

Certificate of Survey

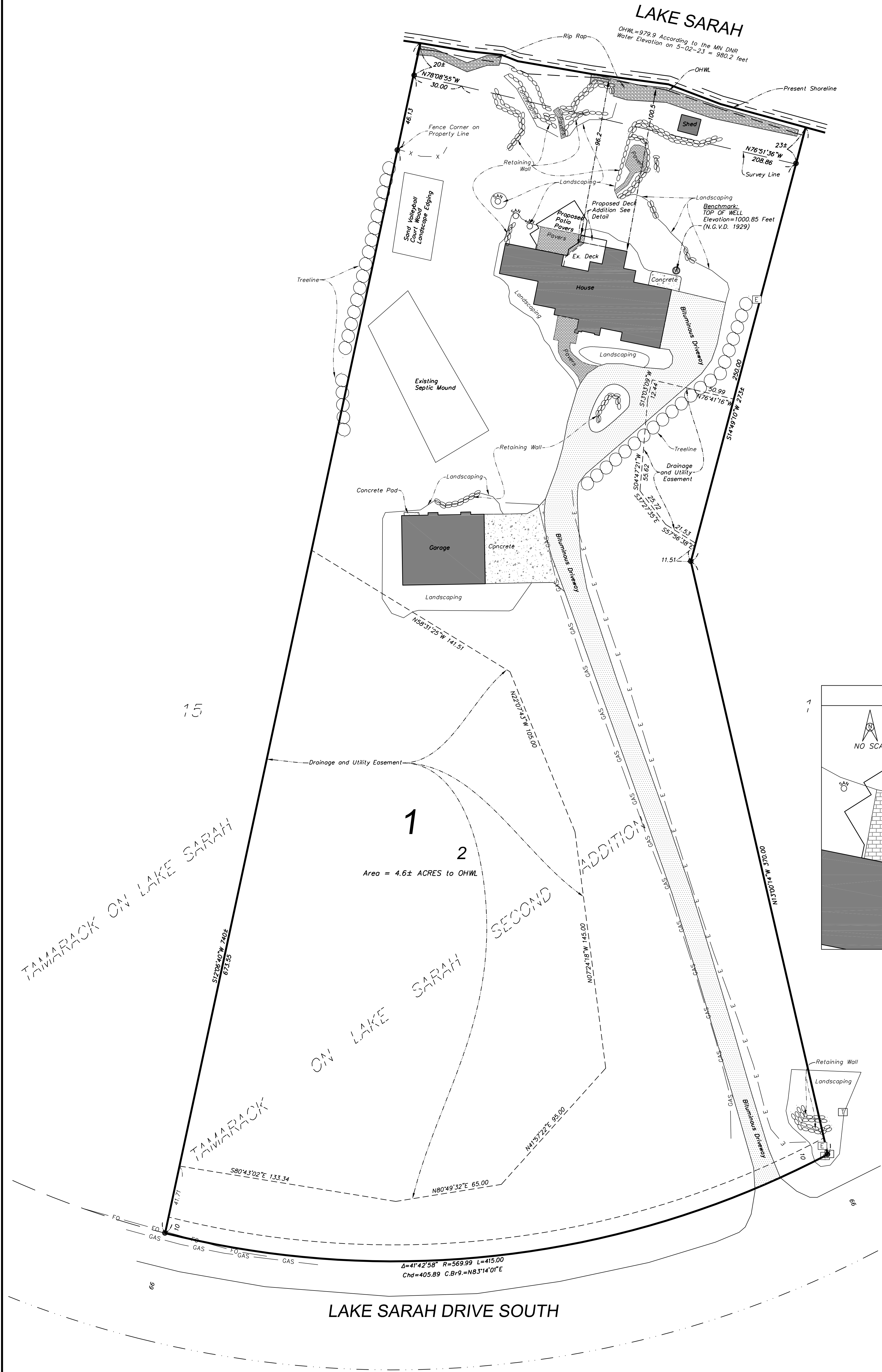
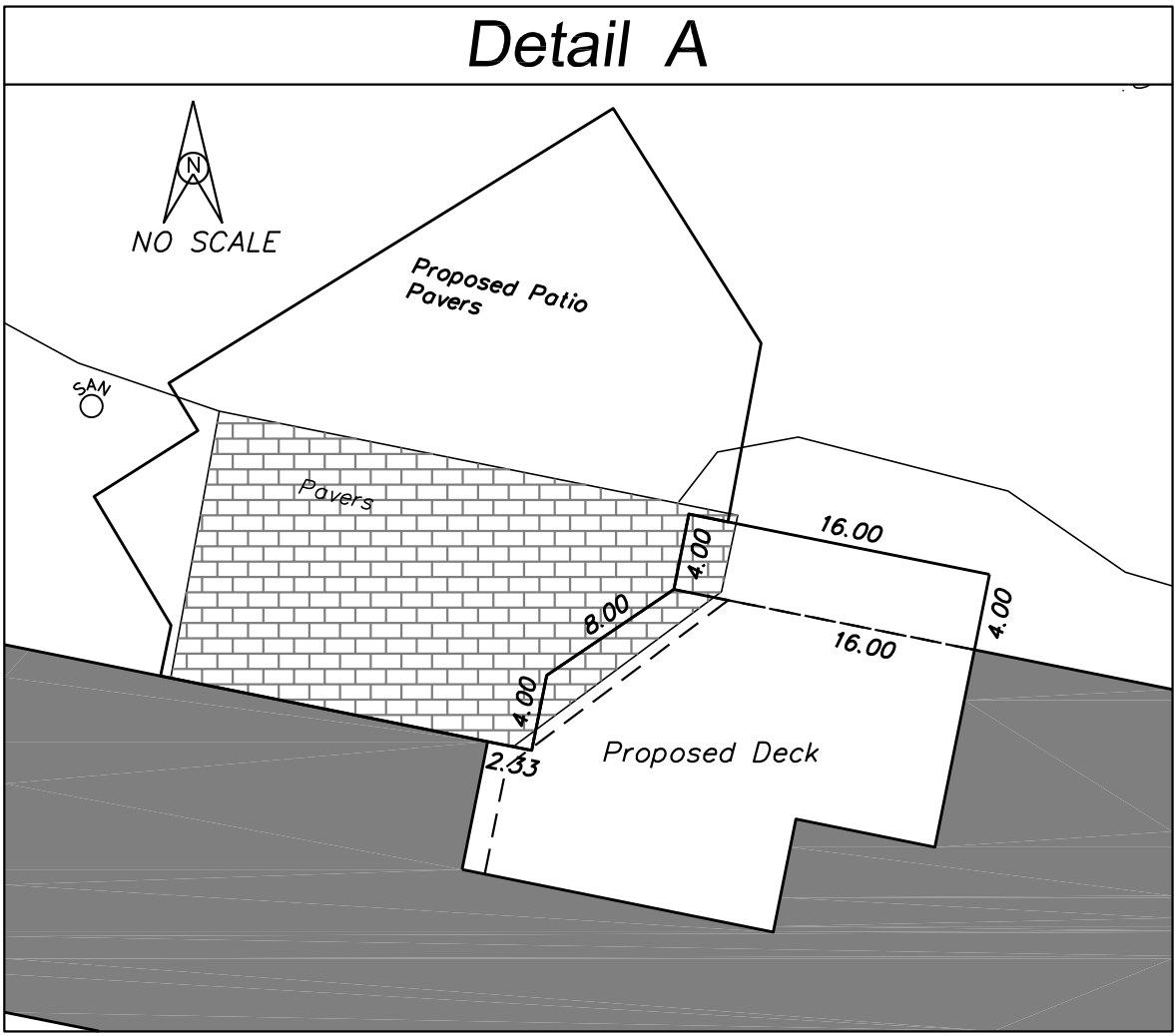


- LEGEND**
- T denotes Telephone Pedestal
 - TV denotes Television Pedestal
 - E denotes Electrical Pedestal
 - FO denotes Fiber Optic Pedestal
 - SC denotes Sanitary Cleanout
 - W denotes Well
 - GAS denotes Gas Line
 - E denotes Underground Electrical Line
 - FO denotes Underground Fiber Optic Cable Line
 - X denotes Fence Line
 - denotes Drainage and Utility Easement per the plat TAMARACK ON LAKE SARAH SECOND ADDITION

Property Description:
Lot 2, Block 1, TAMARACK ON LAKE SARAH SECOND ADDITION, Hennepin County, Minnesota, according to the recorded plat thereof.

EXISTING HARDCOVER CALCULATIONS:		
AREA TO OHWL =	201,247±	S.F.
	AREA	
Existing House	3,498	S.F.
Existing Garage	2,140	S.F.
Existing Shed	124	S.F.
Existing Concrete	1,913	S.F.
Pavers	1,024	S.F.
Deck	278	S.F.
Bituminous Drive	9,829	S.F.
TOTAL	18806	S.F.
% HARDCOVER	9.3	%

PROPOSED HARDCOVER CALCULATIONS:		
AREA TO OHWL =	201,247±	S.F.
	AREA	
Existing House	3,498	S.F.
Existing Garage	2,140	S.F.
Existing Shed	124	S.F.
Existing Concrete	1,913	S.F.
Pavers	684	S.F.
Bituminous Driveway	9,829	S.F.
PROPOSED Pavers	696	S.F.
PROPOSED Deck	376	S.F.
TOTAL	19260	S.F.
% HARDCOVER	9.6	%





CITY OF INDEPENDENCE

City Council

CITY COUNCIL STAFF REPORT

3470 Lake Sarah Road - Conditional Use Permit Request

Accessory Dwelling Unit within an Existing Detached Garage • Conditional Use Permit

To:	Mayor and City Council
From:	City Planner
CC:	City Administrator
Meeting Date:	Tuesday, September 1, 2026
Applicant:	Nate Miller
Owner:	Nate Miller
Location:	3470 Lake Sarah Rd., Independence, MN
PID No.:	10-118-24-31-0006
Application Type:	Conditional Use Permit – Accessory Dwelling Unit (ADU) within an Existing Detached Garage

Nate Miller (“Applicant/Owner”) has requested City Council approval of a conditional use permit (CUP) to allow a detached Accessory Dwelling Unit (ADU) to be located on a new second floor above an existing detached garage at 3470 Lake Sarah Road. The Planning Commission held a duly noticed public hearing on this request on August 25, 2026, and recommends approval subject to the findings and conditions described below.

REQUEST

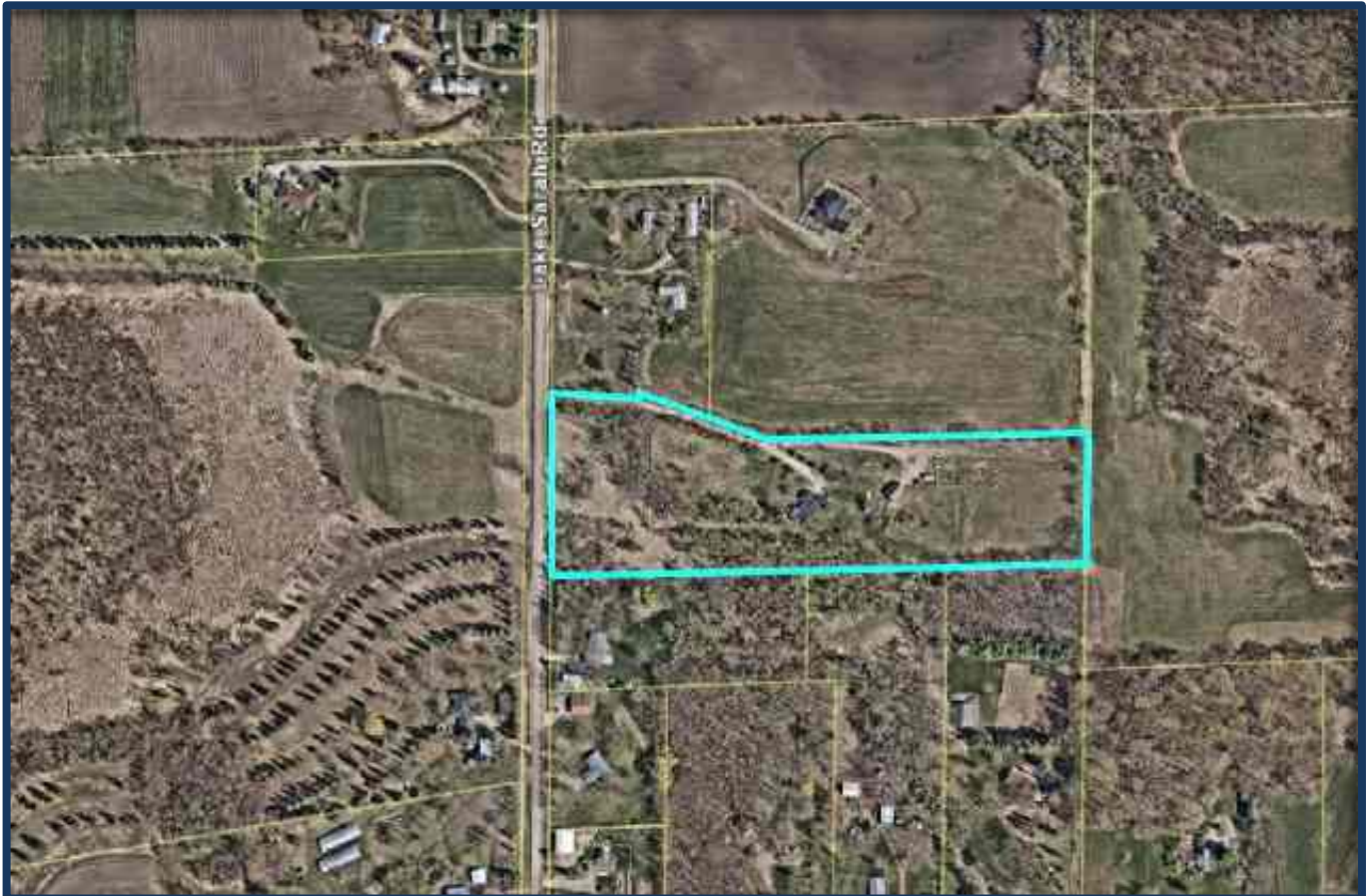
Nate Miller (Applicant/Owner) requests that the City consider the following action for the property located at 3470 Lake Sarah Rd., Independence, MN (PID No. 10-118-24-31-0006):

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

PROPERTY / SITE INFORMATION

Property Location:	3470 Lake Sarah Rd., Independence, MN
PID No.:	10-118-24-31-0006
Legal Description:	Unplatted (Section 10, Township 118, Range 24); full metes and bounds description on file with the City
Zoning:	Agriculture
Comprehensive Plan:	Agriculture
Total Lot Area:	10.01 acres
Existing Principal Structure (Above-Grade SF):	2,835 SF single-family dwelling (4 bedrooms)
Existing Detached Garage (SF):	832 SF (32' x 26'), built in 2009
Proposed ADU (Above-Grade SF):	768 SF, located on a new second floor above the existing detached garage (excludes stairway and landing)
Max. Permitted ADU (SF):	935 SF (33% of 2,835 SF principal structure)
Septic / Building Permit Status:	Septic mound rebuild design submitted (Ende Septic Service, dated April 28, 2026); building permit application for ADU improvements under City review

3470 Lake Sarah Rd.



BACKGROUND & DISCUSSION

The subject property is located at 3470 Lake Sarah Road, is 10.01 acres in size, and is zoned Agriculture. The property includes an existing 2,835-square-foot single-family dwelling and an existing detached garage (832 SF, 32 feet by 26 feet) built in 2009. The applicant is requesting approval of a conditional use permit to allow a detached Accessory Dwelling Unit (ADU) to be constructed on a new second floor above the existing garage, leaving the existing base level of the garage unchanged.

