



Please note that, pursuant to the authority provided by Minn. Stat. Sec. 13D.021, subd. 1(1), the City has determined that in-person meetings of the City Council are not practical or prudent due to the COVID-19 public health pandemic and the declared national, state, and local emergencies. Meetings of the Council will be conducted by electronic or telephonic means. Under Minn. Stat. Sec. 13D.021, subd. 3, to the extent practical and possible, the City Council will allow individuals to monitor the meeting electronically. Access to the meeting can be obtained online by following the link provided below or by contacting the City Hall for instructions and methods for obtaining access to the meeting.

Meeting Access Information: <https://www.ci.independence.mn.us/meetings>

**CITY COUNCIL MEETING AGENDA**  
**TUESDAY JUNE 1, 2021**  
**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 May 18, 2021, Regular City Council Meeting.
  - b. Approval of Accounts Payable; (Batch #1 Checks Numbered 20493-20516, Batch #2 Checks Numbered 20517).
  - c. Approval of Large Assembly Permits:
    - i. Triathlon at Lake Rebecca – August 1, 2021.
    - ii. Wedding at 3757 Independence Road – June 12, 2021.
    - iii. Tour de Tonka Bike Ride – August 7, 2021.
    - iv. Wedding at 5675 Koch's Crossing – June 19, 2021.
  - d. Agriculture Preserve Termination Application: 2160 Nelson Road.
  - e. Approval to Purchase Furniture from Henricksen for the City Hall Offices.
  - f. Approval to Move a House into the City and Locate on the Property Identified by PID No. 02-118-24-12-0012 (5845 Lake Sarah Heights Drive).
5. Set Agenda – Anyone Not on the Agenda can be Placed Under Open/Misc.
  6. Reports of Boards and Committees by Council and Staff.
  7. Presentation of the 2020 Financial Audit – Chris Knopik, Clifton Larson Allen.

- a. 2020 Draft Financial Audit
  - b. 2020 Audit Presentation
8. Brent Foster (Applicant/Owner) is requesting the following actions for the property located at 4755 Lake Sarah Heights Cir. (PID No. 02-118-24-12-0007) in the City of Independence, MN:
- a. **RESOLUTION 21-0601-01:** Considering approval of a variance to allow a reduced side yard setback for a detached accessory structure on the property located at 4755 Lake Sarah Heights Cir.
9. Nate Bjerga (Applicant/Owner) is requesting the following action for the property located at 4991 Perkinsville Rd. (PID No. 24-118-24-41-0010) in the City of Independence, MN:
- a. **RESOLUTION 21-0601-02:** Considering approval of a variance to allow a reduced side yard setback associated with a proposed building addition on the subject property.
10. Open/Misc.
11. Adjourn.



MINUTES OF A REGULAR MEETING OF THE  
INDEPENDENCE CITY COUNCIL  
TUESDAY, MAY 18, 2021 –6:30 P.M.  
Police Department Conference Room

1. CALL TO ORDER.

Pursuant to due call and notice thereof, a regular meeting of the Independence City Council was called to order by Mayor Johnson at 5:30 p.m.

3. PLEDGE OF ALLEGIANCE.

Mayor Johnson led the group in the Pledge of Allegiance.

2. ROLL CALL

PRESENT: Mayor Johnson, Councilors Spencer, Betts, McCoy and Grotting

ABSENT: None

STAFF: City Administrator Kaltsas, Assistant to Administrator Horner

VISITORS: Gary Kroells

3. \*\*\*\*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 Workshop Meeting Minutes from the April 29, 2021 Workshop.
- b. Approval of City Council Minutes from the May 4, 2021 Regular City Council Meeting.
- c. Approval of Accounts Payable; (Batch #1 Checks Numbered 20467-20470, Batch #2 Check Numbered 20471-20492).
- d. Approval of Pay Applications #5 and 6, Rochon Corporation for City Hall Renovation.
- e. Approval of Solicitors Permits as follows:
  - i. Logan Bauer, Lebegue Properties LLC (dba V.L. Builders)
  - ii. Joanna Nowak, Lebegue Properties LLC (dba V.L. Builders)
  - iii. Victor Lebegue, Lebegue Properties LLC (dba V.L. Builders)

**Motion by Spencer, second by McCoy to approve the Consent Agenda. Ayes: Johnson, Spencer, McCoy, Grotting and Betts. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED.**

4. SET AGENDA – ANYONE NOT ON THE AGENDA CAN BE PLACED UNDER OPEN/MISC.

5. REPORTS OF BOARDS AND COMMITTEES BY COUNCIL AND STAFF

**Spencer attended the following meetings:**

- Highway 12 Safety Coalition Meeting (virtual)
- Deadly Force Training Workshop (in-person)

**Grotting attended the following meetings:**

- None

**McCoy attended the following meetings:**

- Maple Plain Fire Commission Meeting (in person)

**Betts attended the following meetings:**

- Maple Plain Fire Commission Meeting (in person)
- Highway 12 Safety Coalition Meeting (virtual)
- West Hennepin Chamber of Commerce Meeting (in person)

**Johnson attended the following meetings: (Virtual- unless noted)**

- Highway 12 Safety Coalition Meeting
- Lake Independence Meeting (in person)
- Regional Council of Mayors Meeting
- Maple Plain Fire Commission Meeting (in person)
- Senior Community Service Finance Committee Meeting
- Orono School Board Meeting
- West Hennepin Chamber of Commerce Meeting (in person)
- National League of Cities Meeting
- Northwest League of Municipalities Meeting (in person)
- Orono Healthy Youth Committee Meeting
- National League of Cities Conference Call

**Horner attended the following meetings:**

- BKV architect meetings (in person and virtual)

**Kaltsas attended the following meetings:**

- MnDOT meetings on construction efforts for Highway 12 and 92 (virtual)

6. West Hennepin Public Safety Director Gary Kroells: Presentation of the April 2021 Activity Report.

Kroells stated there were 1,378 incidents as of April 30, 2021. He said West Hennepin Public Safety handled 203 incidents during the month of March with an additional 111 for Maple Plain. Kroells said the numbers are up slightly from last year. Kroells noted the department has hired a new officer (Scott Isaacson).

- For a complete report see the packet for tonight's meeting

7. Approval of County Road 92 Turnback Road Renaming and Authorization for Staff to Sign the CSAH 92/TH 12 Construction Project Plan Set.

Kaltsas said Staff presented information relating to this issue at our recent workshop. Hennepin County is planning on turning back a portion of CSAH 92 to the City following completion of the Hwy 12/CSASH 92 project. In addition, the City will be taking over the newly constructed portion of the road that provides access to the property located at 7899 US Hwy 12.

The City will formally accept the turnback via an agreement that will be presented for consideration at an upcoming City Council Meeting. The City is being asked to provide a new name for the section of road (see location below) to be given to the City. Following discussion at the last City Council Meeting, staff did research the historic/cultural/architectural history information prepared by Hennepin County for this project. There were several names that showed up in the studies that related to the initial settlement of the City and historic farm owners. Names such as Armstrong (original settlement name), Storeson (original owner of 7735 Hwy 12) and Kleven (original owner of 2825 County Road 92 North) all showed up in the study.

Council had discussed the renaming and recommended that Rumpza Road be considered as that is a family name that relates to some of the land in this area. Staff is seeking a recommendation from Council on the road naming.

Staff is also seeking City Council authorization to approve the final plan set for the CSAH 92/TH 12 improvement project. This is a formality that is required by Hennepin County and MNDOT for a project to commence in the City. A copy of the overall plan is attached for Council information. Please let me know if you have any questions and or would like additional information (full plan set).

**Motion by Betts, second by Spencer for approval of County Road 92 Turnback Road Renamed to Rumpza Road and Authorization for Staff to Sign the CSAH 92/TH 12 Construction Project Plan Set. Ayes: Johnson, Grotting, McCoy, Betts, and Spencer. Nays: None. Absent: None. None. Abstain. None. MOTION DECLARED CARRIED.**

8. Open/ Misc.

9. Adjourn.

**Motion by McCoy, second by Grotting to adjourn at 6:22 p.m. Ayes: Johnson, Grotting, McCoy, Betts, and Spencer. Nays: None. Absent: None. None. Abstain. None. MOTION DECLARED CARRIED.**

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Respectfully Submitted,  
Trish Gronstal/ Recording Secretary



## NON-CITY ASSEMBLY PERMIT APPLICATION

### Fees & Definitions:

|                                         |
|-----------------------------------------|
| 200+ Attendees (Large Assembly) = \$100 |
| 100+ Attendees (Medium Assembly) = \$25 |
| 50+ Attendees (Small Assembly) = \$25   |

(Double fee for application received less than 45 business days prior to event).

**Event Location:** Start/Finish Lake Rebecca  
**Type of event:** Tri-Bike course **Number of people** 250 **Date** Aug 1, 2021  
☐ Residential ☐ Corporate ☐ Partnership ☐ Group or Association ☐ Other  
Put on by Gear West  
**Event Holder's Name:** Jan Guenther **Address:** 1786 Wayzata Blvd Long Lake, MN 55356  
**Contact Person:** Jennifer Williams **Phone:** 612-495-0600  
**2nd Contact Person:** Mary Anderson **Phone:** 612-202-2016

**Security Plans:** \_\_\_\_\_  
**Date West Hennepin Public Safety was notified of the event:** 4-14-2021

**Severe Weather Plans** (in the event of): attached

**Sound Plans** - amplification and sound control: NA  
Outdoor Music ☐ Yes ☒ No - Starting Time \_\_\_\_\_ AM/PM, Ending  
Time \_\_\_\_\_ AM/PM

**Food and Concessions Plans:** NA  
Vendor's name, address, and license number (copies of vendor license, insurance and permits  
must be provided) \_\_\_\_\_  
Vendor Work #: \_\_\_\_\_ Vendor Cell #: \_\_\_\_\_

**Serving Alcohol:** Yes: \_\_\_\_\_ No: X

**Selling Alcohol:** Yes: \_\_\_\_\_ No: X (If selling alcohol contact the City for a Permit)

**Restroom Provisions:** How many? NA  
Location: \_\_\_\_\_

**Lighting - Type:** NA How many? \_\_\_\_\_  
Location of lights: \_\_\_\_\_

**\$1,000,000 Certificate of Liability Insurance**-provide a copy: being requested

NA **Parking Plan:** Please provide a site plan showing 1 parking space for each vehicle per 4 guests. If using adjacent property, written permission from property owners must be obtained.

