



PLANNING COMMISSION MEETING AGENDA
TUESDAY, JANUARY 20, 2025

7:30 PM REGULAR MEETING

1. **Call to Order**

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

2. **Roll Call**

PRESENT: Gardner, Alternates Story and Usset

ABSENT: Thompson, Tearse, Dumas, Volkenant

STAFF: Mayor Spencer, City Administrator Kaltsas, Administrative Services Director
Simon

VISITORS: See Sign-in Sheet

3. Annual Election of Commission Chair and Vice Chair.

Kaltsas explained that Volkenant, Dumas and Usset are up for reappointment. The planning commission discussed switching Story and Volkenant's positions, but they would like to have a conversation about that among all planning commissioners to mutually accept this change. They did not have enough planning commissioners present tonight.

4. Approval of Minutes:

a. November 18, 2025, Planning Commission Meeting Minutes.

b. January 6, 2026, City Council Meeting Minutes (For Information Only).

Motion by Story, seconded by Story to approve the minutes. Ayes: Gardner, Usset and Story. Nays: None. Absent: Volkenant, Dumas, Thompson and Tearse. Abstain: None. Motion Approved. 3-0

5. **PUBLIC HEARING** – Mike Kuka (Applicant/Owner) requests that the City consider the following action for the property located at 4405 County Road 92 N, Independence, MN (PID No. 04-118-24-31-0002):

- a. A conditional use permit (CUP) to allow a detached accessory building to exceed 5,000 square feet. The applicant has an existing detached accessory building that is currently larger than 5,000 SF (approximately 8,000 SF) and considered lawful non-conforming. The applicant would like to add approximately 4,800 square feet to the existing building which will enlarge the structure and create the need for the conditional use permit.

Kaltsas explained that this is an expansion of the existing building that exceeds 5,000sqft. There is another building on the property currently and they would like to add 5,500sqft to the building size. The property is zoned AG and is guided as AG. It is 80 acres in overall size. The existing building is roughly 60x120. The total size in the after condition would be 12,700sqft. There is unlimited amount of building sizes on properties over 10 acres, however, a landowner would have to apply for a CUP for any buildings that exceeded 5,000sqft. The building is 50ft from the North property line which would exceed the minimum setback of 15ft. The proposed building expansion would not affect the surrounding properties. This building is not associated with the existing CUP on the other building for the commercial riding arena. This building will be used for personal use by the applicants. Applicant and city would ensure grading and drainage. We would also include provisions that the building use doesn't change without notifying the city.

PUBLIC HEARING OPENED

Kuka – Mentioned the purpose of the expansion is for their personal riding arena and to train their horses. It is for their breeding program.

Motion by Story, seconded by Gardner to close the public hearing. Ayes: Gardner, Story and Usset. Nays: None. Absent: Volkenant, Dumas, Tarse, and Thompson. Abstain: None. Motion Approved. 3-0

Story said it fits right in to the area.

Motion by Usset, seconded by Story to recommend approval of the CUP. Ayes: Gardner, Story and Usset. Nays: None. Absent: Volkenant, Dumas, Tarse, and Thompson. Abstain: None. Motion Approved. 3-0

6. Open/Misc.

Kaltsas mentioned that there will be no meeting in February.

There will be a water study coming out in February.

Usset mentioned he will be gone March 17th for the planning commission

Kaltsas also mentioned that the garage condos are going up and some are already sold.

7. Adjourn.

Motion by Story, seconded by Usset to adjourn the meeting at 7:51pm. Motion Approved. 3-0

Respectfully Submitted,

Amber Simon/Recording Secretary