The proposed ADU is 768 square feet, which is less than the maximum of 935 square feet permitted (33% of the principal structure's 2,835-square-foot above-grade area) and includes one bedroom, a kitchen, a living space, and a bathroom. Because the ADU is proposed above the existing garage footprint, no change to the building's footprint or setback compliance is proposed. The applicant has submitted a septic design, prepared by Ende Septic Service and dated April 28, 2026, showing that the existing septic mound system will be rebuilt and expanded to accommodate the additional bedroom associated with the ADU.

At the Planning Commission's August 25, 2026, public hearing, Commissioners discussed the request and asked questions of staff and the applicant. Commissioners noted that the existing garage was built in 2009 and that the applicant is proposing to leave the base level unchanged and add a second level. Commissioners asked about the height of the addition in relation to the existing house and found that the height was subordinate to the existing house and in compliance with applicable standards, noting that the existing garage was built into the surrounding topography, which mitigates some of the height of the second story. The applicant noted that the ADU is intended for his parents. The Planning Commission found that the criteria for an ADU and the criteria for granting a CUP had both been satisfied by the applicant.

CONDITIONAL USE PERMIT / ADU CRITERIA ANALYSIS

An accessory dwelling unit must satisfy twelve criteria under the City's Zoning Ordinance (Section 510), and a conditional use permit must satisfy nine additional criteria under Section 520.11, Subd. 1(a)–(i). The Planning Commission's detailed analysis of each criterion is set forth in the Planning Commission staff report dated August 25, 2026, attached to this report.

Staff's analysis below focuses on the items discussed by the Planning Commission at the public hearing. All remaining ADU and conditional use permit criteria are satisfied, as detailed in the attached Planning Commission staff report.

Size and Subordination

The proposed ADU is 768 square feet, subordinate in size to the 2,835-square-foot principal structure and within the maximum of 935 square feet permitted under the City's ADU standards (33% of the principal structure's above-grade square footage).

Height and Architectural Compatibility

Commissioners discussed the height of the proposed second-story addition relative to the existing house and found the height to be subordinate to the principal structure and in compliance with applicable standards. The existing garage was built into the surrounding topography, which the Commission noted mitigates some of the visual height of the second story. The applicant has submitted building elevations indicating siding, trim, and finish materials intended to match the existing garage and principal structure; architectural compatibility will be verified through the building permit process.

Septic System

The applicant has submitted an engineered septic design, prepared by Ende Septic Service and dated April 28, 2026, demonstrating that the existing on-site septic system will be utilized to serve both the principal dwelling and the ADU, with the mound system rebuilt and expanded to provide capacity for the additional bedroom. The septic modifications must be completed and approved by the City prior to occupancy of the ADU.

Occupancy

The applicant noted that the ADU is intended for occupancy by his parents, consistent with the ordinance's requirement that occupancy be limited to relatives of the homesteaded owner-occupants of the principal structure.

Conditional Use Permit Criteria

The Planning Commission also considered the nine conditional use permit criteria of Section 520.11, Subd. 1, and found that the proposed CUP will not adversely affect the health, safety, or welfare of surrounding properties, is consistent with the Comprehensive Plan, and will not have a detrimental effect on the use and enjoyment of neighboring properties.

PLANNING COMMISSION PUBLIC HEARING – AUGUST 25, 2026

The Planning Commission held a public hearing on the requested conditional use permit on August 25, 2026. A summary of the discussion follows.

- Commissioners discussed the request and asked questions of staff and the applicant regarding the proposed second-story addition.
- Commissioners noted that the existing detached garage was built in 2009 and that the applicant is proposing to leave the base level unchanged and add a second level onto the garage.
- Commissioners asked about the height of the proposed addition in relation to the existing house; staff and the applicant noted that the height is subordinate to the existing house and in compliance with applicable standards.
- Commissioners noted that the existing garage was built into the surrounding topography, which mitigates some of the height of the proposed second story.
- The applicant noted that the ADU is intended for his parents.

Following discussion, the Commissioners found that the criteria for an accessory dwelling unit had been satisfied by the applicant and that the criteria for granting a conditional use permit had also been satisfied. The Commissioners recommended approval of the requested conditional use permit with the findings and conditions noted below.

Planning Commission Recommendation

Planning Commissioners recommended approval of the requested conditional use permit with the following findings and conditions:

Findings:

- 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.
- The proposed Accessory Dwelling Unit (ADU) is subordinate in size and height to the principal structure and complies with all applicable ADU size and dimensional criteria.
- The existing garage's placement within the surrounding topography mitigates the visual height impact of the proposed second-story addition.
- The criteria for granting a conditional use permit under Section 520.11 of the City's Zoning Ordinance have been satisfied by the applicant.

- 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 ADU not in compliance with the applicable criteria will cause the conditional use permit to be revoked by the City.

Recommended Conditions of Approval:

1. The conditional use permit shall be subject to the applicant successfully obtaining and completing a building permit for the proposed ADU addition above the existing detached garage.
2. 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.
3. The applicant shall submit full building plans to the City at the time of building permit application demonstrating that the ADU is architecturally compatible with the principal structure, using similar materials, finishes, style, and colors.
4. The applicant shall modify and rebuild the existing septic mound system in accordance with the design prepared by Ende Septic Service (dated April 28, 2026), or a subsequent City-approved design, to accommodate the additional bedroom associated with the ADU; the septic modifications shall be completed and approved by the City prior to occupancy of the ADU.
5. Occupancy of the ADU shall be limited to relatives of the homesteaded owner-occupants of the principal structure, consistent with the Zoning Ordinance; the applicant shall provide confirmation of compliance with this requirement upon request by the City.
6. The applicant shall pay for all costs associated with the City's review of the requested conditional use permit.

COUNCIL ACTION

City Council can consider the Planning Commission's recommendation and, if in agreement, adopt the attached resolution approving a conditional use permit to allow a detached Accessory Dwelling Unit (ADU) to be located on a new second floor above the existing detached garage at 3470 Lake Sarah Road, subject to the findings and conditions set forth above.

Attachments: Resolution No. 26-0901-03
Application
Site Plan
Septic Design (Ende Septic Service, dated April 28, 2026)
Building Plans (Beckin & Whitney Consulting Engineers)



RESOLUTION OF THE
CITY OF INDEPENDENCE
HENNEPIN COUNTY, MINNESOTA

RESOLUTION NO. 26-0901-03

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO ALLOW A DETACHED
ACCESSORY DWELLING UNIT (ADU) TO BE CONSTRUCTED ON THE PROPERTY
LOCATED AT 3470 LAKE SARAH ROAD**

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

WHEREAS, Nate Miller (“Applicant/Owner”) has requested approval of a conditional use permit (CUP) to allow a detached Accessory Dwelling Unit (ADU) to be located on a new second floor above an existing detached garage on property located at 3470 Lake Sarah Road, Independence, Minnesota (PID No. 10-118-24-31-0006); and

WHEREAS, the property is legally described on Exhibit A, attached hereto; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the requested conditional use permit on August 25, 2026, and reviewed the request against the accessory dwelling unit criteria of Section 510 and the conditional use permit criteria of Section 520.11 of the City’s Zoning Ordinance; and

WHEREAS, at the public hearing, Commissioners noted that the existing detached garage was built in 2009 and that the Applicant proposes to leave the existing base level of the garage unchanged and add a second level to accommodate the ADU; and

WHEREAS, the Planning Commission discussed the height of the proposed second-story addition in relation to the existing principal structure and found that the height is subordinate to the principal structure and in compliance with applicable standards, noting that the existing garage’s placement within the surrounding topography mitigates some of the height of the proposed addition; and

WHEREAS, the Planning Commission found that the criteria for an accessory dwelling unit and the criteria for granting a conditional use permit have been satisfied by the Applicant, and recommended approval of the requested conditional use permit, subject to conditions, at its August 25, 2026, meeting; and

WHEREAS, the City Council has reviewed the recommendation of the Planning Commission and the record of the public hearing; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Independence, Minnesota, hereby approves a conditional use permit to allow a detached Accessory Dwelling Unit (ADU) to be located on a new second floor above the existing detached garage on property located at 3470 Lake Sarah Road (PID No. 10-118-24-31-0006), in accordance with the approved plans, subject to the following conditions:

1. The conditional use permit shall be subject to the applicant successfully obtaining and completing a building permit for the proposed ADU addition above the existing detached garage.
2. The ADU shall be constructed in accordance with the approved plans, attached hereto as Exhibit B.
3. 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.
4. The applicant shall submit full building plans to the City at the time of building permit application demonstrating that the ADU is architecturally compatible with the principal structure, using similar materials, finishes, style, and colors.
5. The applicant shall modify and rebuild the existing septic mound system in accordance with the design prepared by Ende Septic Service (dated April 28, 2026), or a subsequent City-approved design, to accommodate the additional bedroom associated with the ADU. The septic modifications shall be completed and approved by the City prior to occupancy of the ADU.
6. Occupancy of the ADU shall be limited to relatives of the homesteaded owner-occupants of the principal structure, consistent with the Zoning Ordinance. The applicant shall provide confirmation of compliance with this requirement upon request by the City.
7. The applicant shall pay for all costs associated with the City's review of the requested conditional use permit.

This resolution was adopted by the City Council of the City of Independence on this 1st day of September 2026, by a vote of ____ ayes and ____ nays.

Brad Spencer, Mayor

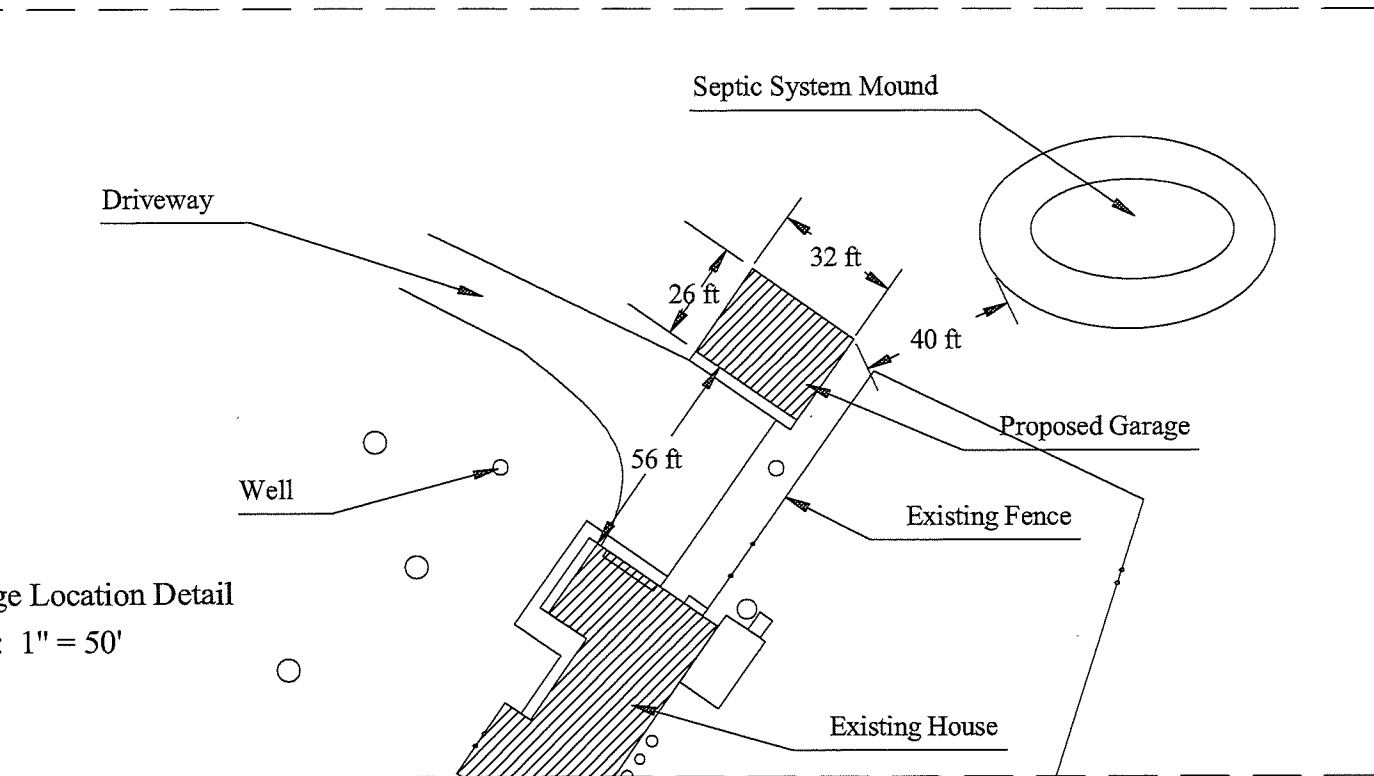
ATTEST:

Mark Kaltsas, City Administrator

Exhibit A
(Legal Description)

Exhibit B
(Approved Site Plan)

Site Plan -- Detached 3-car Garage
3470 Lake Sarah Rd.



ge Location Detail
1" = 50'

Property View

REVISIONS

3470 Lake Sarah Rd
Maple Plain, MN

Nathaniel Miller
651-208-0805

DRAWN BY: RJC CHECKED BY: WB

Becklin & Whitney
Consulting Engineers, Inc.
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office:becklinwhitney@gmail.com

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION, OR REPORT 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.