4-19-2021  
Date

Jennifer Williams  
Signature of applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of applicant

**Office Use Only**

Application Received: 4-14-21 Application Fee: \_\_\_\_\_ Date Fee Paid: \_\_\_\_\_

Date \$1,000,000 certificate of liability insurance received: \_\_\_\_\_

\_\_\_\_\_  
Signature of City Official

\_\_\_\_\_  
Date

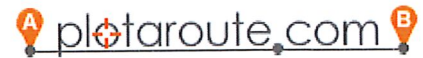
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Signature of West Hennepin Public Safety

5-19-21  
Date

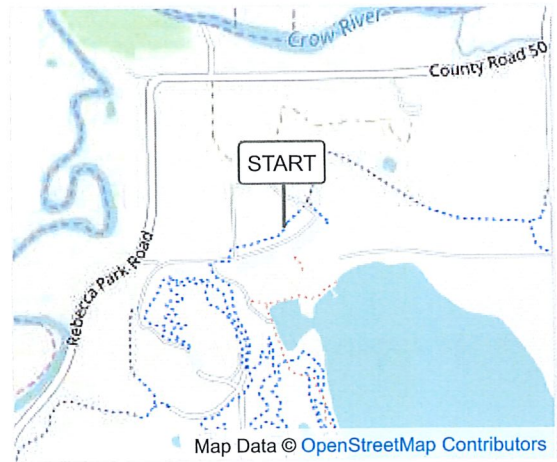


## 24-25 Mile Route

### ROUTE INFORMATION



|              |                                               |
|--------------|-----------------------------------------------|
| ROUTE LENGTH | 67.636 km                                     |
| ASCENT       | 572 m                                         |
| DESCENT      | 571 m                                         |
| HILLS        | ↑ 38.9%   ↓ 39.8%   → 21.3%                   |
| TERRAIN      | Road                                          |
| START        | <b>LAT:</b> 45.072665, <b>LNG:</b> -93.750352 |



### NOTES

final map



## ROUTE DIRECTIONS

| No | Km     | Turn | Directions                                                     |
|----|--------|------|----------------------------------------------------------------|
| 1  | 0.000  |      | Start on                                                       |
| 2  | 0.309  | →    | Turn right                                                     |
| 3  | 0.313  | ←    | Turn left                                                      |
| 4  | 0.509  | →    | Turn right                                                     |
| 5  | 0.617  | ↘    | Turn sharp right onto Rebecca Park Road, CR 50                 |
| 6  | 2.510  | ↗    | Turn slight right onto 65th Street Southeast                   |
| 7  | 3.356  | ↖    | Turn slight left onto County Highway 17, CR 17                 |
| 8  | 13.735 | →    | Turn right onto Watertown Road, CR 6                           |
| 9  | 18.998 |      | Keep right onto County Road 20, CR 20                          |
| 10 | 19.194 | ↖    | At roundabout, take exit 2 onto County Road 20                 |
| 11 | 20.403 | ↑    | Enter roundabout                                               |
| 12 | 20.734 | →    | Turn right onto Lewis Avenue North, CR 27                      |
| 13 | 31.241 | ←    | Turn left onto Woodland Road, CR 30                            |
| 14 | 31.451 | →    | Turn right onto Babcock Boulevard West, US 12                  |
| 15 | 32.573 | →    | Turn right onto 7th Street South                               |
| 16 | 33.668 | →    | Turn right onto County Road 17 Southeast, CR 17                |
| 17 | 40.667 | →    | Turn right onto Watertown Road, CR 6                           |
| 18 | 45.930 |      | Keep right onto County Road 20, CR 20                          |
| 19 | 46.126 | ↖    | At roundabout, take exit 2 onto County Road 20                 |
| 20 | 47.245 | →    | Turn right                                                     |
| 21 | 47.251 | ←    | Turn left                                                      |
| 22 | 47.407 | →    | Turn right                                                     |
| 23 | 47.413 | →    | Turn right onto County Road 20, CR 20                          |
| 24 | 47.504 | ↑    | At roundabout, take exit 1 onto Territorial Street East, CR 10 |
| 25 | 47.892 | ←    | Turn left onto Lewis Avenue North, CR 27                       |
| 26 | 58.438 | ←    | Turn left onto Woodland Road, CR 30                            |
| 27 | 58.648 | →    | Turn right onto Babcock Boulevard West, US 12                  |
| 28 | 59.318 | ←    | Turn left onto 5th Street South                                |
| 29 | 59.329 | →    | Turn right                                                     |
| 30 | 59.782 | ←    | Turn left onto Tlger Drive South                               |
| 31 | 60.911 | →    | Turn right onto County Road 17 Southeast, CR 17                |
| 32 | 64.301 | ↗    | Turn slight right onto 65th Street Southeast                   |
| 33 | 65.147 | ↖    | Turn slight left onto Rebecca Park Road, CR 50                 |
| 34 | 66.997 | ↗    | Keep right                                                     |
| 35 | 67.105 | ←    | Turn left                                                      |

| No | Km     | Turn | Directions |
|----|--------|------|------------|
| 36 | 67.301 | ➔    | Turn right |
| 37 | 67.305 | ➔    | Turn left  |
| 38 | 67.636 |      |            |





## NON-CITY ASSEMBLY PERMIT APPLICATION

### Fees & Definitions:

|                                         |
|-----------------------------------------|
| 200+ Attendees (Large Assembly) = \$100 |
| 100+ Attendees (Medium Assembly) = \$25 |
| 50+ Attendees (Small Assembly) = \$25   |

(Double fee for application received less than 45 business days prior to event).

**Event Location:** 3757 Independence Rd. Maple Plain, MN 55359  
**Type of event:** Wedding **Number of people** 80-100 **Date** 6-12-2021  
☐ Residential ☐ Corporate ☐ Partnership ☐ Group or Association ☐ Other

**Event Holder's Name:** Angela Willson **Address:** 3030 11<sup>th</sup> Ave. S.  
Minneapolis, MN 55407  
**Contact Person:** Daniel Bidinger (host, property owner) **Phone:** 507-202-  
5262  
**2<sup>nd</sup> Contact Person:** Mike Etzel (neighborhood association secretary)  
**Phone:** 612-280-1591

**Security Plans:** no formal security, private family wedding  
**Date West Hennepin Public Safety was notified of the event:** 5-14-2021

**Severe Weather Plans** (in the event of): in case of rain, event will be held  
inside a tent, rented from and installed by Highway 55 Rental

**Sound Plans** - amplification and sound control: small sound system with one  
microphone and one small amplifier  
**Outdoor Music** ☐ Yes ☐ No - **Starting Time** 2:30 **AM/PM**, **Ending**  
**Time** 6:00 **AM/PM**

**Food and Concessions Plans:** snacks and desserts provided by host

Vendor's name, address, and license number (copies of vendor license, insurance and permits must be provided) N/A

Vendor Work #: \_\_\_\_\_ Vendor Cell # \_\_\_\_\_

Serving Alcohol: Yes: X No: \_\_\_\_\_

Selling Alcohol: Yes: \_\_\_\_\_ No: X (If selling alcohol contact the City for a Permit)

Restroom Provisions: How many? 2 portable toilets rented and serviced by  
OnSite Sanitation Location: \_\_\_\_\_ see attached map \_\_\_\_\_

Lighting - Type: none How many? \_\_\_\_\_  
Location of lights: \_\_\_\_\_

\$1,000,000 Certificate of Liability Insurance-provide a copy: attached

Parking Plan: Please provide a site plan showing 1 parking space for each vehicle per 4 guests. If using adjacent property, written permission from property owners must be obtained. **ATTACHED**

5-14-2021  
Date

  
Signature of applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of applicant

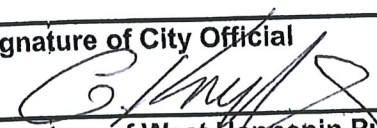
Office Use Only

Application Received: 5/14 Application Fee: ~~544~~ 50<sup>00</sup> Date Fee Paid: 5/14

