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PLANNING COMMISSION MEETING AGENDA  
REGULAR MEETING  
TUESDAY, AUGUST 16, 2016

**6:30 PM Regular Meeting**

1. Call to Order
2. Roll Call
3. Approval of Minutes:
  - a. June 21, 2016 Planning Commission Meeting
4. **PUBLIC HEARING (Tabled at June 21 Meeting):** Jay Fogelson (Applicant/Owner) requests that the City consider the following action for the property located at 4618 South Lake Sarah Drive, Independence, MN (PID No. 02-118-24-21-0005):
  - a. A variance to allow a reduced side yard setback on both sides of the property which would permit a home and garage addition.
5. **PUBLIC HEARING:** Windsong Farm Golf Club, LLC (Applicant/Owner) requests that the City consider the following actions for the property located at 18 Golf Walk (PID No. 32-118-24-13-0001) in Independence, MN:
  - a. A Comprehensive Plan Amendment to allow an expansion of Windsong Golf Club to the property north of CSAH 6.
  - b. A conditional use permit amendment to allow an expansion of Windsong Golf Club to the property north of CSAH 6 for a new driving range/practice facility (private facility).
6. **PUBLIC HEARING:** Hoikka Construction (Applicant) and Beau'Selle Stable (Owner) request that the City consider the following actions for the property located at 1060 Copeland Road (PID No. 29-118-24-31-0001) in Independence, MN:
  - a. A conditional use permit to allow a Commercial Riding Stable.
  - b. A conditional use permit to allow an accessory structure that exceeds 5,000 SF.

7. **PUBLIC HEARING:** A proposed text amendment to the City of Independence Ordinances as follows:

- a. An ordinance opting-out of the requirements of Minnesota Statutes, Section 462.3593

8. **PRELIMINARY REQUEST:** George and Linda Becker (Applicants/Owners) request that the City consider the following actions for the property located at 4675 Lake Sarah Road, Independence, MN (PID No. 03-118-24-22-0002):

- a. A variance to allow the subdivision of property in the AG-Agriculture zoning district.
- b. A minor subdivision to allow the subdivision of the subject parcel into two (2) lots.

9. Open/Misc.

10. Adjourn.