William A. Becklin, P.E. License # 18494
Date: July 7, 2026

SHEET NAME

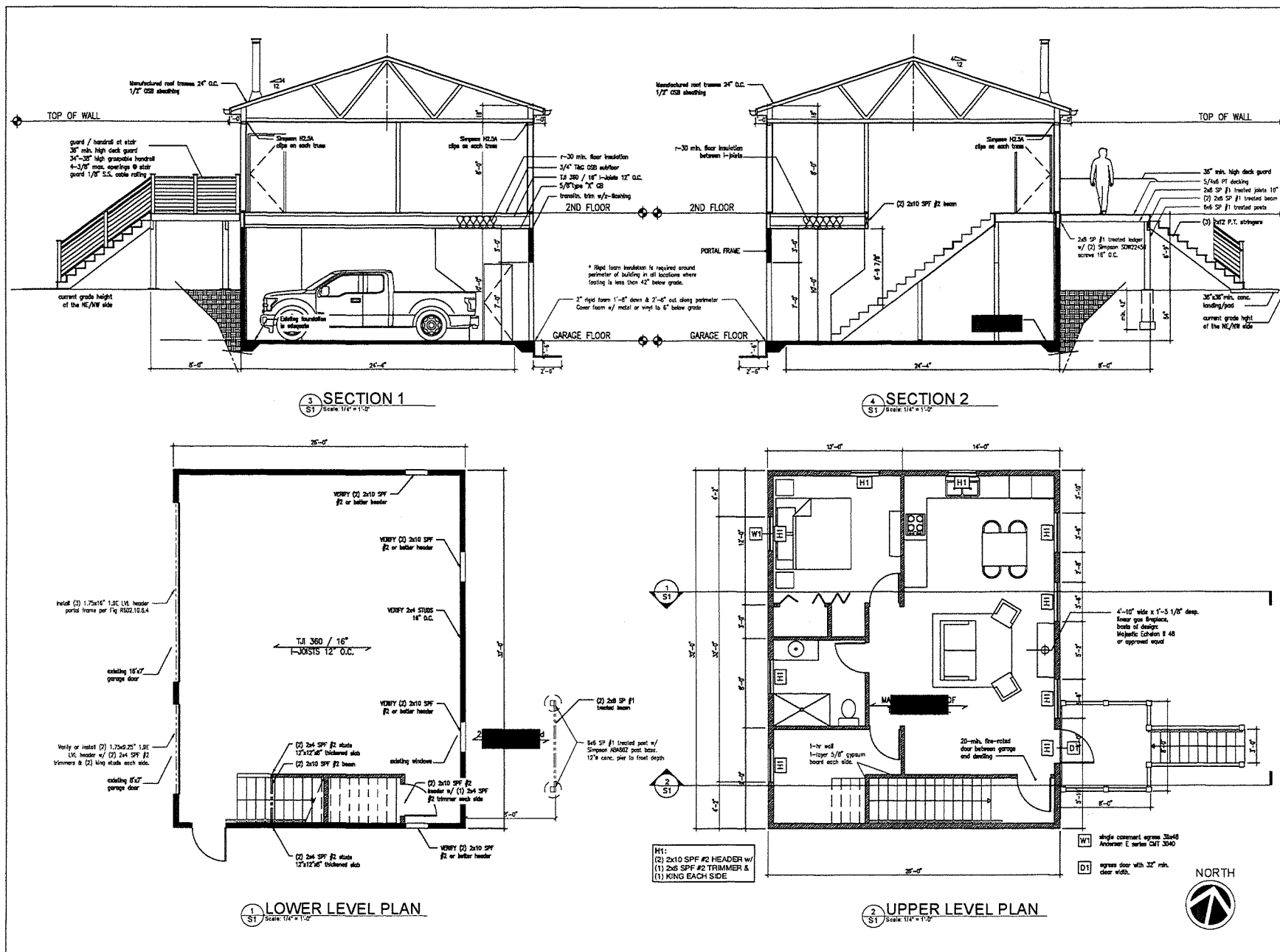
BUILDING PLANS &
SECTIONS

SHEET NUMBER

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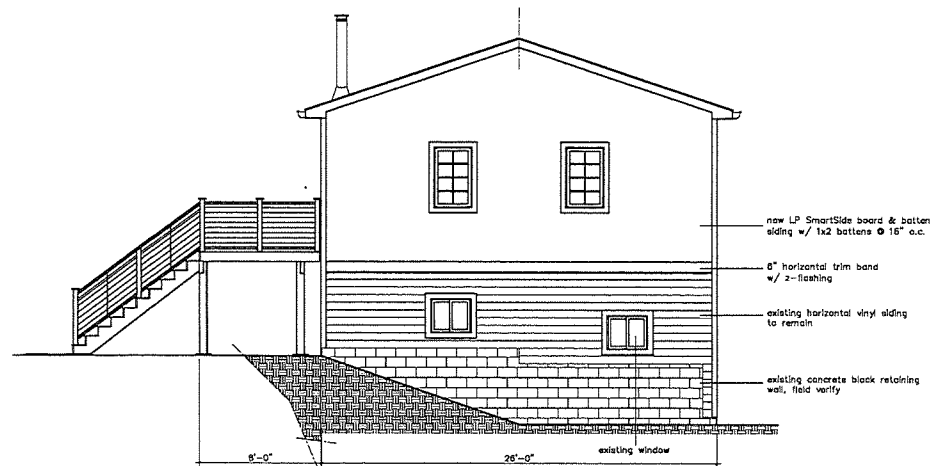
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of 01

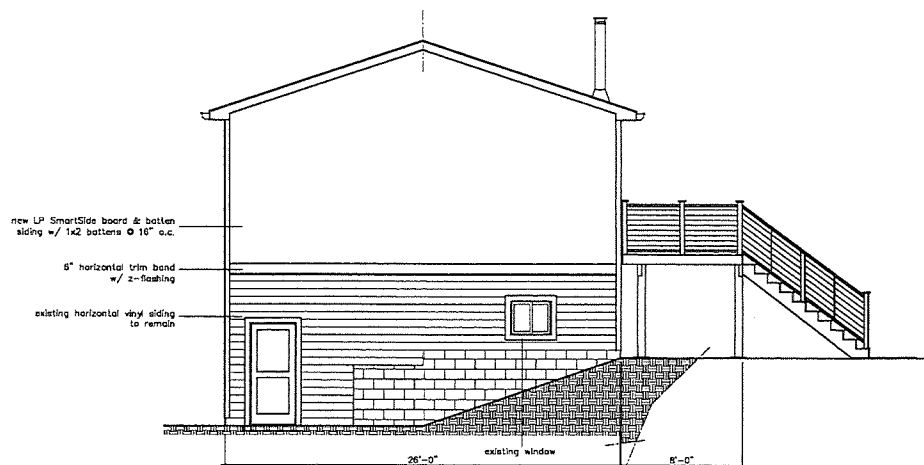




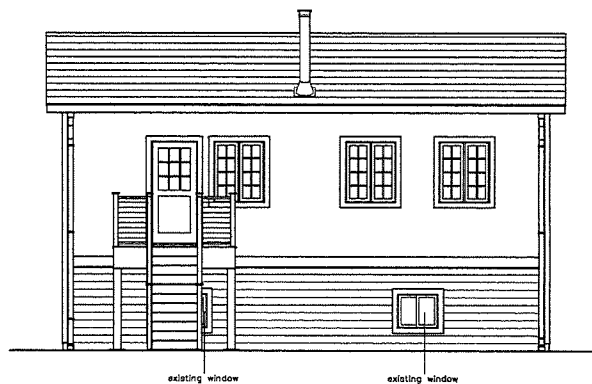
① SOUTH W. ELEVATION
1/4"=1'-0"



② NORTH W. ELEVATION
1/4"=1'-0"



③ SOUTH E. ELEVATION
1/4"=1'-0"



④ NORTH E. ELEVATION
1/4"=1'-0"

PROJECT

ACCESSORY DWELLING UNIT

REVISIONS

PROJECT ADDRESS

3470 Lake Sarah Rd
Maple Plain, MN

CUSTOMER INFORMATION

Nathaniel Miller
651-208-0805

Consulting Engineers

DRAWN BY: RFC CHECKED BY: WB

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William A. Becklin
William A. Becklin, P.E. License # 16494
Date: July 7, 2026

SHEET NAME

BUILDING PLANS & SECTIONS

SHEET NUMBER

52

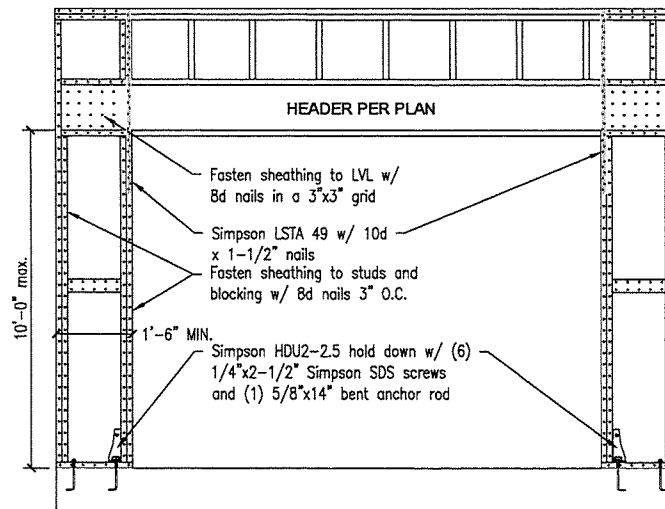
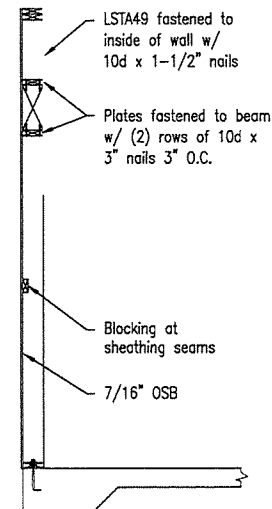


Figure R602.10.6.4:
Modified Portal Frame



Section

PROJECT
ACCESSORY DWELLING
UNIT

REVISIONS

PROJECT ADDRESS

3470 Lake Sarah Rd
Maple Plain, MN

CUSTOMER INFORMATION

Nathaniel Miller
651-208-0805



Consulting Engineers

DRAWN BY: RPC CHECKED BY: WB

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Date: July 7, 2026

SHEET NAME

DETAILS

SHEET NUMBER

53

Page Size: 22 x 34 of 01

GENERAL STRUCTURAL NOTES

1. **BUILDING CODES USED FOR DESIGN**
a. 2020 Minnesota State Building Code. 2018 International Building Code.
2. **FOUNDATION**
a. All foundations shall bear on natural undisturbed soil or on compacted fill. All footings are designed using a soil bearing capacity of 2,000 PSF. Recommendations for sub-soil testing in the footing areas referred to in the soil reports mentioned shall be strictly followed.
b. If soil at the bottom of the footings as detailed is of questionable bearing value, the Architect or Engineer's office shall be notified at once.
c. Wall footing elevation changes shall be stepped at a ratio of 1 (vertical) to 2 (horizontal). The maximum vertical step shall be 1'-4" unless otherwise noted.
d. All exterior wall footings shall have minimum soil cover of 3'-8" measured from the bottom of footing unless otherwise noted.
e. See soil report for anticipated settlement values. The Structural Engineer shall verify that the settlement criteria will not be detrimental to the building and its operation.
3. **DESIGN LOADS**
a. Live Loads
Residential Areas 40 PSF
b. Snow Loads 35 PSF
c. Wind Loads 15 MPH
d. Dead Loads Material Self Weight
e. plus 50 PLF Partition Loads
f. plus drifting snow and unbalanced loads
g. second gust, Exposure C
4. **DESIGN STRESSES**
a. Concrete
28 day strength 3500 psi
Slab weight 4000 psi
3000 psi
3000 psi
b. Masonry
c. Reinforcement
Fy = 60 ksi
ASTM A615
d. Structural Steel
Fy = 36 ksi
ASTM A36
e. Structural Tubing
Fy = 46 ksi
ASTM A500, Grade B
f. Std. Steel Pipe
Fy = 36 ksi
ASTM A53, Grade B
g. Plates
Fy = 36 ksi
ASTM A36
h. Bolts
Fy = 150 ksi
ASTM A525
i. Anchor Bolts
Fy = 60 ksi
ASTM A307
j. Weld Electrode
Fy = 70 ksi
ASTM A185
k. Welded Wire Fabric
5. **CONCRETE COVERAGE FOR REINFORCEMENT**
a. Footings 2"
b. Exterior Concrete 2"
c. Slab on Grade Center of Slab
d. Poured Walls Center of Wall
6. **MASONRY COVERAGE FOR REINFORCEMENT**
a. Walls Centerline (unless otherwise noted)
b. Pilasters 3" to face
7. **REINFORCING STEEL**
a. The reinforcing steel contractor shall fabricate all reinforcement and furnish all accessories, chairs, spacer bars and supports necessary to secure the reinforcement unless shown otherwise on plans and details.
b. Concrete reinforcement shall be placed according to the CRSI "Recommended Practices for Placing Reinforcing Bars".
c. Compression and tension lap splices for cast-in-place concrete shall be 36 bar diameters minimum unless noted otherwise.
d. Tension lap splices for reinforced masonry shall be 40 bar diameters minimum, unless noted otherwise.
e. Horizontal reinforcing steel in footings and concrete walls shall be continuous around corners.
f. All laps in WWF shall be one mesh plus two inches @ splices.
g. Provide two #5 reinforcing bars on each side around openings in concrete walls and slabs. Bars shall extend 24" beyond the corners of the openings. Also provide two #5 diagonal bars @ each corner of the opening.
h. Reinforcing bars shall not be welded without the approval of the structural engineer. Field welding of reinforcing steel shall be performed by welders specifically certified for reinforcing steel. Prior to welding the "carbon equivalent" (CE) of steel shall be determined. Reinforcing steel whose "CE" cannot be identified or whose "CE" exceeds 0.75% shall not be welded. Except for reinforcing steel conforming to ASTM A-706, reinforcing steel shall be preheated as shown in table 1.20.A 3-7.7. In addition, steel with a "CE" between 0.66% and 0.75% shall be welded only when prior qualification tests verify acceptable weldability.
8. **PRE-ENGINEERED WOOD TRUSSES**
a. All lumber for wood trusses shall be in accordance with manufacturers written recommendations.
b. Wood trusses shall have bracing and bracing in accordance with manufacturers requirements.
c. Wood trusses shall be designed for a top chord live load as noted under Design Live Loads plus snow load, drifting, and unbalanced loads as per building code requirements. Minimum top chord and bottom chord dead loads shall be 10 psf.
d. Live load deflection on limitation for roof trusses shall be less than L/240.
e. Submit complete shop drawings for approval showing the erection plan, all bearing conditions and connections. Calculations certified by a Minnesota Licensed Engineer will be required for all wood trusses, connections and bearing attachments. Submit shop drawings to the Building Official.
f. Wood truss supplier shall detail and bearing of trusses so as not to exceed perpendicular to grain loading of wood plates that support the trusses.

9. DIMENSION LUMBER

- a. All wood members shall be Douglas Fir, Spruce Pine Fir, or Southern Pine. The grade shall be as specified and if not specifically specified, use #2 Grade.
- b. All sheathing shall be APA rated sheathing.
- c. Cutting, notching or drilling of beams or joists shall be permitted only as detailed or as approved by the Engineer.
- d. All nailing shall conform to the nailing schedule unless noted otherwise.
- e. All sills and plates resting on concrete or masonry, which is in contact with the earth or resting on foundations shall be pressure treated Southern Pine #2.
- f. All bolt heads and nuts bearing on wood shall have standard nut washers. All bolt holes in wood shall be drilled 1/32" larger in diameter than nominal bolt diameter.
- g. Bolts in wood shall not be less than 7 diameters from the end & 4 diameters from the edge of the member.
- h. All framing anchors, post caps, bases, hangers, straps, etc. shall be manufactured by Simpson Strong Tie or approved equal.
- i. Top plates of all wood stud walls to be 2 x 2x (same width as studs), lap 48 inches minimum with not less than (5) 16d nails @ each lap and not more than 16" between nails.
- j. Moisture content at time of placing shall not exceed 19%.
- k. All member sizes given on drawings are nominal sizes.
- l. Spacing of bracing for joist shall not exceed 8'-0".
- m. Wood lintels and headers shall have a full 3" length of bearing at each end minimum or width of trimmers.
- n. Double all joints under parallel partitions.
- o. All beams and joist not bearing on supporting members shall be framed with "Simpson HHU" series joist hangers or equal. Use type as required by applicant on shown on drawings.
- p. Wood joist shall bear the full width of supporting members (stud walls, beams, etc.) unless otherwise noted.
- q. Wood beams made of two or more 2x's shall be nailed together with (3) rows of 16d nails @ 12" o.c. For a 3 piece member, install the specified nailing on each side.
- r. Unless noted, interior and exterior stud walls are to have studs @ 16" o.c.
- s. Sill plates to be bolted to foundations walls with 1/2" anchor bolts @ 4'-0" o.c. maximum. Bolts to extend 15" minimum into grouted masonry. Each sill plate to have a minimum of two (2) bolts with one (1) bolt located within 12" of the end of each plate.