Date \$1,000,000 certificate of liability insurance received: 5/14

Signature of City Official

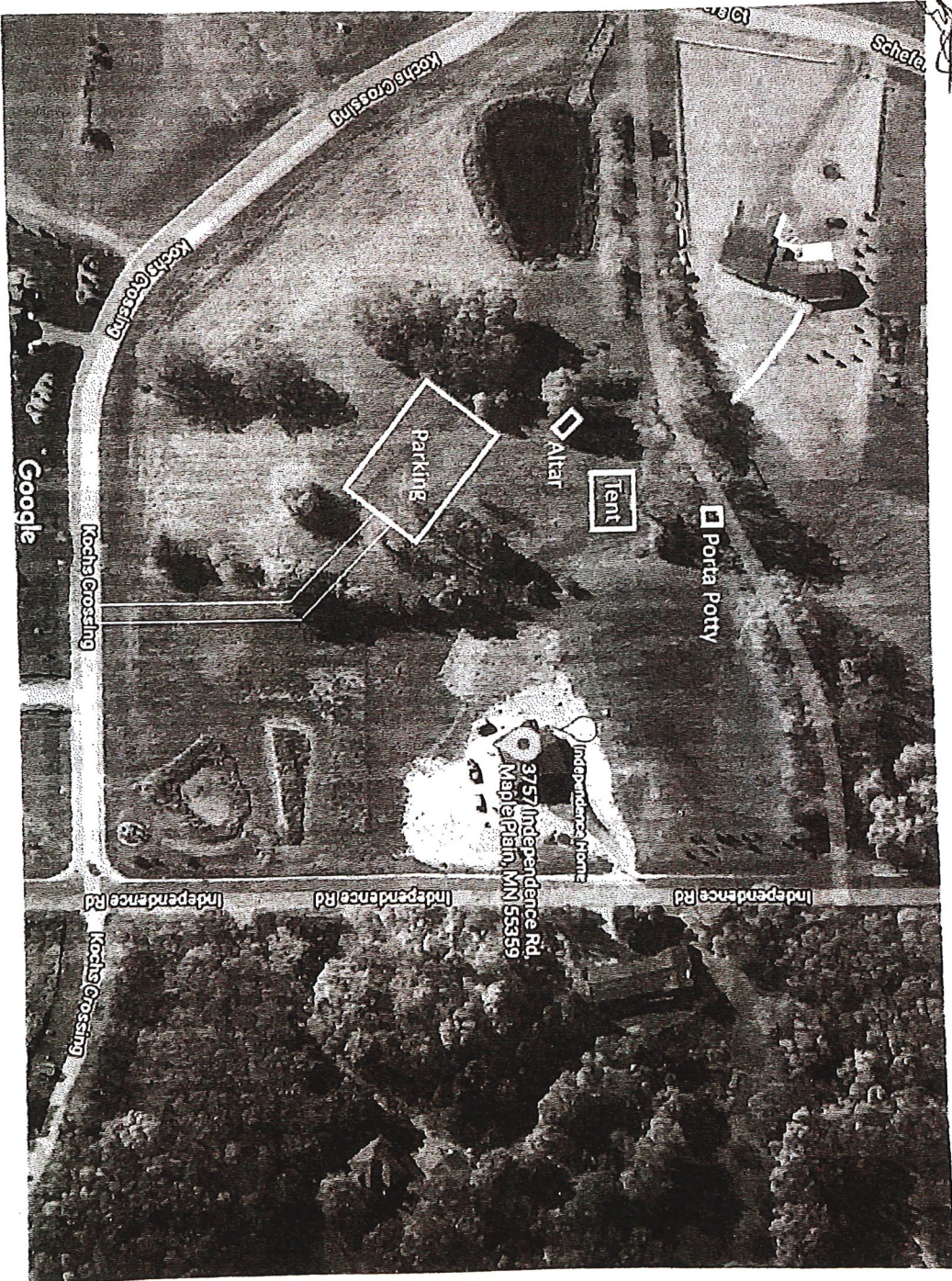
Date

  
Signature of West Hennepin Public Safety

Date



Michael Etzel  
Sev erityy Hill Association - Secretary  
Approved 5-12-21  
Michael Etzel  
The wedding  
event on  
6-12-21







## NON-CITY ASSEMBLY PERMIT APPLICATION

### Fees & Definitions:

|                                         |
|-----------------------------------------|
| 200+ Attendees (Large Assembly) = \$100 |
| 100+ Attendees (Medium Assembly) = \$25 |
| 50+ Attendees (Small Assembly) = \$25   |

(Double fee for application received less than 45 business days prior to event).

**Event Location:** Watertown Rd/CR-6 to CR-17 (toward Delano), CR-92 (Main street) from CR-6 to CR-15

**Type of event:** Tour de Tonka Bike Ride **Number of people:** 2300+

**Date:** Saturday, August 7, 2021

☐ Residential ☐ Corporate ☐ Partnership ☒ Group or Association ☐ Other

**Event Holder's Name:** Minnetonka Community Education

Address: 4584 Vine Hill Road, Excelsior, MN 55331

Contact Person: Tim Litfin Phone: 952-401-5043

2<sup>nd</sup> Contact Person: Alexis Beckman Phone: 952-401-6842

**Security Plans:** We work directly with West Hennepin Public Safety

**Date West Hennepin Public Safety was notified of the event:** 2/24/2021

**Severe Weather Plans** (in the event of): Event staff and public safety staff will monitor the weather conditions and advise event staff to locate to shelter areas if needed.

**Sound Plans - amplification and sound control:** none in Independence area

Outdoor Music ☐ Yes ☐ No - Starting Time \_\_\_\_\_ AM/PM, Ending Time \_\_\_\_\_ AM/PM

**Food and Concessions Plans:** none in Independence area

Vendor's name, address, and license number *(copies of vendor license, insurance and permits must be provided)* \_\_\_\_\_

Vendor Work #: \_\_\_\_\_ Vendor Cell #: \_\_\_\_\_

Serving Alcohol: Yes: \_\_\_\_\_ No: x \_\_\_\_\_

Selling Alcohol: Yes: \_\_\_\_\_ No: x \_\_\_\_\_ (If selling alcohol contact the City for a Permit)

Restroom Provisions: How many? 0 Location: \_\_\_\_\_

Lighting - Type: n/a How many? \_\_\_\_\_

Location of lights: \_\_\_\_\_

**\$1,000,000 Certificate of Liability Insurance**-provide a copy: A copy will be sent to you when they are renewed after July 1, 2021

**Parking Plan:** Please provide a site plan showing 1 parking space for each vehicle per 4 guests. If using adjacent property, written permission from property owners must be obtained.

3-12-21  
Date

[Signature]  
Signature of applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of applicant

**Office Use Only**

Application Received: 3/15/21 Application Fee: 100<sup>00</sup> Date Fee Paid: 4/2/21

Date \$1,000,000 certificate of liability insurance received: yes

Signature of City Official

\_\_\_\_\_  
Date

[Signature]  
Signature of West Hennepin Public Safety

5-19-21  
Date

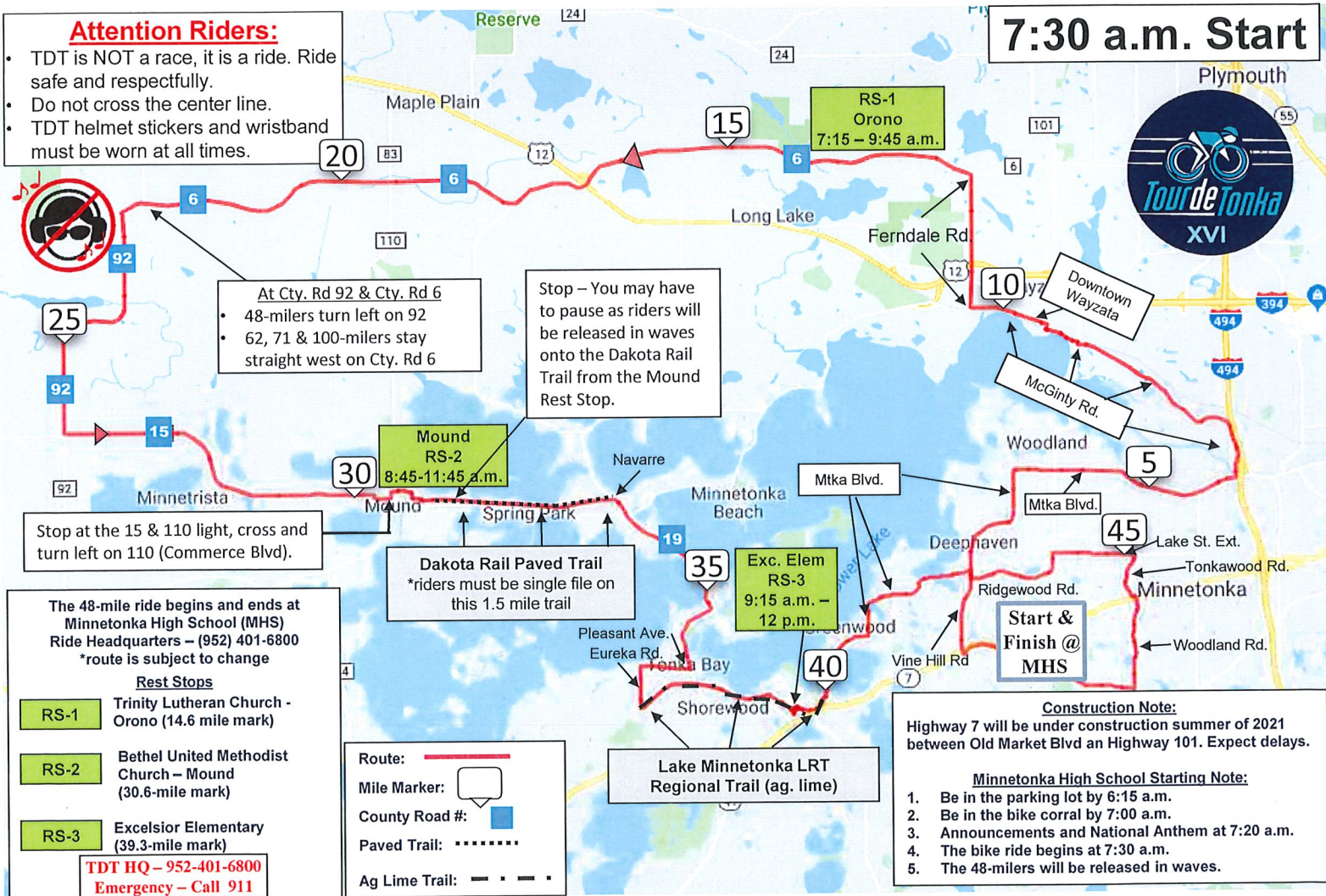


# 2021 Tour de Tonka 48-Mile Route

## Attention Riders:

- TDT is NOT a race, it is a ride. Ride safe and respectfully.
- Do not cross the center line.
- TDT helmet stickers and wristband must be worn at all times.

**7:30 a.m. Start**





# 2021 Tour de Tonka 62-Mile Route

62-Mile Route Starts  
@ MCEC  
and Finishes @ MHS

## Attention Riders!

- TDT is NOT a race, it is a ride.
- Ride safe and respectfully.
- Do not cross the center line.
- TDT helmet stickers and wristband must be worn at all times.



**7:30 a.m. Start**



**62-mile Tour de Tonka ride begins at Minnetonka Community Education Center (MCEC) and ends at Minnetonka High School (MHS)**

Ride Headquarters - (952) 401-6800  
\* route is subject to change

### Rest Stops

- RS-1** Orono - Trinity Church (13-mile mark)
- RS-2** Watertown - Trinity Church (27.5-mile mark)  
Closes at 11:30 am
- RS-3** Waconia - Brook Peterson Park Ice Arena (36.9-mile mark)  
Closes at 2 pm
- RS-4** Chaska - Pioneer Park (50.9-mile mark)

**TDT HQ - 952-401-6800**  
**Emergency - Call 911**

At Cty. Rd 92 & Cty. Rd 6  
• 62, 71 & 100-milers stay straight on #6  
• 48-milers turn left on 92

At Cty. Rd. 6 & Cty Rd. 17/30  
• 62-milers stay straight on #6/#20  
• 71 & 100-milers turn right on #30 and go to Delano

**Construction Note:**  
Highway 7 will be under construction summer of 2021 between Old Market Blvd and Highway 101. Expect delays.

### MCEC Starting Note:

- Be in the parking lot by 6:15 a.m.
- Be in the bike corral by 7:10 a.m.
- Announcements and National Anthem at 7:20 a.m.
- The 62 & 71-mile bike ride begins at 7:30 a.m.

**Start at MCEC**

**Finish at MHS**

**Route:**   
**Mile Marker:**   
**County Road #:**



# 2021 Tour de Tonka

## 71-Mile Route

71-Mile Route Starts  
@ MCEC  
and Finishes @ MHS

### Attention Riders:

- TDT is NOT a race, it is a ride.
- Ride safe and respectfully.
- Do not cross the center line.
- TDT helmet stickers and wristband must be worn at all times.