10. NAILING SCHEDULE

- a. Joist or rafters to sides of studs: 8" or less (2) 16d, for each additional inch in depth, add (1) 16d.
- b. Bridging to joists, toenail each end (2) 8d.
- c. Blocking between joists or rafters to joist or rafters - toenail each side/ each end with (2) 16d.
- d. Blocking between studs at each end (2) 10d toenails or (2) 16d.
- e. 1"x6" subfloor to each joist, face nail with (2) 8d. Wider than 1"x6" to each joist, face nail (2) 8d.
- f. 2" subfloor to joist or girder, blind and face nail (2) 16d.
- g. Sill plate to joist or blocking, face nail with 16d @ 16" o.c.
- h. Top plate to stud, end nail (2) 16d.
- i. Stud to sill plate, (4) 10d toenail, or (2) 16d end nail.
- j. Double top plates, face nail with 16d @ 16" o.c.
- k. Continuous header, two pieces, 16d @ 16" o.c. along each side.
- l. Ceiling joist to plate, toenail (2) 16d.
- m. Continuous header to studs, toenail with (4) 8d.
- n. Ceiling joists, laps over partitions, face nail (3) 16d.
- o. Ceiling joists to parallel rafters, face nail (3) 16d.
- p. Joist and rafters at all bracing, toenail each side (2) 10d.
- q. 1" brace to each stud and plate, face nail (2) 8d.
- r. 1"x6" sheathing or less to each bearing, face nail (2) 8d. Wider than 1"x6" sheathing to each bearing, face nail (3) 8d.
- s. Built-up corner studs, 16d @ 24" o.c.
- t. Double studs, 16d @ 12" o.c. direct.
- u. Rim joist of 6" or less, 16d (3 per joint) and nail.
- v. Rim joist of over 6", 16d (3 per joint) end nail.
- w. Diagonal bracing to stud & plate, 16d (3 per joint) end nail.

11. BACKFILLING

- a. No backfilling and compacting of earth shall be permitted against the foundation walls until supporting slabs have been poured and have reached 75% of their design strength or unless adequate bracing submitted for review has been approved.
- b. Both sides of foundation walls shall be backfilled simultaneously so as to prevent overturning or lateral movement of walls.
- c. All grade beams shall be adequately braced to prevent lateral movement during backfilling and compaction.

12. CONSTRUCTION AND CONTROL JOINTS

- a. Construction joints shall be made as detailed on the drawings.
- b. Maximum spacing for control joints.
- c. A 15'-0" maximum spacing of control joints may not insure complete control of shrinkage cracks. A closer spacing may be used by request of the contractor if more complete shrinkage crack control is desired. Contractor to verify with owner.

13. EXPANSION BOLTS

- a. All expansion bolts shall be E-WIK bolts or REDHEAD as noted on the plans. Minimum embedment unless otherwise noted shall be 4" for 1/2" diameter bolts, and 5" for 5/8" and 3/4" diameter bolts.

14. CONSTRUCTION PROCEDURE

- a. The structure shall be adequately braced and shored against wind and construction loads during erection. Structural members are designed for "in-place" loads only.
- b. Comply with all applicable city, state and federal laws, including CSRA and regulations adopted pursuant thereto.
- c. The contract structural drawings and specifications represent the finished structure. Unless otherwise noted, they do not indicate the means or method of construction. Provide all measures necessary to protect the structure, workers, or other persons during construction. Such measures shall include, but not limited to, bracing, shoring for construction equipment, shoring for earth loads, forms, scaffolding, planking, safety nets, support and bracing for cranes and gin poles, etc.
- d. Engage properly qualified persons to determine where and how temporary pre-assembly measures shall be used and inspect same in the field. Observation visits to the jobsite by the ENGINEER'S representative shall not induce inspection of the above items.
- e. Supervise and direct the work so as to maintain sole responsibility for all construction means, methods, techniques, sequences and procedures. As part of this responsibility, retain the services of a licensed structural engineer to design and supervise and scaffolding for workers, and all shoring of forms and elements of the construction.

15. COORDINATION WITH ARCHITECTURAL DRAWINGS

- a. The contractor shall verify all dimensions and deviations with the architectural drawings. Where discrepancies occur, it is the contractor's responsibility to notify the Architect prior to proceeding with construction.

16. SHOP DRAWINGS

- a. Shop drawings are to be prepared under the supervision of a licensed engineer. They are to include complete details and schedules for fabrication and assembly of structural members, procedures and diagrams.
- b. Fabricators shall draw their own erection plans. Copying the structural plans and using them as erection plans is not acceptable.
- c. Prior to submittal, the contractors shall review the shop drawings and make any corrections required. The contractors shall stamp and sign the drawings as evidence that they have reviewed them.
- d. Shop drawings shall be submitted for all structural components.
- e. Turn-around time for shop drawings shall be two weeks from date received by the Engineer's office.

17. SPECIAL INSPECTIONS

- a. Special inspections shall be provided in accordance with the IBC Code as outlined below.
- b. The Special Inspector(s) must have the approval of both the Building Official and the Engineer or Architect and is subject to meeting at least one of the following guidelines:
b.1. Licensed professional in the state that the work is being done and able to demonstrate previous suitable experience.
b.2. IBCO certified inspector and is able to demonstrate suitable previous experience.
b.3. Structural engineer or technician under the direct supervision of the structural engineer of record.

PROJECT

ACCESSORY DWELLING UNIT

REVISIONS

PROJECT ADDRESS

3470 Lake Sarah Rd
Maple Plain, MN

CUSTOMER INFORMATION

Nathaniel Miller
651-208-0805



Consulting Engineers

DRAWN BY: RYC CHECKED BY: WB

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William A. Becklin
William A. Becklin, P.E. License # 18494
Date: July 7, 2026

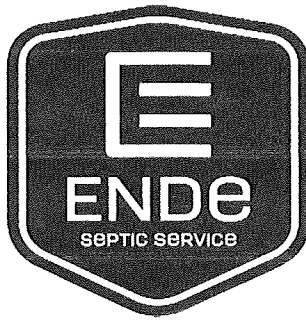
SHEET NAME

STRUCTURAL NOTES

SHEET NUMBER

54

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24910 Territorial Road, Rogers, Minnesota 55374 • 763-428-4489

Mound System Addition/Rebuild Design

Property Address:

**3470 Lake Sarah Road
Independence, MN 55359
Hennepin County**

Prepared For

Nate Miller

Prepared By:

**Ende Septic Service
24910 Territorial Road
Rogers, MN 55374
April 28th, 2026**



Ende Septic Service

INDIVIDUAL SEWAGE SYSTEM DESIGN SUMMARY

Property Owner: Nate Miller Phone: _____
Address: 3470 Lake Sarah Road PID: 1011824310006
City: Independence Zip: 55359 County: Hennepin County

DESIGN USAGE

Single Family Home X Other _____ Soil type Clay Loam
Number of Potential Bedrooms 5 bedrooms Hydraulic Loading .45
Garbage Disposal No Depth to restrictive layer 16 inches
Sewage Lift Pump No

SITE CHARACTERISTICS

PUMP INFORMATION-

Pump GPM & TDH 42 gpm and 35 tdh Daily Water Use _____ Est _____ Calc 750
Cycles per day 4 cycles Septic Tank Capacity 2-1000 gallon tanks-existing
Gallons per cycle 225 gallons per dose Pump Tank Capacity 1000-gallon tank-existing
Perforation size & spacing 7/32" perfs every 3 feet
Number, spacing, & diameter of laterals 3-2" inch laterals every 3 feet

MOUND SYSTEM

Dimension of Rock Base 10'x 75'
Depth of Rock Below Pipe 6 inches
Depth of Rock Above Pipe 3 inches
% Slope of Soil Above Bed 3%

Mound Materials

Amount of Rock 35 tons
Amount of Mound Sand 362 tons Upslope Width 11 feet
Amount of Loamy Cap 122 tons Downslope Width 21 feet
Amount of Topsoil 140 tons Sideslope Width 16 feet
Lineal Feet supply line 133 ft
Main Line Length +20-50 ft

APPROVAL

By Tristan Ende Date 4/28/2026

See additional information sheet if checked ☒

Septic System Design

Additional Information

Property

Address: 3470 Lake Sarah Road Independence, MN 55359

Description of Wastewater Treatment System

This site is an existing 4-bedroom home on 10.01-acre parcel. The existing mound and tanks were deemed compliant when the home was purchased 2 years ago. The homeowner has decided to add an ADU above the detached garage which will add bedrooms onto the system. The mound was inspected again to ensure it meets the 36-inch separation rule for a 25 ft rockbed addition. Unfortunately, the mound meets the 15 percent reduction rule but not the 36 inch separation rule. Because of this the mound will need to be rebuilt, then a rockbed addition added as well. From the detached garage, a 4-inch mainline will be installed South, 100 feet and get tied into the mainline from the home. This will allow influent from the ADU to gravity flow into the existing home septic tanks.

The mound will need to be deconstructed first, with all topsoils and loamy caps removed from the upslope, downslope, top and set aside for re-use. The existing rockbed and laterals will need to be removed and disposed of at a proper location. Additional rough up must occur on the Western side of the mound for the 25 ft rockbed addition.

After the deconstruction and roughup, the mound must be built to meet a 20-inch sandlift or a 1.7' sandlift. A 10'x75' rockbed will be installed atop the 1.7 ft sandlift. The rockbed must have 3-73' laterals installed in the rockbed. The laterals will have 7/32-inch perforations drilled every 3 feet throughout each lateral. All laterals must be brought to grade in a central irrigation box or 3 individual irrigation boxes for future access.

A new pump must be installed in the lift tank that can handle 42 gpm and 35 ft of tdk. Installer must verify the septic alarm is working, if not it must be replaced.

CONSTRUCTION NOTES: Access to the mound is shown on the asbuilt. Well is located West of the home. Tanks located in backyard, (East of home) Existing mound area and proposed mound addition area are clear of trees. There is one tree located downhill from the mound addition that may need to be removed due to proximity.

The new on-site sewage treatment system is designed for a 750 gpd, Type 1 -residential in accordance with the MPCA Chapter 7080 and local ordinances.

The power supply and switches must be located outside the manhole and pumping chamber in a weatherproof enclosure. A warning device must also be installed with audio/visual alerts. The supply line must have drain back to the pumping chamber.

All tank manholes should be brought to grade upon completion of tank installation, inspection ports for the distribution boxes should also be at grade upon completion.

Keep all vehicles and construction equipment off septic area. Rutting and/or compacting the soil will change the percolation rates and may lead to system failure.

Homeowner to verify all property lines and all relevant setbacks. Homeowner/homebuilder and septic installation company must verify all wetland setbacks, property lines setback and well setbacks prior to installation. A verified survey is best.

Installer to verify all elevations, dimensions, and ensure proper fall to pipes. Pitch pump chamber outlet to ensure complete drain back to pump chamber.

Establish turf to prevent erosion and freezing.

Each tank is to be pumped through the maintenance cover when serviced. Do not pump through inspection pipes.

Homeowner is responsible for all costs involved in servicing, monitoring, and mitigating the system.

All construction to be performed in accordance with MN Rule 7080.

Nothing other than human waste, toilet tissue, laundry, showers, water softener etc. should be disposed of into the septic tank. Recommend iron filters be diverted out of the system. Recommended to divert the water softener as well. Garbage disposals are not recommend, due to adding more solids and fine solids passing through the system. Excessive amounts of soap, antibacterial soaps, cleaning agent, showers, cleaners used every shower and chlorine agents may kill the bacteria needed to treat septic effluent. Additives are not recommended. Recommend laundering be limited to 3 loads per day.

IRON FILTERS ARE NOT ALLOWED IN THE SEPTIC SYSTEM. IF AN IRON FILTER IS INSTALLED IT VOIDS ALL WARRANTIES AND GUARANTEES OF SYSTEM LONGEVITY BY DESIGNER AND INSTALLER.

Maintenance Requirements

See attached management plan.

Tristan Ende

Mound Design

Property Owner: Nate MillerDate: 4/28/2026Site Address: 3470 Lake Sarah RoadPID: 1011824310006

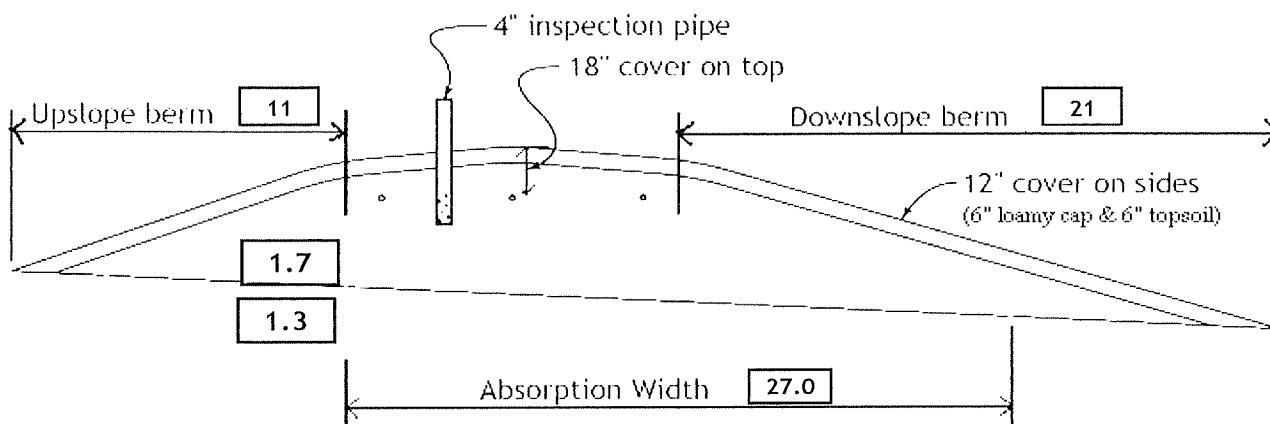
Comments: _____

Instructions: = enter data = adjust if desired = computer calculated - DO NOT CHANGE!

- 1) bedroom Type Residential System
- 2) GPD design flow
- 3) Garbage disposal or pumped to septic
- 4) Gal Septic tank (code minimum) Gal Septic tank (design size / LUG req'd)
Tank options: none
- 5) GPD/ft² mound sand loading rate contour loading rate of req's a min ft. long rockbed
- 6) ft rockbed width ft rockbed length
- 7) ft lateral spacing ft perforation spacing (maximum of 3 for both)
 manifold connection
- 8) laterals feet long perfs / lateral perfs total
(1/2 a perf means the first perf starts at the middle feed manifold)
- 9) inch perfs at feet residual head gives gpm flow rate per perforation
for this perf size & spacing, & pipe size on line 12, max perfs/lateral = , line #8 must be less -->
- 10) doses per day (4 minimum)
- 11) gallons per dose (treatment volume)
- 12) inch diameter laterals must be used to meet "4x pipe volume" requirement
- 13) feet of inch supply line leads to gallons of drainback volume
(Tip: "top feed" manifold to control the drainback)
- 14) gallons TOTAL pump out volume (treatment + drainback)
- 15) feet vertical lift from pump to mound laterals, leads to a:
- 16) GPM @ feet of head, Pump requirement (note: >50gpm may require an extra 3-6' of head)
- 17) gal Dose tank (code minimum) gal Dose tank (design size / LUG req'd) at gpi
leads to a:

6	min ON
8.5	hrs OFF - normal
12	inches to "Timer ON" float
36	inches to "Hi Level" float
5.9	hrs OFF - peak / OR
- 18) inch swing on Demand float, (this delivers Average flow, =70% of Peak design flow)
- 19) inches from bottom of tank to "Pump OFF" float
- 20) inches from bottom of tank to "Pump ON" float
- 21) inches from bottom of tank to "Hi Level" float
- 22) gallons reserve capacity (after High Level Alarm is activated-demand dosed)

- 23) gpd/ft² Absorption area Soil Loading Rate, which gives a mound ratio of (minimum)
(this must match the soil boring log) desired mound ratio
- 24) percent site slope (0-20% range) (% downslope site slope, if different than upslope)
- 25) inches, or ft. to Redox or other limiting condition (need at least 12" to be a Type I)
Treatment zone contains inches of 0% soil credit, and inches of 50% soil credit. Giving a:
- 26) inch, or ft. Sand Lift Mound **CRITICAL FOR FUTURE CERTIFICATIONS!!!**
- 27) ft. Total ABSORPTION width (with sand beyond rockbed as follows:)
- 28) ft. upslope and sideslope
 ft. Downslope
- Individual slope ratios give BERM widths (topsoil beyond rockbed) of:
- 29) upslope ratio ft. upslope berm
- 30) sideslope ft. sideslope berms
- 31) downslope ft. downslope berm
- 32) Overall Dimensions: ft. wide by ft. long Rock bed
 ft. wide by ft. long Mound footprint



Note:

For 0 to 1% slopes, *Absorption Width* is measured from the *Bed* equally in both directions.
For slopes >1%, *Absorption Width* is measured downhill from the upslope edge of the *Bed*.

- 33) Rock Bed:
 ft. by ft. by inches under pipe, plus 20% gives yd³ or *1.4= ton
- 34) Mound Sand: (note: volume is based on 3:1/4:1 slope from top of rockbed, Exchange sand for loamy cap if desired)
 up + downslope + ends + under rock = yd³ or *1.4= ton
plus 20%
- 35) Loamy Cap:
 ft. by ft. 6" deep, plus 20% gives yd³ or *1.4= ton
- 36) Topsoil:
 ft. by ft. 6" deep, plus 20% gives yd³ or *1.4= ton

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

Tristan Ende

Designer Signature

Ende Septic Service

Company

L2654

License#

4/28/2026

Date

Installer Summary

2000 gallon Septic tank (minimum)

Tank options: none

1000 gallon Dose tank (minimum)

at 23.00 gpi

42 GPM @ 35 ft. of head, Pump required

11.0 inch swing on Demand float which translates to roughly 6.5 inches of float tether length

Optional Time dosing of:

6 minutes ON

8.5 hours OFF - normal

12 inches to "timer ON" float

36 inches to "Hi level" float

23 inches from bottom of tank to "pump ON" float, or

26 inches from bottom of tank to "Hi Level Alarm" or

170 ft. of 2.0 inch supply line with end feed manifold connection

(Tip: "top feed" manifold to control drainback)

20 inch, or 1.7 ft. Sand Lift Mound

10.0 ft. wide by 75.0 ft. long Rock bed

3 laterals 2.00 inch diameter 73.0 ft. long 3.0 ft. lateral spacing

7/32 inch perfs 3.0 ft. perforation spacing

No Effluent filter & optional alarm

3 clean out & valve box assemblies

27.0 ft. Total sand ABSORPTION width (minimum)

0.0 ft. upslope and sideslope (sand beyond rockbed, minimum)

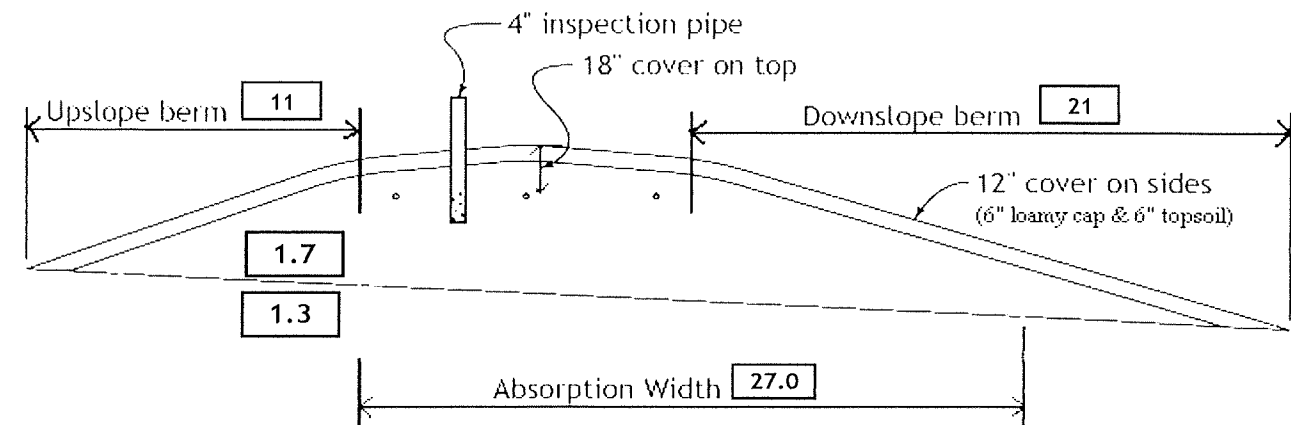
17.0 ft. Downslope

Specific slope ratios give BERM widths (topsoil beyond rockbed) of:

4:1 upslope ratio 11 ft. upslope berm

4:1 sideslope 16 ft. sideslope berms

4:1 downslope 21 ft. downslope berm



Note:

For 0 to 1% slopes, *Absorption Width* is measured from the *Bed* equally in both directions.

For slopes >1%, *Absorption Width* is measured downhill from the upslope edge of the *Bed*.

Rock Bed: 25.0 yd³ or *1.4= 35 ton

Mound Sand: 259 yd³ or *1.4= 362 ton

Loamy Cap: 87 yd³ or *1.4= 122 ton

Topsoil: 100 yd³ or *1.4= 140 ton

6 inches under pipe

calculation based on 3:1/4:1 slope from top of rockbed

6" deep

6" deep

Hennepin County Natural Resources Map

Date: 4/28/2026



Legend

BM-100.0
 Grade of 1st Existing ST-93.1
 Existing Inlet-91.3
 Walkout Grade of ADU-100.0
 Estimated Mainline at ADU-98.5
 NW Corner of Rockbed-107.3
 NE Corner of Rockbed-107.3
 SW Corner of Rockbed-106.7
 SE Corner of Rockbed-106.7
 Bottom of Old Rockbed-108.6
 Proposed Bottom of New Rockbed-109.0

Aerial Imagery flown 2024

Text

ST-SEPTIC TANK
 PT-PUMP TANK
 BM-BENCH MARK
 SB- SOIL BORING

Comments:

Text

Tristan Ends

1:300



This data (i) is furnished 'AS IS' with no representation as to
 completeness or accuracy; (ii) is furnished with no warranty of
 any kind; and (iii) is not suitable for legal, engineering or surveying
 purposes. Hennepin County shall not be liable for any damage,
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CITY OF INDEPENDENCE

City Council

CITY COUNCIL STAFF REPORT

2919 Independence Road - Minor Subdivision Request

Lot Line Rearrangement • No New Parcels Created

To:	Mayor and City Council
From:	City Planner
CC:	City Administrator
Meeting Date:	Tuesday, September 1, 2026
Applicant:	Frank Smaron (Trustee)
Owner:	Paul Merz Trust Estate
Location:	2919 Independence Road, Independence, MN
PID No.:	14-118-24-13-0008 (Westerly Parcel) and 14-118-24-14-0002 (Easterly Parcel)
Application Type:	Minor Subdivision – Lot Line Rearrangement

Frank Smaron (“Applicant”), acting as Trustee on behalf of the Paul Merz Trust Estate (“Owner”), has requested City Council approval of a minor subdivision to rearrange the shared boundary line between two parcels of record located at 2919 Independence Road. The Planning Commission held a duly noticed public hearing on this request on August 25, 2026, and recommends approval subject to the findings and conditions described below.

REQUEST

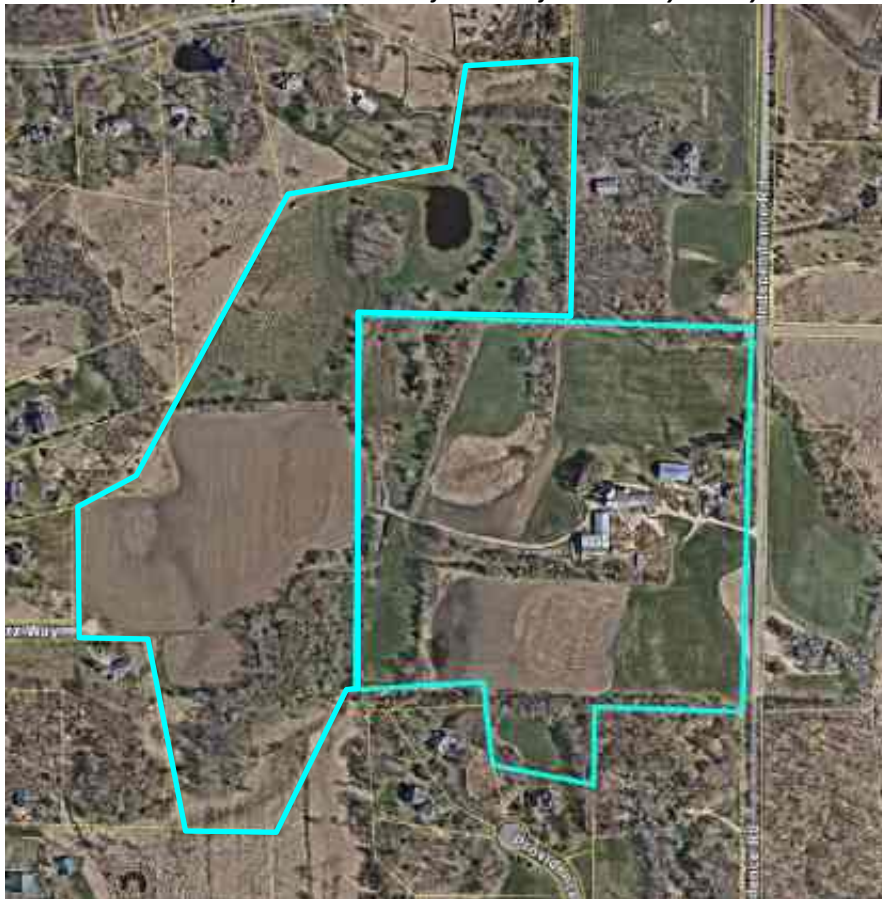
Frank Smaron (Applicant), acting as Trustee on behalf of the Paul Merz Trust Estate (Owner), requests that the City consider the following action for the properties located at 2919 Independence Road, Independence, MN (PID Nos. 14-118-24-13-0008 and 14-118-24-14-0002):

- a. A minor subdivision to allow a lot line rearrangement. The lot line rearrangement would adjust the line separating the two properties. No new properties are being proposed.

PROPERTY / SITE INFORMATION

Property Location:	2919 Independence Road, Independence, MN
PID Nos.:	14-118-24-13-0008 (Westerly Parcel); 14-118-24-14-0002 (Easterly Parcel)
Legal Description:	See Certificate of Survey prepared by Gronberg & Associates, Inc. (Job No. 26-089)
Zoning:	Agriculture (A)
Comprehensive Plan:	Rural Residential
Request Type:	Minor Subdivision – Lot Line Rearrangement (no new parcels created)
Westerly Parcel Acreage (Before):	Approximately 42.03 acres
Westerly Parcel Acreage (After):	Approximately 36.62 acres
Easterly Parcel Acreage (Before):	Approximately 41.42 acres
Easterly Parcel Acreage (After):	Approximately 46.83 acres
Net Acreage Transferred:	Approximately 5.41 acres from the Westerly Parcel to the Easterly Parcel
Total Combined Acreage:	Approximately 83.45 acres (before and after – unchanged)

2919 Independence Road – Before-and-After Boundary Overlay



BACKGROUND & DISCUSSION

The subject properties are located at 2919 Independence Road and consist of two adjacent parcels of record under common ownership (PID Nos. 14-118-24-13-0008 and 14-118-24-14-0002). Both parcels are currently zoned Agriculture (A) and are guided Rural Residential (RR) in the City's Comprehensive Plan. The applicant is requesting approval of a minor subdivision to rearrange the shared boundary line between the two parcels; no new parcels would be created as a result of the proposed action.

As proposed, the westerly parcel (PID 14-118-24-13-0008) would be reduced from approximately 42.03 acres to approximately 36.62 acres, and the easterly parcel (PID 14-118-24-14-0002) would correspondingly increase from approximately 41.42 acres to approximately 46.83 acres. The combined acreage of the two parcels, approximately 83.45 acres, would remain unchanged.

At the Planning Commission's August 25, 2026, public hearing, Commissioners discussed the lot line rearrangement and asked questions of staff and the applicant. The applicant noted that the reason for the rearrangement was for estate planning purposes, and that the proposed dividing line allows access to the north field from the easterly property, which was the primary reason for the minor subdivision. Commissioners found that the request was reasonable, did not create any nonconformities, and was in accordance with all applicable criteria of the City's Zoning and Subdivision Ordinances.

MINOR SUBDIVISION ANALYSIS

The City's Subdivision and Zoning Ordinance provisions allow lot line rearrangements as a form of minor subdivision within the Agriculture (A) Zoning District, provided the rearrangement does not create any new parcels. The Planning Commission's detailed analysis is set forth in the Planning Commission staff report dated August 25, 2026, attached to this report.

Staff's analysis below summarizes the principal items discussed by the Planning Commission at the public hearing.