Route:   
Mile Marker:   
County Road #:

71-mile Tour de Tonka ride begins at Minnetonka Community Education Center (MCEC) and ends at Minnetonka High School (MHS)

Ride Headquarters – (952) 401-6800  
\* route is subject to change

#### Rest Stops

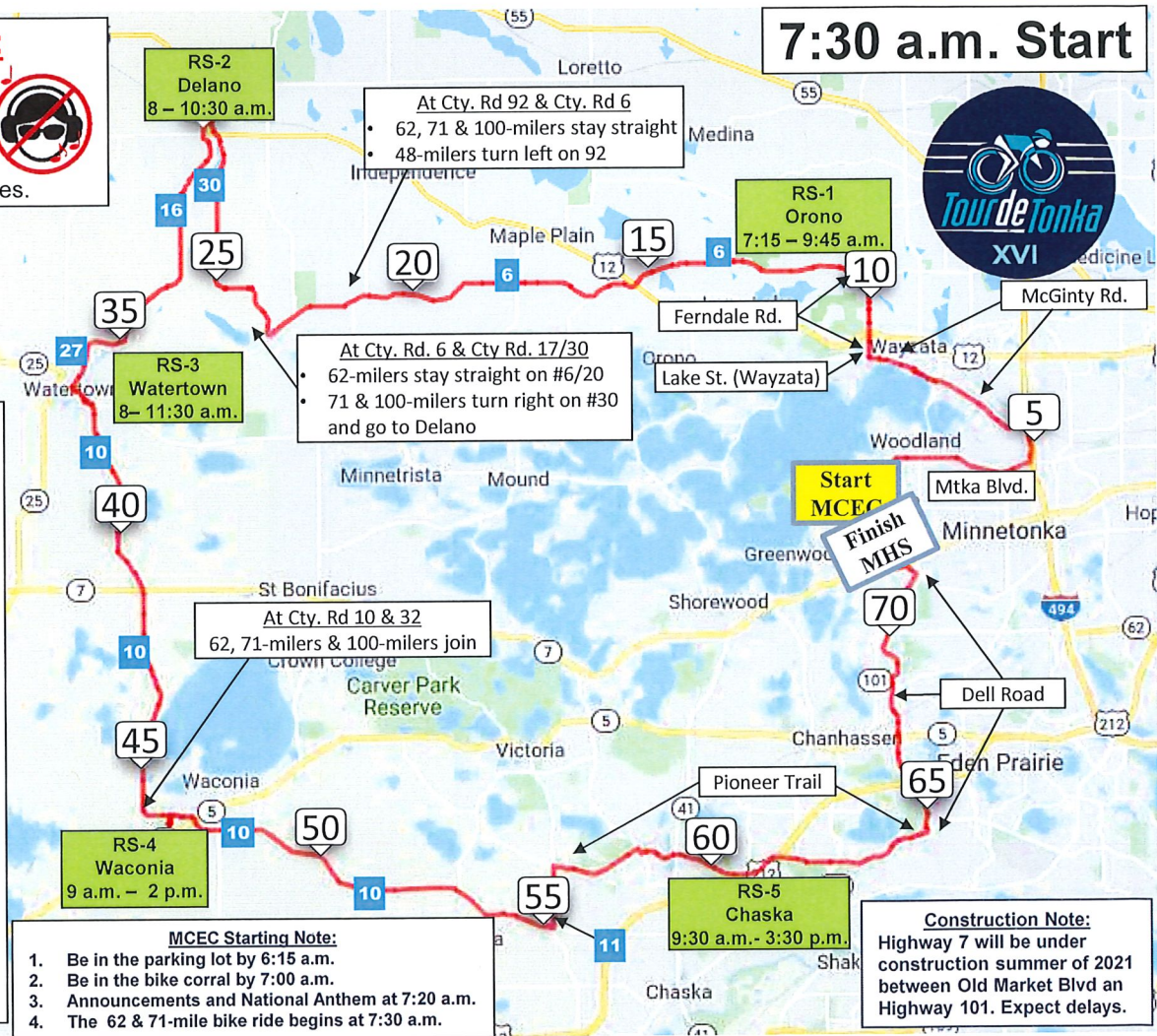
- RS-1 Orono - Trinity Church (13.1-mile mark)
- RS-2 Delano - Delano Central Park (28.9-mile mark)
- RS-3 Watertown - Trinity Lutheran Church (37-mile mark)
- RS-4 Waconia - Brook Peterson Park Ice Arena (46.4-mile mark)
- RS-5 Chaska - Pioneer Park (60.4-mile mark)

**TDT HQ – 952-401-6800**  
**Emergency – Call 911**

#### MCEC Starting Note:

1. Be in the parking lot by 6:15 a.m.
2. Be in the bike corral by 7:00 a.m.
3. Announcements and National Anthem at 7:20 a.m.
4. The 62 & 71-mile bike ride begins at 7:30 a.m.

**7:30 a.m. Start**





# 2021 Tour de Tonka

# 100-Mile Route

100-Mile Route  
Starts @ Clear  
Springs Elementary  
and Finishes @ MHS

7:00 a.m. Start

## Attention Riders:

- TDT is NOT a race, it is a ride. Ride safe and respectfully.
- Do not cross the center line.
- TDT helmet stickers and wristband must be worn at all times.

Route:   
Cutoff Route:   
Mile Marker:   
County Road #: 

100-mile Tour de Tonka ride  
begins at Clear Springs  
Elementary (CS) and ends at  
Minnetonka High School (MHS)

Ride Headquarters – (952) 401-6800  
\* route is subject to change

### Rest Stops

- RS-1 Orono - Trinity Church  
(13.8-mile mark)
- RS-2 Delano - Delano Central Park  
(29.6-mile mark)
- RS-3 Lester Prairie - Village Park  
(53.3-mile mark)
- RS-4 Waconia - Brook Peterson  
Park Ice Arena  
(76.5-mile mark)
- RS-5 Chaska - Pioneer Park  
(92.0-mile mark)

TDT HQ – 952-401-6800  
Emergency – Call 911

100-mile Cutoff  
@ 37.3 miles,  
10:45 am onto  
County Road 10.  
They will now  
ride 72 miles.

Watertown  
Rest Stop  
only for the  
riders who  
missed the  
10:45 am  
cutoff

### Construction Note:

Highway 7 will be under construction summer of 2021  
between Old Market Blvd and Highway 101. Expect delays.

### Clear Springs Starting Note:

1. Be in the parking lot by 5:45 a.m.
2. Be in the bike corral by 6:30 a.m.
3. Announcements and National Anthem at 6:50 a.m.
4. The 100-mile bike ride begins at 7:00 a.m.





## NON-CITY ASSEMBLY PERMIT APPLICATION

### Fees & Definitions:

|                                         |
|-----------------------------------------|
| 200+ Attendees (Large Assembly) = \$100 |
| 100+ Attendees (Medium Assembly) = \$25 |
| 50+ Attendees (Small Assembly) = \$25   |

(Double fee for application received less than 45 business days prior to event).

Event Location: 5675 Koch's Crossing Independence MN  
Type of event: Wedding Number of people 200 Date 6/19  
☒ Residential ☐ Corporate ☐ Partnership ☐ Group or Association ☐ Other

Event Holder's Name: Mike Etzel Address: 5675 Koch's Crossing  
Contact Person: Mike Etzel Phone: 612 280 1591  
2<sup>nd</sup> Contact Person: Tracy Etzel Phone: 612 280 5350

Security Plans: Closed guest list  
Date West Hennepin Public Safety was notified of the event: \_\_\_\_\_

Severe Weather Plans (in the event of): Plymouth Fire Chief attending to monitor weather

Sound Plans - amplification and sound control: DJ music before → after dinner  
Outdoor Music ☒ Yes ☐ No - Starting Time 4:30 AM/PM Ending Time 10:30 AM/PM

Food and Concessions Plans: jimmies old southern bbq  
Vendor's name, address, and license number (copies of vendor license, insurance and permits must be provided) id #348666 Amy Tolzman  
Vendor Work #: \_\_\_\_\_ Vendor Cell # 612 240 1503

Serving Alcohol: Yes: ☒ No: \_\_\_\_\_

Selling Alcohol: Yes: \_\_\_\_\_ No: X (If selling alcohol contact the City for a Permit)

Restroom Provisions: How many? Multiple / Restroom trailer 2/per gender  
Location: Driveway of property

Lighting - Type: Inside tents only How many? 3 tents  
Location of lights: out door appropriate

\$1,000,000 Certificate of Liability Insurance-provide a copy: State Farm Ins.

**Parking Plan:** Please provide a site plan showing 1 parking space for each vehicle per 4 guests. If using adjacent property, written permission from property owners must be obtained.

5-19-21  
Date

Michael Choi  
Signature of applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of applicant

#### Office Use Only

Application Received: \_\_\_\_\_ Application Fee: \_\_\_\_\_ Date Fee Paid: \_\_\_\_\_

Date \$1,000,000 certificate of liability insurance received: \_\_\_\_\_

\_\_\_\_\_  
Signature of City Official

\_\_\_\_\_  
Date

Gary S. Kroells

5-27-21

\_\_\_\_\_  
Signature of West Hennepin Public Safety

\_\_\_\_\_  
Date





Serenity Hills Home Owners Association Property  
Approved by: Elmer Scheifers - President  
(612) 834-1946

*Elmer J. Scheifers*

**REQUEST BY LANDOWNER(S) FOR TERMINATION OF  
METROPOLITAN AGRICULTURAL PRESERVE  
BY MAJORITY VOTE OF AUTHORITY**

Pursuant to Minn. Stat. § 473H.09, subd. 3, the undersigned Landowner(s) hereby request that the Authority terminate the agricultural preserve and covenant identified herein. This request is made at least eight years after commencement of the preserve. The Landowner(s) understand that the requested termination shall not be effective until approved by a majority vote of the Authority.