No New Parcels Created

As proposed, the lot line rearrangement affects only the location of the shared boundary between the two existing parcels of record; no new parcels are being created, and the properties will remain two parcels of record following the rearrangement. The proposed rearrangement does not alter the existing points of access for either parcel: the westerly parcel continues to have frontage and access along Merz Way, and the easterly parcel continues to have frontage and access along Independence Road.

Zoning and Comprehensive Plan

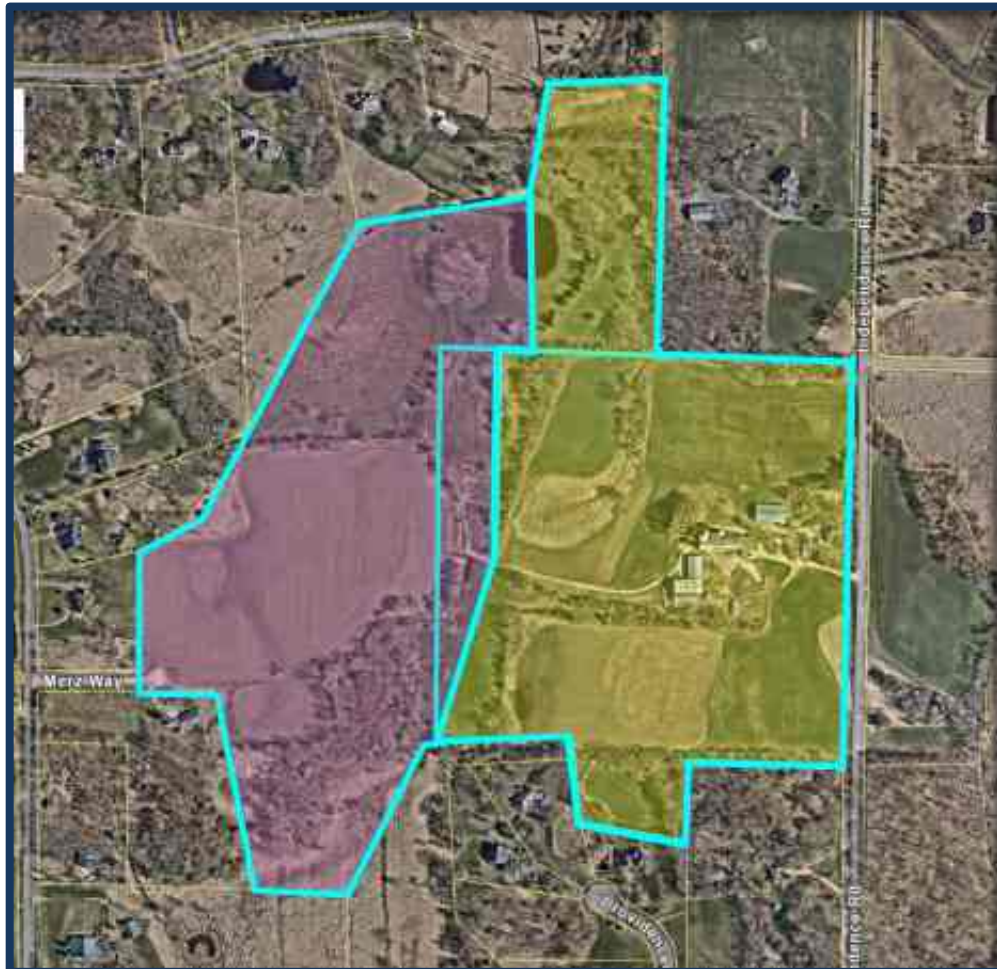
Both parcels are currently zoned Agriculture (A) and are guided Rural Residential (RR) in the City's Comprehensive Plan. The Planning Commission noted that the properties would likely need to be rezoned to Rural Residential prior to any future subdivision or development of either parcel, at which point the density and entitlement standards applicable to the RR District, rather than the Agriculture District, would govern development potential. The lot line rearrangement itself does not require or trigger rezoning, and no rezoning is being requested as part of this application.

Rural View Lot Eligibility

The Planning Commission discussed that, as proposed, the westerly parcel would be reduced to approximately 36.62 acres, below the 40-acre threshold generally associated with an additional dwelling unit entitlement in the Agriculture District. Commissioners noted that the westerly parcel would lose its rural view lot eligibility as a result of the rearrangement. Should the two parcels ever be sold or held under separate ownership, this reduction could reduce the number of dwelling unit entitlements otherwise associated with the westerly parcel.

Reason for the Request

The applicant spoke at the public hearing and noted that the reason for the lot line rearrangement was for estate planning purposes, reflecting how the Merz family would like the two properties configured going forward. The applicant further noted that the proposed dividing line allows access to the north field from the easterly property, which was the primary reason for the minor subdivision.



Findings of Consistency

The Planning Commission found that the request was reasonable, did not create any nonconformities, and was in accordance with all applicable criteria of the City's Zoning and Subdivision Ordinances.

PLANNING COMMISSION PUBLIC HEARING – AUGUST 25, 2026

The Planning Commission held a public hearing on the requested minor subdivision on August 25, 2026. A summary of the discussion follows.

- Commissioners discussed the request and asked questions of staff and the applicant regarding the proposed lot line rearrangement.
- Commissioners noted that, under the Agriculture zoning designation, the westerly parcel would lose its rural view lot eligibility as a result of the rearrangement.
- Commissioners noted that the property is guided Rural Residential (RR) by the Comprehensive Plan, and that any future subdivision or development of the property would likely be done under RR standards.
- The applicant spoke at the public hearing and noted that the reason for the lot line rearrangement was for estate planning purposes, and that the proposed dividing line allows access to the north field from the easterly property, which was the primary reason for the minor subdivision.
- Commissioners found that the request was reasonable, did not create any nonconformities, and was in accordance with all applicable criteria of the City's Zoning and Subdivision Ordinances.

Following discussion, the Commissioners found that the proposed minor subdivision met all applicable criteria of the City's Zoning and Subdivision Ordinances and recommended approval of the requested lot line rearrangement with the findings and conditions noted below.

Planning Commission Recommendation

Planning Commissioners recommended approval of the requested minor subdivision with the following findings and conditions:

Findings:

- The proposed minor subdivision meets all applicable conditions and requirements of the City's Subdivision Ordinance and Zoning Ordinance applicable to lot line rearrangements within the Agriculture (A) Zoning District.
- The proposed lot line rearrangement does not create any new parcels; the two parcels of record located at 2919 Independence Road will remain two parcels of record following the rearrangement.
- The westerly parcel (PID 14-118-24-13-0008) will be reduced from approximately 42.03 acres to approximately 36.62 acres, and the easterly parcel (PID 14-118-24-14-0002) will be increased from approximately 41.42 acres to approximately 46.83 acres; the combined acreage of approximately 83.45 acres will remain unchanged.
- The reduction of the westerly parcel below 40 acres will cause it to lose its rural view lot eligibility and may reduce the number of dwelling unit entitlements otherwise associated with the Agriculture District if the properties are sold or held under separate ownership in the future.
- The request is reasonable, does not create any nonconformities, and is in accordance with all applicable criteria of the City's Zoning and Subdivision Ordinances.

Recommended Conditions of Approval:

1. The lot line rearrangement shall be completed in accordance with the Certificate of Survey prepared by Gronberg & Associates, Inc. (Job No. 26-089) submitted with the application.
2. The applicant shall record the revised legal descriptions and/or a new certificate of survey reflecting the approved lot line rearrangement with Hennepin County and shall provide the City with a copy of the recorded documents.
3. Any future rezoning or development of either parcel shall be subject to separate review and approval by the City.
4. The applicant shall pay for all costs associated with the City's review of the requested minor subdivision.

COUNCIL ACTION

City Council can consider the Planning Commission's recommendation and, if in agreement, adopt the attached resolution approving a minor subdivision to allow a lot line rearrangement for the properties located at 2919 Independence Road, subject to the findings and conditions set forth above.

Attachments: Resolution No. 26-0901-04
 Application
 Certificate of Survey (Gronberg & Associates, Inc.)
 Aerial Exhibit



RESOLUTION OF THE
CITY OF INDEPENDENCE
HENNEPIN COUNTY, MINNESOTA

RESOLUTION NO. 26-0901-04

**A RESOLUTION APPROVING A MINOR SUBDIVISION TO ALLOW A LOT LINE
REARRANGEMENT FOR PROPERTY LOCATED AT 2919 INDEPENDENCE ROAD**

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

WHEREAS, Frank Smaron (“Applicant”), acting as Trustee on behalf of the Paul Merz Trust Estate (“Owner”), has requested approval of a minor subdivision to allow a lot line rearrangement between two parcels of record located at 2919 Independence Road, Independence, Minnesota (PID Nos. 14-118-24-13-0008 and 14-118-24-14-0002); and

WHEREAS, the property is legally described on Exhibit A, attached hereto; and

WHEREAS, the proposed lot line rearrangement would adjust the boundary line separating the westerly parcel from the easterly parcel, reducing the westerly parcel from approximately 42.03 acres to approximately 36.62 acres and increasing the easterly parcel from approximately 41.42 acres to approximately 46.83 acres, with no new parcels created and the combined acreage of approximately 83.45 acres remaining unchanged; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the requested minor subdivision on August 25, 2026, and reviewed the request against the applicable criteria of the City’s Zoning and Subdivision Ordinances; and

WHEREAS, the Planning Commission noted that, under the Agriculture zoning designation, the westerly parcel would lose its rural view lot eligibility as a result of the rearrangement, and that the property is guided Rural Residential by the Comprehensive Plan, such that any future subdivision or development of the property would likely be done under Rural Residential standards; and

WHEREAS, the Applicant appeared at the public hearing and stated that the reason for the lot line rearrangement was for estate planning purposes, and that the proposed dividing line allows access to the north field from the easterly property, which was the primary reason for the minor subdivision; and

WHEREAS, the Planning Commission found that the request was reasonable, did not create any

nonconformities, and was in accordance with all applicable criteria of the City's Zoning and Subdivision Ordinances, and recommended approval of the requested minor subdivision, subject to conditions, at its August 25, 2026, meeting; and

WHEREAS, the City Council has reviewed the recommendation of the Planning Commission and the record of the public hearing; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Independence, Minnesota, hereby approves a minor subdivision to allow a lot line rearrangement for the properties located at 2919 Independence Road (PID Nos. 14-118-24-13-0008 and 14-118-24-14-0002), in accordance with the Certificate of Survey prepared by Gronberg & Associates, Inc. (Job No. 26-089), subject to the following conditions:

1. The lot line rearrangement shall be completed in accordance with the Certificate of Survey prepared by Gronberg & Associates, Inc. (Job No. 26-089) submitted with the application and attached hereto as Exhibit B.
2. The applicant shall record the revised legal descriptions and/or a new certificate of survey reflecting the approved lot line rearrangement with Hennepin County and shall provide the City with a copy of the recorded documents.
3. Any future rezoning or development of either parcel shall be subject to separate review and approval by the City.
4. The applicant shall pay for all costs associated with the City's review of the requested minor subdivision.

This resolution was adopted by the City Council of the City of Independence on this 1st day of September 2026, by a vote of ____ ayes and ____ nays.

ATTEST:

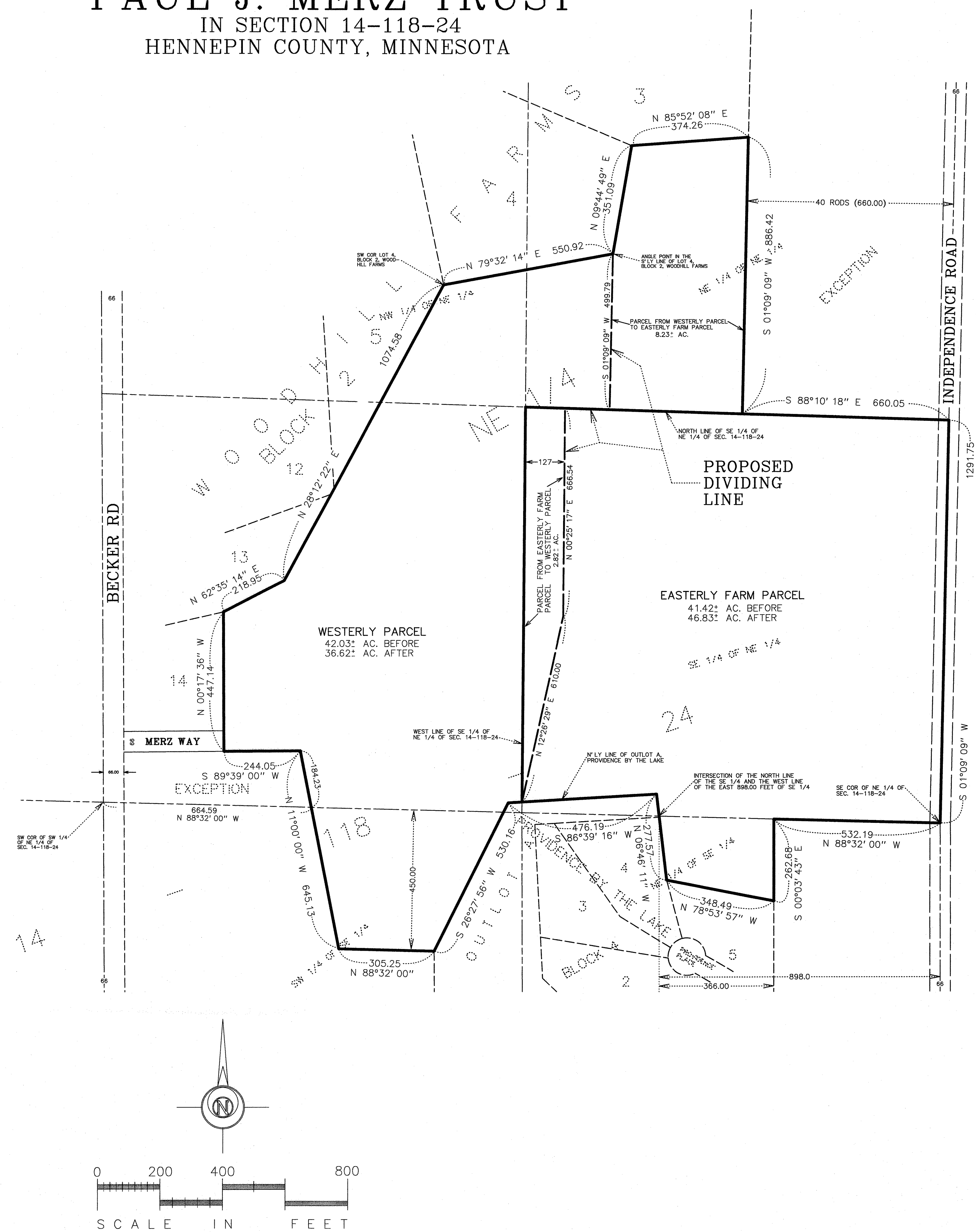
Brad Spencer, Mayor

Mark Kaltsas, City Administrator

Exhibit A
(Legal Description)

Exhibit B
(Approved Subdivision Plan)

PROPOSED PROPERTY LINE REARRANGEMENT SURVEY FOR
PAUL J. MERZ TRUST
IN SECTION 14-118-24
HENNEPIN COUNTY, MINNESOTA



EXISTING LEGAL DESCRIPTIONS :

EASTERLY FARM PARCEL

The Southeast Quarter of the Northeast Quarter of Section 14, Township 118, Range 24 West of the 5th Principal Meridian EXCEPT that part embraced within Providence By The Lake.
That part of the West 366 feet of the East 898 feet of the Northeast Quarter of the Southeast Quarter of Section 14, Township 118, Range 24 West of the 5th Principal Meridian lying Northerly and Easterly of Block 4, Providence By The Lake.

WESTERLY PARCEL

The Northeast Quarter of Section 14, Township 118, Range 24 West of the 5th Principal Meridian EXCEPT the Southeast Quarter of said Northeast Quarter; ALSO EXCEPT the East 40 rods of the Northeast Quarter of said Northeast Quarter; ALSO EXCEPT those parts embraced in the plats of Providence By The Lake and Woodhill Farms; ALSO EXCEPT that part of the Southwest Quarter of said Northeast Quarter described as follows: Beginning at the intersection of the South line of said Southwest Quarter of the Northeast Quarter with the East line of the West 66.00 feet of said Southwest Quarter of the Northeast Quarter; thence on an assumed bearing of South 88 degrees 32 minutes East along said South line to a point distant 664.59 feet easterly of the Southwest corner of said Southwest Quarter of the Northeast Quarter; thence North 11 degrees West a distance of 184.23 feet; thence South 89 degrees 39 minutes West to the East line of the West 66.00 feet; thence Southerly along said East line of the West 66.0 feet to the point of beginning.

ALSO INCLUDING that part of the North 450 feet of the Northwest Quarter of the Southeast Quarter of said Section 14 lying Westerly of Outlot A, Providence By The Lake and lying Easterly of a line drawn on a bearing of South 11 degrees East (assuming the North line of said Northwest Quarter of the Southeast Quarter has a bearing of North 88 degrees 32 minutes West) from a point on said North line of said Northwest Quarter of the Southeast Quarter distant 664.59 feet easterly from the Northwest corner of said Southeast Quarter.

LEGAL DESCRIPTIONS OF PARCELS TO BE EXCHANGED FROM WESTERLY PARCEL TO EASTERLY FARM PARCEL :

That part of the Northeast Quarter of Northeast Quarter of Section 14, Township 118, Range 24 West of the 5th Principal Meridian lying West of the West line of the East 40 rods thereof, southerly of the plat of Woodhill Farms and Easterly of a line drawn South parallel with the East line of said Northeast Quarter of the Northeast Quarter from an angle point in the Southerly line of Lot 4, Block 2, Woodhill Farms, said angle point being 550.92 feet Easterly from the Southwest corner of said Lot 4.

FROM THE EASTERLY FARM PARCEL TO THE WESTERLY PARCEL :

That part of the Southeast Quarter of the Northeast Quarter of Section 14, Township 118, Range 24 West of the 5th Principal Meridian lying Westerly of the following described line: Beginning at the intersection of the West line of said Southeast Quarter of the Northeast Quarter with the Northerly line of Outlot A, Providence By The Lake; thence Northerly a distance of 610 feet to an intersection with the East line of the West 127 feet of said Southeast Quarter of the Northeast Quarter; thence North along said East line of the West 127 feet to the North line of said Southeast Quarter of the Northeast Quarter, and said line there ending.

PROPOSED LEGAL DESCRIPTIONS :

EASTERLY FARM PARCEL

The Southeast Quarter of the Northeast Quarter of Section 14, Township 118, Range 24 West of the 5th Principal Meridian,

EXCEPT that part embraced within Providence By The Lake.

ALSO INCLUDING that part of the Northeast Quarter of Northeast Quarter of Section 14, Township 118, Range 24 West of the 5th Principal Meridian lying West of the West line of the East 40 rods thereof, southerly of the plat of Woodhill Farms and Easterly of a line drawn South parallel with the East line of said Northeast Quarter of the Northeast Quarter from an angle point in the Southerly line of Lot 4, Block 2, Woodhill Farms, said angle point being 550.92 feet Easterly from the Southwest corner of said Lot 4.

That part of the West 366 feet of the East 898 feet of the Northeast Quarter of the Southeast Quarter of Section 14, Township 118, Range 24 West of the 5th Principal Meridian lying Northerly and Easterly of Block 4, Providence By The Lake.

ALSO EXCEPT That part of the Southeast Quarter of the Northeast Quarter of Section 14, Township 118, Range 24 West of the 5th Principal Meridian lying Westerly of the following described line: Beginning at the intersection of the West line of said Southeast Quarter of the Northeast Quarter with the Northerly line of Outlot A, Providence By The Lake; thence Northerly a distance of 610 feet to an intersection with the East line of the West 127 feet of said Southeast Quarter of the Northeast Quarter; thence North along said East line of the West 127 feet to the North line of said Southeast Quarter of the Northeast Quarter, and said line there ending.

WESTERLY PARCEL

The Southwest Quarter of the Northeast Quarter of Section 14, Township 118, Range 24 West of the 5th Principal Meridian EXCEPT those parts embraced in the plats of Providence By the Lake and Woodhill Farms; ALSO EXCEPT that part of the Southwest Quarter of said Northeast Quarter described as follows: Beginning at the intersection of the South line of said Southwest Quarter of the Northeast Quarter with the East line of the West 66.00 feet of said Southwest Quarter of the Northeast Quarter; thence on an assumed bearing of South 88 degrees 32 minutes East along said South line to a point distant 664.59 feet easterly of the Southwest corner of said Southwest Quarter of the Northeast Quarter; thence North 11 degrees West a distance of 184.23 feet; thence South 89 degrees 39 minutes West to the East line of the West 66.00 feet; thence Southerly along said East line of the West 66.0 feet to the point of beginning.

ALSO INCLUDING that part of the North 450 feet of the Northwest Quarter of the Southeast Quarter of said Section 14 lying Westerly of Outlot A, Providence By The Lake and lying Easterly of a line drawn on a bearing of South 11 degrees East (assuming the North line of said Northwest Quarter of the Southeast Quarter has a bearing of North 88 degrees 32 minutes West) from a point on said North line of said Northwest Quarter of the Southeast Quarter distant 664.59 feet easterly from the Northwest corner of said Southeast Quarter.

ALSO INCLUDING that part of the Southeast Quarter of the Northeast Quarter of said Section 14, lying Westerly of the following described line: Beginning at the intersection of the West line of said Southeast Quarter of the Northeast Quarter with the Northerly line of Outlot A, Providence By The Lake; thence Northerly a distance of 610 feet to an intersection with the East line of the West 127 feet of said Southeast Quarter of the Northeast Quarter; thence North along said East line of the West 127 feet to the North line of said Southeast Quarter of the Northeast Quarter, and said line there ending.

ALSO INCLUDING that part of the North half of the Northeast Quarter of said Section 14 lying west of a line drawn South parallel with the East line of the Northeast Quarter of said Northeast Quarter from an angle point in the Southerly line of Lot 4 and south of the plat of WOODHILL FARMS, said point being 550.92 feet easterly from the Southwest corner of said Lot 4 and south of the plat of WOODHILL FARMS.

GRONBERG & ASSOCIATES, INC. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS 445 NORTH WILLOW DRIVE LONG LAKE, MN 55356 952-473-4141	
DATE 7-31-26	SCALE 1"=200'
PROJECT 26-089	
I hereby certify that this plan, specification, 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. Mark S. Gronberg Minnesota License Number 12755	
REVISIONS	
DATE	



CITY OF INDEPENDENCE

City Council

CITY COUNCIL STAFF REPORT

1060 Copeland Road - Stipulation Agreement Request

Temporary Retention of Existing Home During Construction of New Pre-Manufactured Home

To:	Mayor and City Council
From:	City Planner
CC:	City Administrator
Meeting Date:	Tuesday, September 1, 2026
Applicant:	Rick Gage
Owner:	Ese Riders LLC
Location:	1060 Copeland Road, Independence, MN
PID No.:	29-118-24-31-0003
Application Type:	Stipulation Agreement – Temporary Dual Occupancy / Home Removal

Rick Gage (“Applicant”), on behalf of Ese Riders LLC (“Owner”), has requested City Council approval of a Stipulation Agreement to allow the Applicant to construct a new pre-manufactured home on the property located at 1060 Copeland Road while temporarily retaining and continuing to occupy the existing home on the property during construction. This item does not require Planning Commission review; Council is being asked to consider the request subject to the findings and conditions described below.

REQUEST

Rick Gage (Applicant), on behalf of Ese Riders LLC (Owner), requests that the City Council consider the following actions for the property located at 1060 Copeland Road, Independence, MN (PID No. 29-118-24-31-0003):

- a. Approval of a Stipulation Agreement allowing the Applicant to construct a new pre-manufactured home on the property while temporarily retaining and continuing to occupy the existing home during construction, subject to an escrow deposit and a required removal timeline for the existing home.

PROPERTY / SITE INFORMATION

Property Location:	1060 Copeland Road, Independence, MN
PID No.:	29-118-24-31-0003
Owner:	Ese Riders LLC
Applicant:	Rick Gage
Zoning:	Agriculture (A)
Comprehensive Plan Guiding:	Rural Residential
Existing Home:	Existing single-family principal structure (to be removed)
Proposed New Home:	New pre-manufactured single-family home, approx. 63' x 28', to be sited west of the existing home
Reason for Temporary Retention:	Owner's on-site staff currently reside in the existing home
Escrow Deposit Required:	\$10,000.00, held by the City to secure removal of the existing home
Certificate of Occupancy:	Temporary C.O. only for the new home; no final C.O. until the existing home is fully demolished and removed
Future Subdivision:	Potential future division of the property into two parcels (concept exhibit attached)

Representative Photo of the Proposed Pre-Manufactured Home



BACKGROUND & DISCUSSION

The subject property is located at 1060 Copeland Road and currently contains an existing single-family home along with several accessory structures. The Applicant proposes to demolish the existing home and construct a new pre-manufactured home to house the Owner's on-site staff. The Applicant's longer-term plan is to eventually subdivide the property into two lots: a new, permanent home would be constructed on one lot, and the pre-manufactured home would remain in place on the other lot to continue serving as staff housing.

Because the Owner's staff currently live in the existing home, the Applicant is requesting authorization to construct the new pre-manufactured home before demolishing the existing home, so that staff housing is not interrupted during construction. City staff asked the Applicant to provide a potential subdivision exhibit showing how the property could be divided in the future, once the Applicant is ready to construct a second, permanent home on the property; the Applicant has submitted the attached concept exhibit for the City's reference. The exhibit is conceptual only and does not constitute a subdivision application; any future subdivision of the property would be subject to separate application, review, and approval by the City.

The City has granted this type of arrangement on several prior occasions. Staff has followed that same approach in preparing the attached Stipulation Agreement for 1060 Copeland Road.

STIPULATION AGREEMENT ANALYSIS

Section 530.01, Subd. 2 of the City Code does not permit two principal structures (homes) to be maintained on the same lot of record. A Stipulation Agreement, together with an escrow deposit and a certificate-of-occupancy hold, allows the City to grant a temporary exception to this restriction while ensuring the existing home is ultimately removed.

Staff's analysis of the request is summarized below.

Prohibition on Two Principal Structures

The City's zoning code does not permit two primary structures (homes) to be lawfully located on the same lot of record. Because the Applicant proposes to construct the new pre-manufactured home before the existing home is removed, the property would temporarily contain two homes. A Stipulation Agreement is the mechanism the City has historically used to authorize this type of temporary condition, subject to enforceable conditions ensuring the existing home is removed.

Basis for Temporary Retention

The Owner's on-site staff currently reside in the existing home. Requiring demolition of the existing home before construction of the new pre-manufactured home would displace that staff housing during construction. Allowing the new home to be built first, while the existing home continues to be occupied, avoids that disruption.

Escrow Deposit and Enforcement

Consistent with past practice, the attached Stipulation Agreement requires the Owner to deposit \$10,000.00 with the City, to be held in escrow, upon execution of the Agreement. The Owner must remove the existing home within ninety (90) days of substantial completion of the new home, as determined by the City's building official. The City may retain the deposit in its entirety if the existing home is not removed as required, and the Agreement further provides the City other enforcement remedies in the event of non-compliance.

Certificate of Occupancy Condition

Only a temporary certificate of occupancy, valid for ninety (90) days and revocable by the building official, will be issued for the new home upon substantial completion. No final certificate of occupancy will be issued for the new home until the existing home has been fully demolished and removed from the property.

Future Subdivision Concept

At staff's request, the Applicant has submitted a concept exhibit illustrating one potential configuration for a future subdivision of the property. As shown on the exhibit, the property could eventually be divided into a northerly parcel of approximately 26.91 acres, containing the residential building site, and a southerly parcel of approximately 77.68 acres, containing the Fox Lake shoreline. The exhibit is provided for reference only; it is conceptual, does not constitute a subdivision application, and any future subdivision would require separate application, review, and approval by the City.

PRIOR CITY ACTION ON SIMILAR REQUESTS

The City has considered and approved similar requests in the past. A summary of relevant background is provided below.

- The City has granted stipulation agreements on prior occasions allowing an applicant to construct a new home while temporarily retaining an existing home on the same property, subject to an escrow deposit and a required removal timeline.
- The City developed a stipulation agreement and escrow deposit requirement for that request, with removal of the existing home required prior to issuance of a final certificate of occupancy for the new home.
- City staff asked the Applicant to submit a potential future subdivision exhibit showing how the property could be divided in the future, once the Applicant is ready to construct a second, permanent home on the property; the Applicant has provided this exhibit, attached to this report.
- Because Ese Riders LLC's on-site staff currently reside in the existing home, the Applicant is requesting authorization to construct the new pre-manufactured home before demolishing the existing home, so that staff housing is not interrupted during construction.
- Consistent with past practice, staff recommends that any approval include an escrow deposit to secure removal of the existing home, and a condition that no final certificate of occupancy be issued for the new home until the existing home has been fully demolished and removed from the property.

Should the City Council agree to approve the requested Stipulation Agreement, the following findings and conditions noted below.

Council Consideration

Approval of the requested Stipulation Agreement should include the following findings and conditions:

Findings:

- Two principal structures (homes) may not be lawfully maintained on the same lot of record under Section 530.01, Subd. 2 of the City Code absent an agreement of this nature.
- The City has approved similar stipulation agreements in the past, including for Erik and Marjorie Hegstrom, allowing temporary retention of an existing home during construction of a new home, subject to an escrow deposit and mandatory removal of the existing home.
- Ese Riders LLC's on-site staff currently occupy the existing home, and temporary retention of the existing home during construction of the new pre-manufactured home will avoid displacing that staff housing.

- The Applicant has provided a potential future subdivision concept exhibit, at staff's request, illustrating how the property could be divided in the future; the exhibit is conceptual only and does not constitute a subdivision application.
- An escrow deposit and a certificate-of-occupancy hold provide adequate assurance that the existing home will be removed in a timely manner.