LOCAL AUTHORITY: City of Independence and \_\_\_\_\_ (if applicable)

1. PRINT OR TYPE NAME(S) AND ADDRESS(ES) OF RECORD FEE OWNER(S):  
(Use this space only if applicable.)

JOHN A. KLINKNER AND KATHRYN A.  
KLINKNER, MARRIED TO EACH OTHER,  
AS JOINT TENANTS

Owner(s) are ("X" one):

- ☒ Individual(s)  
☐ Legal Guardian  
☐ Family Farm Corporation  
☐ Other  
(Specify): \_\_\_\_\_

2. PRINT OR TYPE NAME(S) AND ADDRESS(ES) OF CONTRACT FOR DEED BUYER(S) (VENDEES):  
(Use this space only if applicable.)

3. PRINT OR TYPE NAME(S) AND ADDRESS(ES) OF CONTRACT FOR DEED SELLER(S) (VENDORS):

4. TYPE OF PROPERTY ("X" one):

- ☒ Abstract  
☐ Registered (Torrens)

5. COMPLETE LEGAL DESCRIPTION OF THE LAND. (If Torrens property, use the description from the Certificate of Title, verbatim. If Abstract property, use the description from the abstract or deed, or get it from your county auditor. Use an additional sheet if extra space is needed. Be sure to state your parcel identification number and whether or not your property is homesteaded.)

Parcel I.D. Number: 19-118-24-13-0001

Homestead or Non-homestead.  
(Circle one)

Legal Description:

SEE EXHIBIT A ATTACHED

6. TOTAL ACRES: 78 +

In accordance with the Americans with Disabilities Act, this information is available in alternative forms of communication upon request by calling 651-201-6000. TTY users can call the Minnesota Relay Service at 711. The MDA is an equal opportunity employer and provider.

7. REQUEST FOR TERMINATION.

The undersigned Landowner(s) hereby request that the Authority terminate the agricultural preserve and covenant identified herein. This request is made at least eight years after commencement of the preserve.

IN WITNESS HEREOF, the parties to this agreement have caused this instrument to be executed on the day and year last notarized below. *(To be signed in the presence of a notary public with exact same name as on page 1.)*

Witnessed Signature of Record Fee Owner(s):

*John A. Kunkner*  
*Kathryn A. Kunkner*

Witnessed Signature of Contract for Deed Vendor(s) (Sellers), if any:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

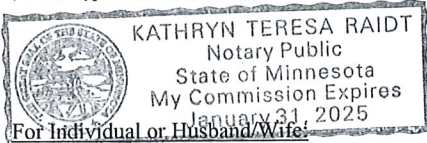
Witnessed Signature of Contract for Deed Vendee(s) (Buyers) if any.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

For Individual or Husband/Wife:

State of MINNESOTA )  
 ) SS  
County of HENNEPIN )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of MAY, 20 21, by  
JOHN A. KUNKNER AND KATHRYN A. KUNKNER, MARRIED TO EACH OTHER  
*(Print or type exact same name(s) with marital status or identify as on page 1.)*



*Kathryn Teresa Raidt*  
Signature of Notary Public

Commission Expires 1-31-2025

For Individual or Husband/Wife:

State of \_\_\_\_\_ )  
 ) SS  
County of \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by

*(Print or type exact same name(s) with marital status or identity as on page 1.)*

\_\_\_\_\_  
Signature of Notary Public

Commission Expires \_\_\_\_\_

For Individual or Husband/Wife:

State of \_\_\_\_\_ )  
 ) SS  
County of \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by

*(Print or type exact same name(s) with marital status or identity as on page 1.)*

\_\_\_\_\_  
Signature of Notary Public

Commission Expires \_\_\_\_\_

For Corporation:

State of \_\_\_\_\_ )  
 ) SS  
County of \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_, its \_\_\_\_\_ and \_\_\_\_\_,  
its \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_  
Corporation, on behalf of the Corporation.

\_\_\_\_\_  
*Signature of Notary Public*  
Commission Expires \_\_\_\_\_

For Corporation:

State of \_\_\_\_\_ )  
 ) SS  
County of \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_, its \_\_\_\_\_ and \_\_\_\_\_,  
its \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_  
Corporation, on behalf of the Corporation.

\_\_\_\_\_  
*Signature of Notary Public*  
Commission Expires \_\_\_\_\_

For Partnership:

State of \_\_\_\_\_ )  
 ) SS  
County of \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_, partner of \_\_\_\_\_, a partnership,  
on behalf of the partnership.

\_\_\_\_\_  
*Signature of Notary Public*  
Commission Expires \_\_\_\_\_

For Partnership:

State of \_\_\_\_\_ )  
 ) SS  
County of \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_, partner of \_\_\_\_\_, a partnership,  
on behalf of the partnership.

\_\_\_\_\_  
*Signature of Notary Public*  
Commission Expires \_\_\_\_\_

For Attorney-in-Fact:

State of \_\_\_\_\_ )  
 ) SS  
County of \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_, as attorney-in-fact on behalf of \_\_\_\_\_.

\_\_\_\_\_  
*Signature of Notary Public*  
Commission Expires \_\_\_\_\_



For Trustee or Personal Representative:

State of \_\_\_\_\_ )  
 ) SS  
County of \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_, the \_\_\_\_\_ of the \_\_\_\_\_

\_\_\_\_\_  
*Signature of Notary Public*  
Commission Expires \_\_\_\_\_

8. APPROVAL BY MAJORITY VOTE OF AUTHORITY.

The undersigned representative of the Authority hereby certifies that the Authority approved Landowner(s)  
request for termination of the agricultural preserve and covenant identified herein by a majority vote taken on  
the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ of \_\_\_\_\_  
*(Signature and Title or Position of Local Authority)*

State of \_\_\_\_\_ )  
 ) SS  
County of \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_ (Name and Title), of \_\_\_\_\_

\_\_\_\_\_  
*Signature of Notary Public*  
Commission Expires \_\_\_\_\_



## EXHIBIT A

Legal description of 2160 Nelson Road, Delano, MN:

The South Half of the Northeast Quarter of Section 19, Township 118, Range 24, Hennepin County, Minnesota.

AND

That part of the South Half of the Northwest Quarter of the Northeast Quarter of Section 19, Township 118, Range 24, Hennepin County, Minnesota, that lies south of a line drawn from a point on the west line of said South Half of the Northwest Quarter distant 10.00 feet north from the southwest corner of said South Half of the Northwest Quarter of the Northeast Quarter to a point on the east line of said South Half of the Northwest Quarter of the Northeast Quarter distant 5.00 feet north from the southeast corner of said South Half of the Northwest Quarter of the Northeast Quarter.

AND

That part of the Northeast Quarter of the Northeast Quarter of Section 19, Township 118, Range 24, Hennepin County, Minnesota that lies south of a line drawn from the southeast corner of said Northeast Quarter of the Northeast Quarter to a point on the west line of said Northeast Quarter of the Northeast Quarter distant 5.00 feet north from the southwest corner of said Northeast Quarter of the Northeast Quarter.

# City of Independence

## Consider Approving A/V Contract and Community Room Furniture Purchase

---

|                      |                                  |
|----------------------|----------------------------------|
| <i>To:</i>           | City Council                     |
| <i>From:</i>         | Mark Kaltsas, City Administrator |
| <i>Meeting Date:</i> | June 1, 2021                     |

### ***Discussion:***

Staff presented information relating to the City Hall furniture proposal at the April 29, 2021 City Council Workshop. The City would like to move forward with the purchase of office furniture so that we do not have any delays relating to completing the renovation work at City Hall. A short summary is as follows:

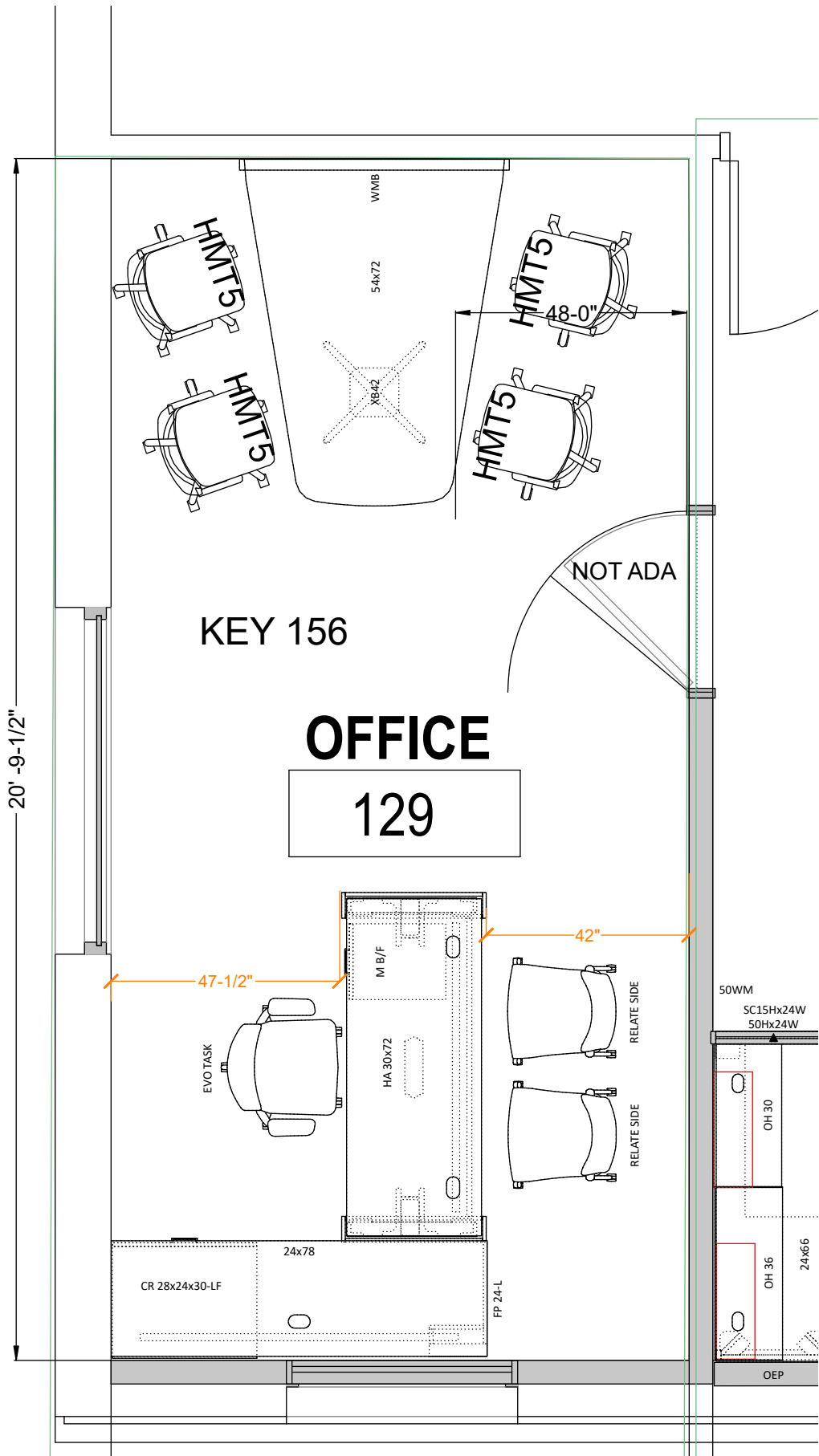
City Hall Furniture: The furniture replacement proposal would include furnishing and installation of new cubicles, desks and chairs for the City Hall space. The layout of the space has been changed based on the renovation. It was noted at our last discussion that the old furniture has been removed and stored. The City would have to reinstall the old furniture and likely modify a few of the spaces to fit the updated configuration (cost ~\$3-5k). The proposed furniture layout would provide several updated features such as clear glass dividers to allow light through to the interior space, automatic raising desks to allow both sitting and standing work space and multiple monitor stands integrated into the desks. Staff has spent a considerable amount of time working with various vendors to design the space and value engineer the components to result in an efficient and cost-effective proposal. The City received two proposals for the new furniture (\$26,489.87 – Henricksen and \$34,326.65 National Business Furniture). The funding for this purchase would come from the proceeds of the project bonds.