Recommended Conditions of Approval:

1. The Applicant shall execute the Stipulation Agreement, in a form approved by the City Attorney, prior to issuance of a building permit for the new home.
2. The Applicant shall deposit \$10,000.00 with the City, to be held in escrow, upon execution of the Stipulation Agreement to secure removal of the existing home.
3. The existing home shall be removed within ninety (90) days of substantial completion of the new home, as reasonably determined by the City's building official.
4. Only a temporary certificate of occupancy shall be issued for the new home; no final certificate of occupancy shall be issued until the existing home has been fully demolished and removed from the property.
5. Any future subdivision of the property shall be subject to separate application, review, and approval by the City.
6. The Applicant shall pay for all costs associated with the City's review of the requested Stipulation Agreement.

COUNCIL ACTION

City Council can consider approval of the Stipulation Agreement for 1060 Copeland Road and authorize the Mayor and City Administrator to execute the Agreement on the City's behalf, subject to the findings and conditions set forth above.

Attachments: Stipulation Agreement (Draft)
 Photo of Proposed Pre-Manufactured Home
 Site Plan Exhibit (Proposed Home Location)
 Potential Future Subdivision Concept Exhibit

STIPULATION FOR REMOVAL OF HOUSE

The undersigned, Ese Riders LLC, a Minnesota limited liability company (“Owner”), by and through its authorized representative, Rick Gage, hereby stipulates and agrees with the City of Independence (“City”) as follows:

RECITALS

WHEREAS, Owner owns a home at 1060 Copeland Road, Independence, Minnesota 55359 (PID No. 29-118-24-31-0003) (the “Property”), and;

WHEREAS, Owner intends to construct a new home (a pre-manufactured home) on the Property to replace the existing house, and;

WHEREAS, two primary structures (houses) cannot be lawfully located on the same lot of record under the City’s zoning code, and;

WHEREAS, Owner wishes to retain and continue to occupy the existing home while the new home is being constructed because Owner’s on-site staff currently reside in the existing home, and;

WHEREAS, the City is willing to allow Owner to complete construction of the new home upon Owner’s agreement to promptly raze and remove the existing house upon completion of the new house.

AGREEMENT

NOW, THEREFORE, in consideration of the City’s willingness to permit construction of a new home on the Property while an existing home is temporarily retained, Owner hereby agrees as follows:

1. Owner shall remove the existing house within ninety (90) days of substantial completion of the new home as reasonably determined by the City’s building official.
2. Owner shall deposit \$10,000.00 with the City, to be held in escrow, upon execution of this Agreement (“Deposit”) to secure completion of the house removal. The City may retain the deposit in its entirety in the event the existing house is not removed as provided in this Agreement to offset the City’s anticipated costs to secure compliance.
3. Upon substantial and satisfactory completion of construction of the new home as determined by the City’s building official, Owner may request and be issued a temporary certificate of occupancy for the new home and may occupy such new home during removal of the existing home. The temporary certificate of occupancy shall be for a period of ninety (90) days and shall be revocable by the building official in the event it is determined that removal of the existing house is not proceeding or has ceased.

4. Owner acknowledges that maintenance of two principal structures (homes) on the Property is impermissible and unlawful under Section 530.01, Subd. 2 of the City Code, and further that the City may cite and prosecute Owner for non-compliance with this Agreement, or may sue to enjoin compliance with this Agreement, or may otherwise take any action deemed appropriate to secure compliance with this Agreement, and Owner waives any opposition or defense to any such legal action to secure compliance with this Agreement.

IN WITNESS WHEREOF, Owner has caused this instrument to be executed in acknowledgement and acceptance of all the terms and conditions herein set forth.

Dated: _____, 2026

ESE RIDERS LLC,
a Minnesota limited liability company

By: _____
Rick Gage, Authorized Representative

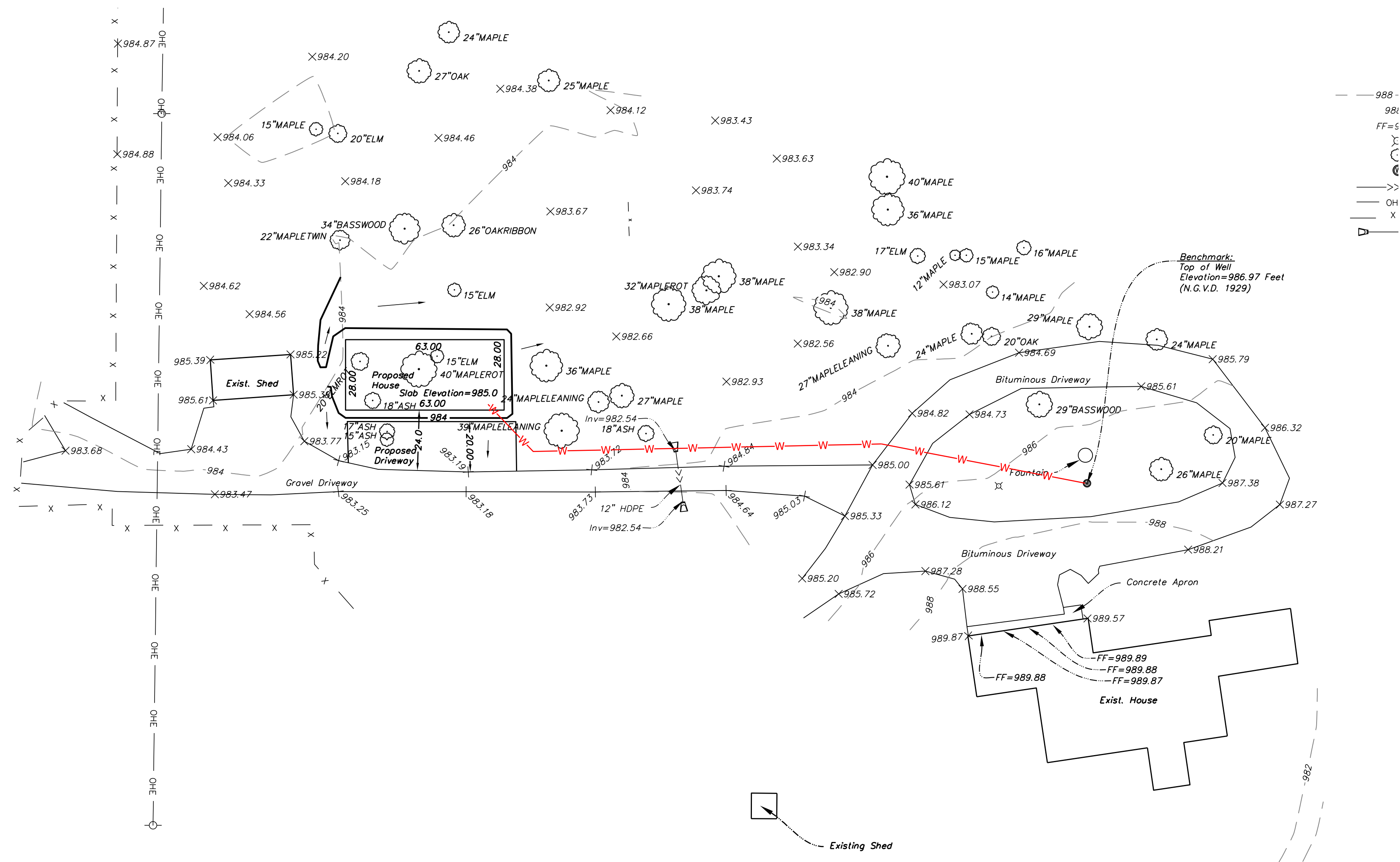
STATE OF MINNESOTA)
) ss
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Rick Gage, the Authorized Representative of Ese Riders LLC, a Minnesota limited liability company, on behalf of the company.

(Notarial Seal)

Notary Public







2145 DANIELS STREET • BOX 117 • LONG LAKE, MN 55356-9274 • 952.471.7125 • tyler@lmcc-tv.org

8/17/26

To All LMCC Member Cities,

Attached, please find a copy of the Lake Minnetonka Communications Commission's 2027 budget. The budget was unanimously approved last Thursday night at our August 13th Full Commission meeting.

Our 2027 budget is balanced with the use of reserve funds from the sale of our building last year to cover the deficit caused by cable-cord cutting.

I ask that you bring the LMCC's budget to your city council for approval. Please feel free to contact me or your LMCC Commissioner if you have any questions.

Note: City approval is not required under our Joint Powers Agreement, but your city's vote of confidence is greatly appreciated.

Thank you for your support of the Lake Minnetonka Communications Commission!

Tyler Rabe, LMCC Operations Manager

DEERHAVEN

EXCELSIOR

GREENWOOD

INDEPENDENCE

LONG LAKE

LORETTA

MINNETONKA
BEACH

ST. BONIFACIUS

SHOREWOOD

SPRING PARK

WOODLAND

	A	B	C	D	E	F
1	Lake Minnetonka Communications Commission:					
2	Approved 2027 Budget					
3				2025	2026	2027
4			Code #:	Actuals	Budget	Budget
5	Budget Revenues:					
6	Mediacom - Franchise Fees		990.1	\$ 147,499.32	\$ 120,731.79	\$ 95,956.00
7	Midco - Franchise Fees		990.1	\$ -	\$ -	\$ 8,928.00
8	Mediacom - Peg Fees		915.2	\$ 33,831.35	\$ 28,148.42	\$ 21,064.00
9	Midco - Peg Fees		915.2	\$ -	\$ -	\$ 3,137.00
10	Commercial Production		930.2	\$ 11,500.00	\$ 4,800.00	\$ 9,700.00
11	Insurance Refunds/Misc		940.1	\$ 711.00	\$ -	\$ -
12	Revenues Total:			\$ 193,541.67	\$ 153,680.21	\$ 138,785.00
13						
14	Franchise Salaried Full -Time	Franchise	101	\$ 94,668.86	\$ 67,980.00	\$ 70,019.40
15	PEG Prod. Full Time Salaries	PEG	102	\$ 62,988.38	\$ -	\$ -
16	PEG Prod. PERA	PEG	120	\$ 4,723.88	\$ -	\$ -
17	Franchise PERA Contributions	Franchise	121	\$ 7,100.08	\$ 4,332.97	\$ 5,251.29
18	Franchise FICA Contributions	Franchise	122	\$ 6,779.09	\$ 4,758.60	\$ 4,755.20
19	PEG Prod. FICA	PEG	123	\$ 4,093.70	\$ -	\$ -
20	Minnesota Paid Leave	Franchise	125	\$ -	\$ 448.07	\$ 464.10
21	Franchise Health Insurance	Franchise	131	\$ 16,568.63	\$ 7,076.78	\$ 12,000.00
22	PEG Prod. Health Insurance	PEG	132	\$ 8,215.12	\$ -	\$ -
23	Franchise Worker's Comp. Ins.	Franchise	151	\$ 258.50	\$ 561.50	\$ 206.00
24	PEG Prod. Worker's Comp. Ins.	PEG	152	\$ 258.50	\$ -	\$ -
25	Personnel Expenses Total:			\$ 205,654.74	\$ 85,157.92	\$ 92,695.99
26						
27	Office Supplies	Franchise	200	\$ 2,499.89	\$ 1,000.00	\$ 500.00
28	Repairs & Maintenance Supplies	PEG	220	\$ -	\$ 100.00	\$ -
29	Studio Expendables	PEG	221	\$ 106.45	\$ 200.00	\$ -
30	Audit/Accounting Fees	Franchise	301	\$ 5,840.60	\$ 5,200.00	\$ 7,005.00
31	Access Contractors Studio	PEG	302	\$ 22,517.25	\$ 25,000.00	\$ 22,500.00
32	Legal Fees	Franchise	304	\$ 812.00	\$ 2,500.00	\$ 1,500.00
33	Copier Expense	Franchise	309	\$ 39.99	\$ -	\$ -
34	Payroll Services	Franchise	314	\$ 3,691.29	\$ 3,150.00	\$ 3,200.00
35	Janitorial Services	Franchise	318	\$ 2,517.90	\$ -	\$ -
36	Security Services	Franchise	319	\$ 980.00	\$ 335.00	\$ 550.00
37	Telephone/Communications	Franchise	321	\$ 2,071.64	\$ 1,800.00	\$ 1,100.00
38	Postage	Franchise	322	\$ 588.00	\$ 350.00	\$ 165.00
39	Computer Consulting	Franchise	325	\$ 1,287.23	\$ 500.00	\$ 400.00
40	Mileage	Franchise	332	\$ 381.42	\$ 100.00	\$ 500.00
41	Insurance	Franchise	360	\$ 5,412.00	\$ 2,875.00	\$ 2,430.00
42	Utilities	Franchise	380	\$ 10,600.06	\$ -	\$ -
43	Refuse & Recycling	Franchise	384	\$ 11,126.22	\$ -	\$ -
44	Bank Finance Fees	Franchise	395	\$ 368.47	\$ -	\$ -
45	Contracted Maintenance	Franchise	401	\$ 1,268.00	\$ -	\$ -
46	Maintenance Repair Equipment	Franchise	404	\$ 9,220.00	\$ -	\$ -
47	Building Rent	Franchise	412	\$ 3,750.00	\$ 15,000.00	\$ 15,885.00
48	Equipment Rental	Franchise	413	\$ 184.18	\$ -	\$ -
49	Advertising	Franchise	440	\$ -	\$ -	\$ -
50	Van Operation	PEG	441	\$ 1,087.24	\$ 1,500.00	\$ 315.00
51	Web Streaming/Broadband	Franchise	442	\$ 4,202.68	\$ 4,000.00	\$ 3,225.00
52	Licenses	Franchise	443	\$ 1,768.46	\$ 1,750.00	\$ 225.00
53	Building Improvements	Franchise	445	\$ 926.76	\$ -	\$ -
54	Fund Contingency	Franchise	740	\$ 47.83	\$ -	\$ -
55	Expenses Total:			\$ 93,295.56	\$ 65,360.00	\$ 59,500.00
56						
57	Capital Outlay	PEG	720	\$ 1,986.53	\$ 5,000.00	\$ 2,750.00
58	Capital Licenses	PEG	722	\$ 3,290.80	\$ 2,750.00	\$ 2,220.00
59	Capital Expenses Total:			\$ 5,277.33	\$ 7,750.00	\$ 4,970.00
60						
61	Franchise Renewal Legal/Consul	Franchise	733	\$ 12,713.20	\$ -	\$ -
62	Special Projects Total:			\$ 12,713.20	\$ -	\$ -
63						
64	ALL Expenses Total:			\$ 316,940.83	\$ 158,267.92	\$ 157,165.99
65						
66	Revenues Total:			\$ 193,541.67	\$ 153,680.21	\$ 138,785.00
67	ALL Expenses Total:			\$ (316,940.83)	\$ (158,267.92)	\$ (157,165.99)
68	Funding Balance After ALL Expenses:			\$ (123,399.16)	\$ (4,587.71)	\$ (18,380.99)
69	Transfer from Pershing Investments:			\$ 65,000.00	\$ 4,587.71	\$ 18,380.99
70	Total After Transfer from Pershing Investments:			\$ -	\$ -	\$ 710,437.42