**Total Cost: \$26,489.87 - Henricksen**

### ***Council Recommendation:***

City Council is asked to consider approval of the proposal and authorize the City Administrator to sign the contract on behalf of the City of Independence.

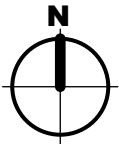
**ATTACHMENTS:**      **Henricksen Proposal for Services  
Proposed Office Layout**



**Drawing Review**  
These drawings must be reviewed by the Owner / Architect / Contractor, or other appropriate representative prior to furniture order. If these drawings are correct, mark the appropriate box below. If incorrect, note corrections to be made and return to Henricksen for corrections.

|                                              |           |       |
|----------------------------------------------|-----------|-------|
| <input type="checkbox"/> Approved            | Signature | _____ |
| <input type="checkbox"/> Approved as Noted   | Print     | _____ |
| <input type="checkbox"/> Revise and Resubmit | Date      | _____ |

KEY PLAN



| REV | DATE | REVISION DESCRIPTION | DWN |
|-----|------|----------------------|-----|
|     |      |                      |     |

CITY OF INDEPENDENCE

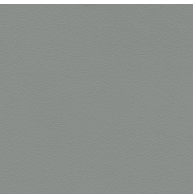
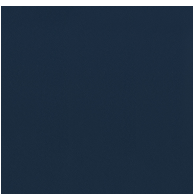

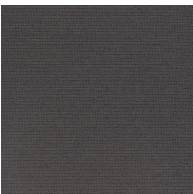
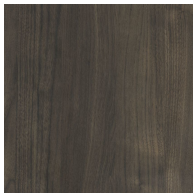
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[Sold to, Address, City]

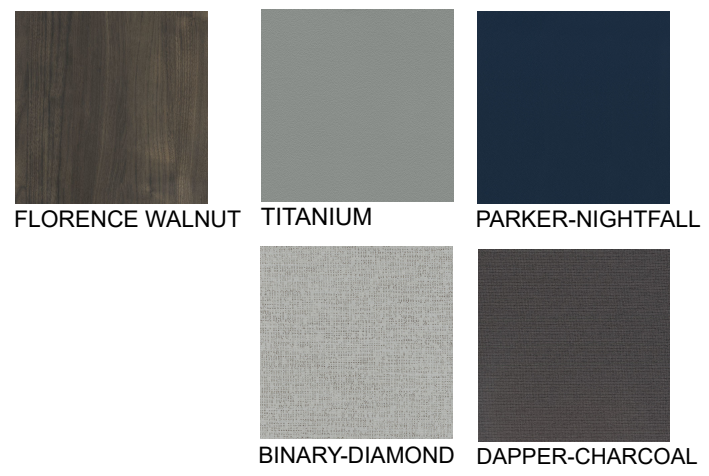
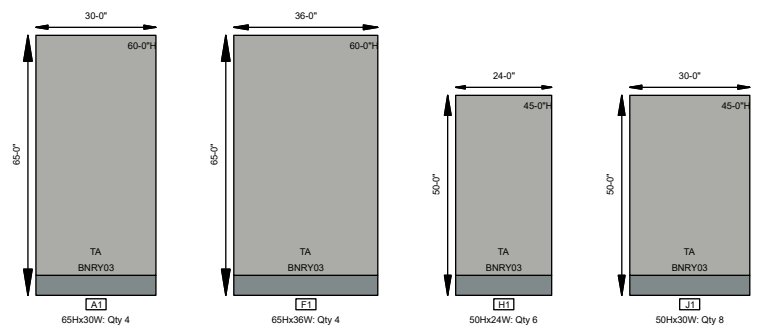
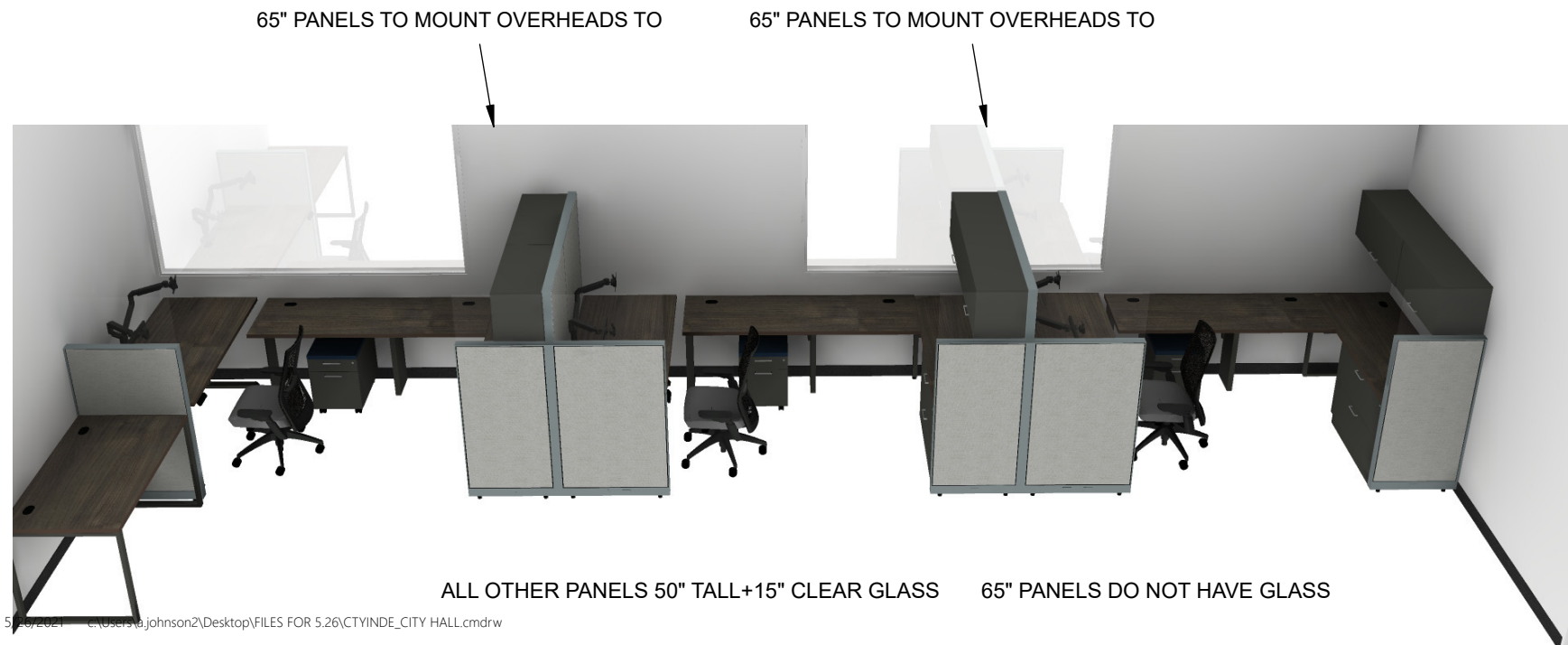
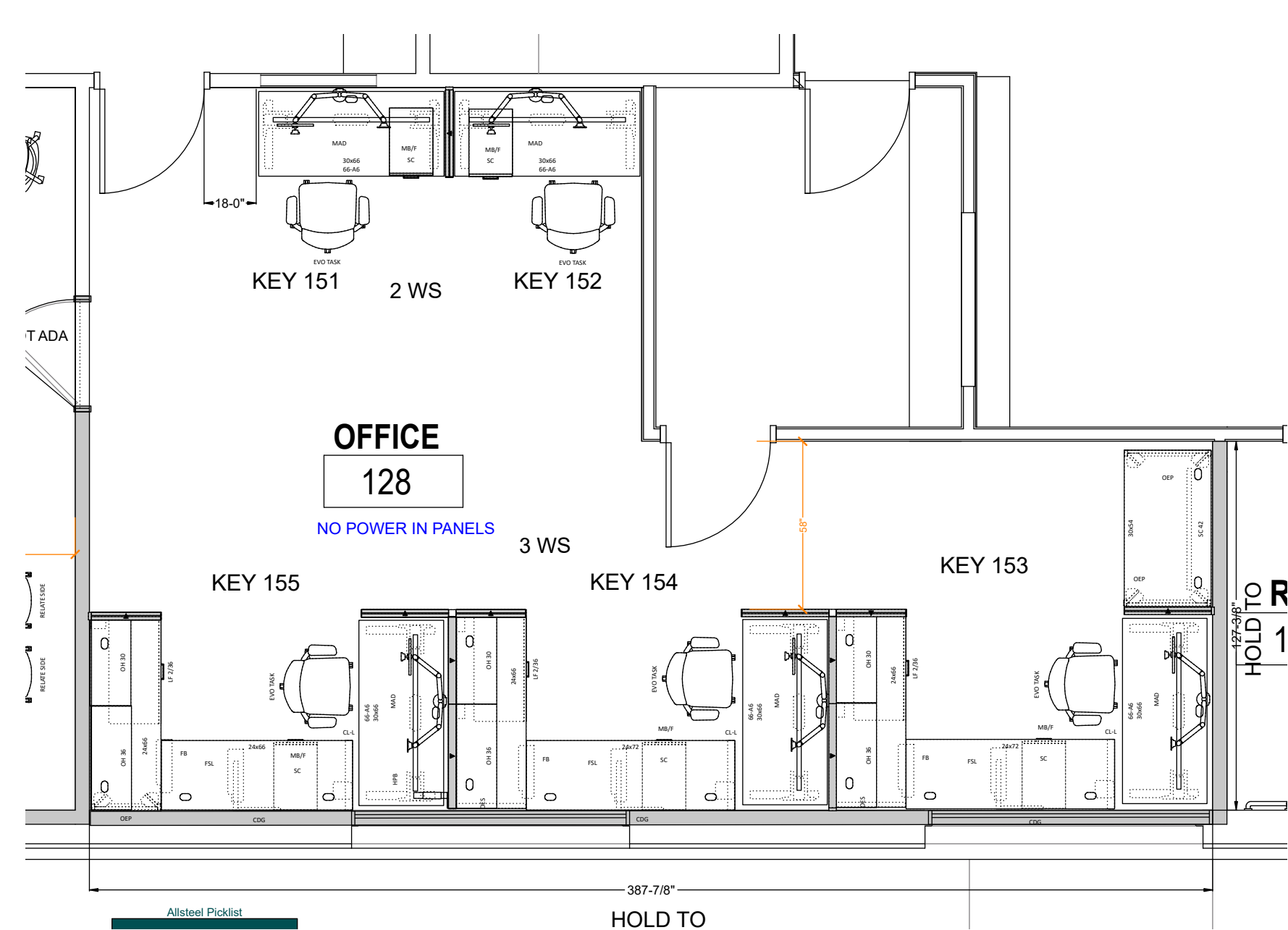
OFFICE 129

FURNITURE PLAN

|            |            |               |      |
|------------|------------|---------------|------|
| Drawn By:  | AEJ        | Sheet Number: | F. 1 |
| Acct Exec: | DMV        |               |      |
| Project #: | TBD        |               |      |
| Scale:     | 3/8"=1'-0" |               |      |
| Org. Date: | entry,     |               |      |

- LAMINATE: FLORENCE WALNUT  
DESK SHROUD METAL: TITANIUM  
TABLE BASE: TITANIUM  
PULLS: SQUARE/SILVER
- GUEST CHAIR MESH: DUSK  
GUEST CHAIR UPHOLSTERY: PARKER-NIGHTFALL  
GUEST CHAIR FRAME: BLACK  
GUEST CHAIR FEET: CASTERS
- STOOL UPHOLSTERY: PARKER-NIGHTFALL  
STOOL MESH: BLACK  
STOOL FRAME: BLACK
- TASK CHAIR FRAME: BLACK  
TASK CHAIR UPHOLSTERY: DAPPER-CHARCOAL  
TASK CHAIR MESH: DUSK  
TASK CASTERS: HARD CASTERS FOR CARPET


|                                                                                                          |                                                                                                           |
|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <br>TITANIUM        | <br>PARKER-NIGHTFALL |
| <br>BINARY-DIAMOND  | <br>DAPPER-CHARCOAL  |
| <br>FLORENCE WALNUT |                                                                                                           |



LAMINATE: FLORENCE WALNUT  
STORAGE/SUPPORTS: FLINT  
PULLS: SQUARE  
MONITOR ARMS: BLACK  
MOBILE PED CUSHION: PARKER-NIGHTFALL

TASK CHAIR FRAME: BLACK  
TASK CHAIR UPHOLSTERY: DAPPER-CHARCOAL  
TASK CHAIR MESH: DUSK  
TASK CASTERS: HARD CASTERS FOR CARPET

PANEL FRAMES: TITANIUM  
PANEL FABRIC: BINARY-DIAMOND  
PANEL GLASS: CLEAR

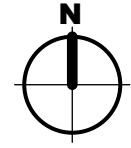


www.henricksen.com

**Drawing Review**  
These drawings must be reviewed by the Owner / Architect / Contractor, or other appropriate representative prior to furniture order. If these drawings are correct, mark the appropriate box below. If incorrect, note corrections to be made and return to Henricksen for corrections.

|                                              |                 |
|----------------------------------------------|-----------------|
| <input type="checkbox"/> Approved            | Signature _____ |
| <input type="checkbox"/> Approved as Noted   | Print _____     |
| <input type="checkbox"/> Revise and Resubmit | Date _____      |

KEY PLAN



| REV | DATE | REVISION DESCRIPTION | DWN |
|-----|------|----------------------|-----|
|     |      |                      |     |
|     |      |                      |     |
|     |      |                      |     |

## CITY OF INDEPENDENCE

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[Sold to, Address, City]

OFFICE 128

FURNITURE PLAN

|                     |               |
|---------------------|---------------|
| Drawn By: AEJ       | Sheet Number: |
| Acct Exec: DMV      | F. 2          |
| Project #: 20110396 |               |
| Scale: 1/4"=1'-0"   |               |
| Org. Date: entry,   |               |



\*Preliminary Plan\*  
Not for  
Furniture Order

NOTES

Drawing Review

These drawings must be reviewed by the Owner/Architect/Contractor, or other appropriate representative prior to furniture order. If these drawings are correct, mark the appropriate box below. If incorrect, note corrections to be made and return to Henricksen for corrections.

|                                              |                 |
|----------------------------------------------|-----------------|
| <input type="checkbox"/> Approved            | Signature _____ |
| <input type="checkbox"/> Approved as Noted   | Print _____     |
| <input type="checkbox"/> Revise and Resubmit | Date _____      |

Drawings and specifications provide interior designs and layouts in sufficient detail for the installation of projects. The designs represented are the property of Henricksen and shall not be shared, used by, or disclosed to any persons or firm outside the scope of this project without written consent of Henricksen. Architects and contractors shall be responsible for all dimensions and conditions on the job and shall notify Henricksen of any variations from the dimensions and conditions shown. Written dimensions take precedence over scaled dimensions.

KEY PLAN



| REV | REVISION | DESCRIPTION | DWN | DATE |
|-----|----------|-------------|-----|------|
|-----|----------|-------------|-----|------|

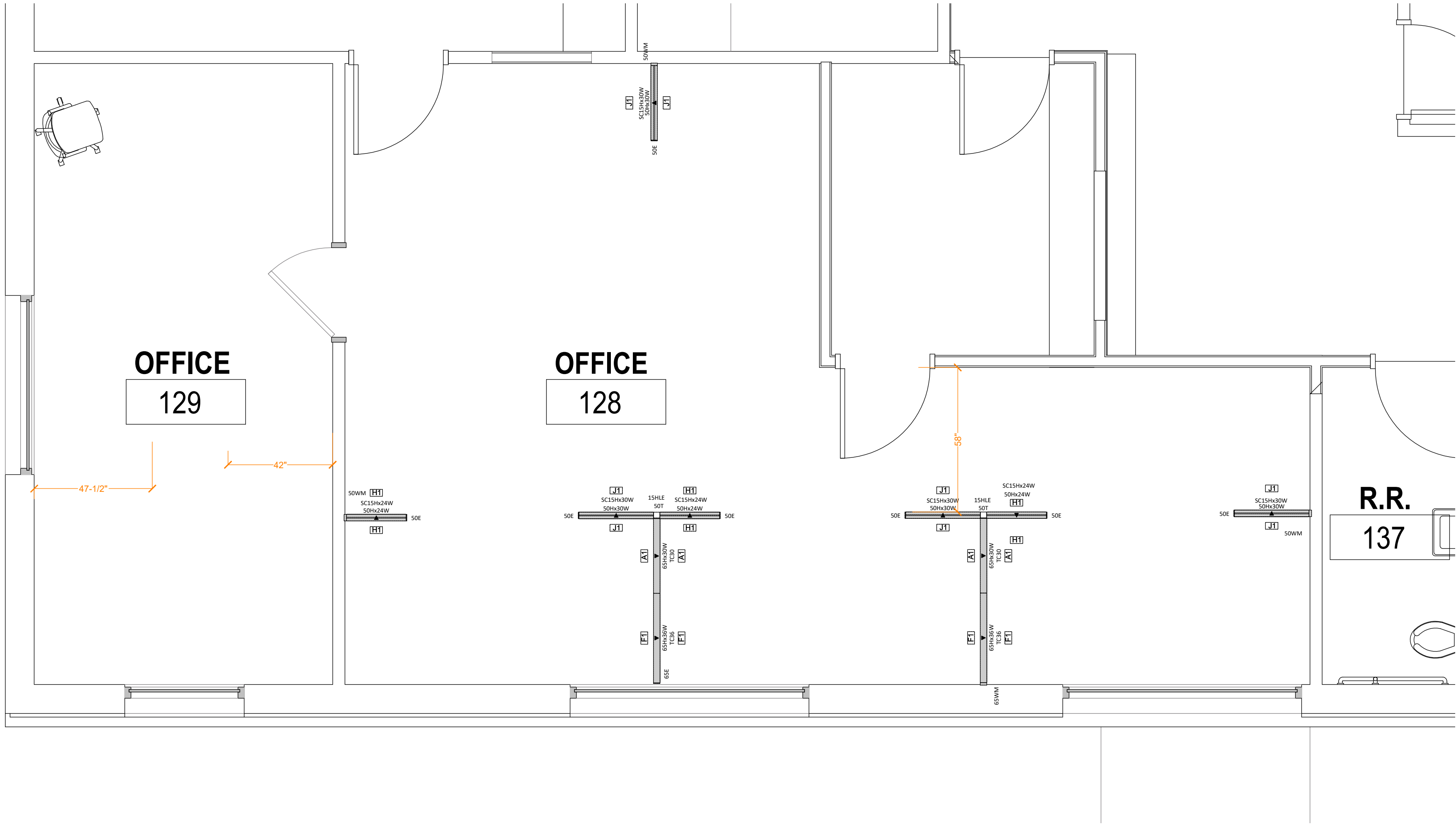
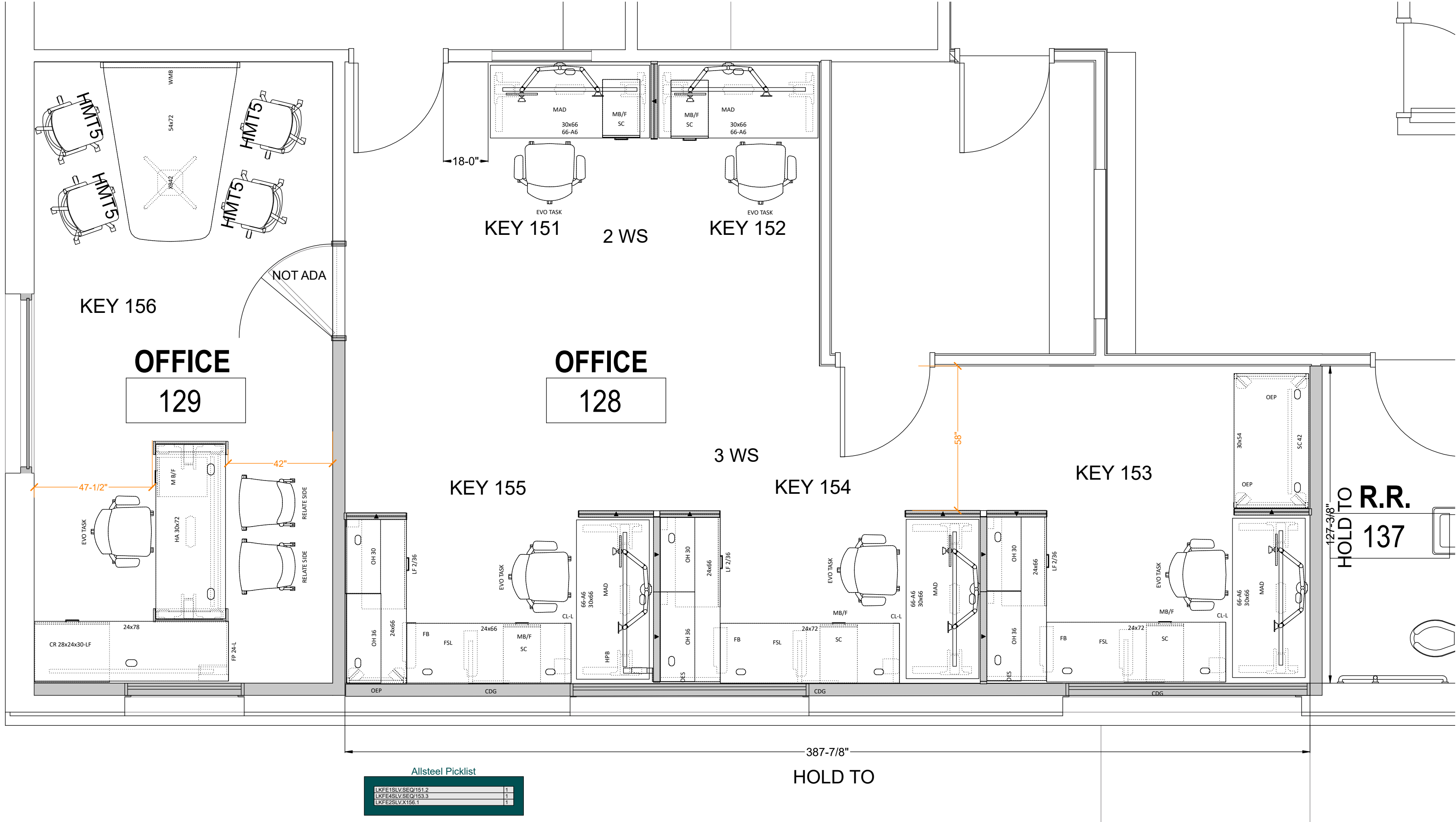
CITY OF INDEPENDENCE

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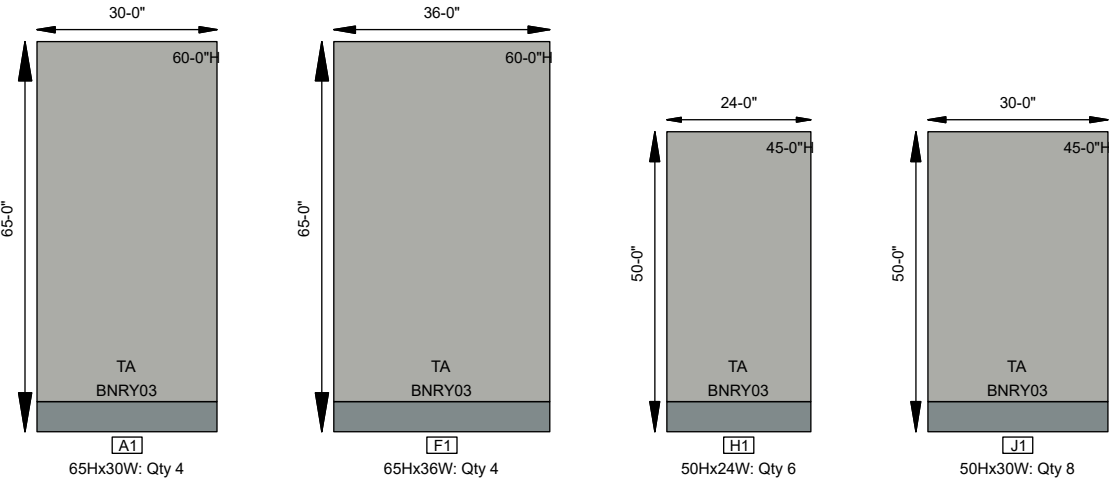
OVALL

FURNITURE PLAN

|            |               |               |      |
|------------|---------------|---------------|------|
| Drawn By:  | A EJ          | Sheet Number: | F. 3 |
| Acct Exec: | DMV           |               |      |
| Project #: | TBD           |               |      |
| Scale:     | 3/8"=1'-0"    |               |      |
| Org. Date: | [Order entry, |               |      |



Allsteel Panels - Terrace



\*Preliminary Plan\*

Not for

Furniture Order

NOTES

Drawing Review

These drawings must be reviewed by the Owner/Architect/Contractor, or other appropriate representative prior to furniture order. If these drawings are correct, mark the appropriate box below. If incorrect, note corrections to be made and return to Henricksen for corrections.

|                                              |                 |
|----------------------------------------------|-----------------|
| <input type="checkbox"/> Approved            | Signature _____ |
| <input type="checkbox"/> Approved as Noted   | Print _____     |
| <input type="checkbox"/> Revise and Resubmit | Date _____      |

Drawings and specifications provide interior designs and layouts in sufficient detail for the installation of projects. The designs represented are the property of Henricksen and shall not be shared, used by, or disclosed to any persons or firm outside the scope of this project without written consent of Henricksen. Architects and contractors shall be responsible for all dimensions and conditions on the job and shall notify Henricksen of any variations from the dimensions and conditions shown. Written dimensions take precedence over scaled dimensions.

KEY PLAN

N

| REV | REVISION | DESCRIPTION | DWN | DATE |
|-----|----------|-------------|-----|------|
|-----|----------|-------------|-----|------|

CITY OF INDEPENDENCE

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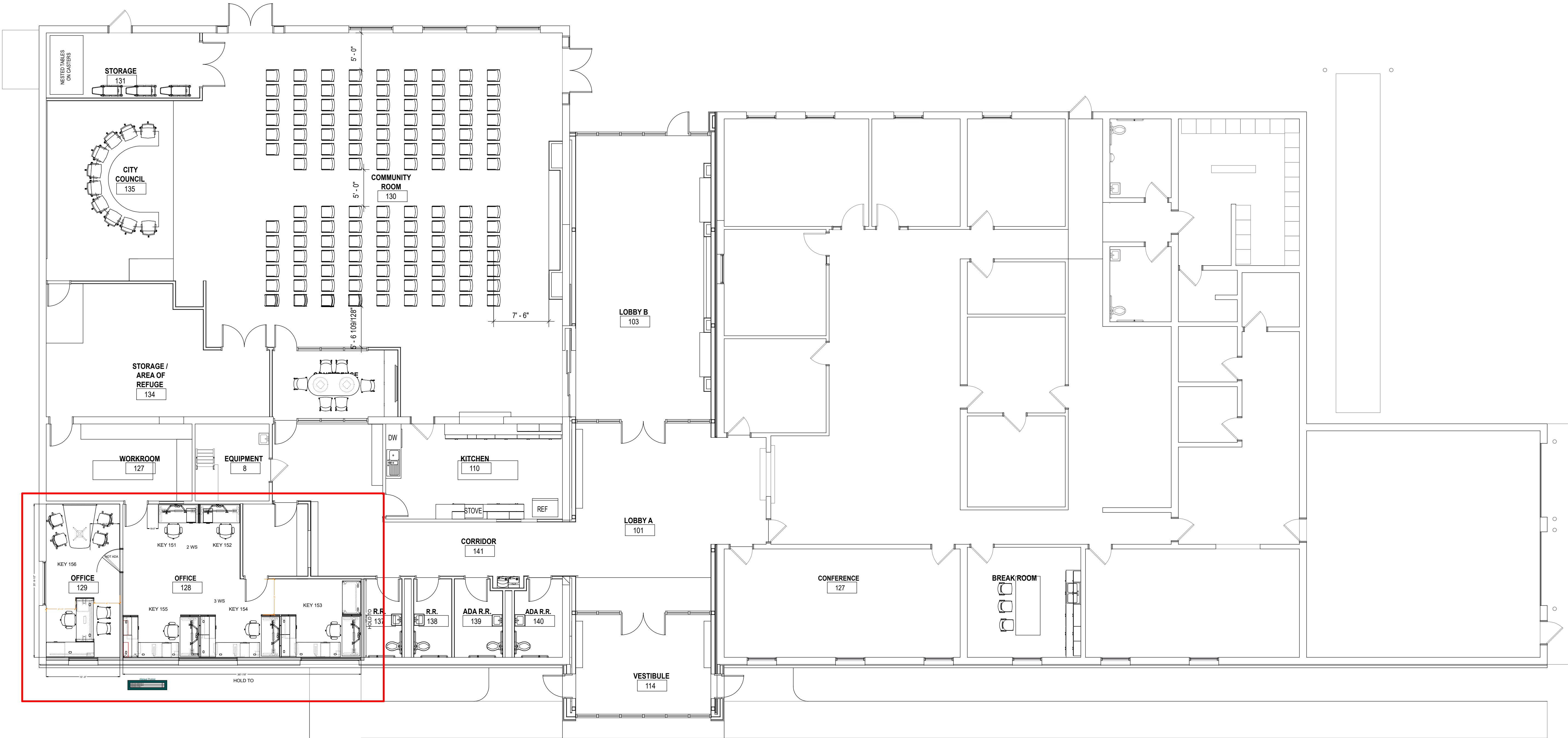
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OVRALL

FURNITURE PLAN

|            |               |               |      |
|------------|---------------|---------------|------|
| Drawn By:  | AEJ           | Sheet Number: | F. 4 |
| Acct Exec: | DMV           |               |      |
| Project #: | TBD           |               |      |
| Scale:     | NTS           |               |      |
| Org. Date: | [Order entry, |               |      |



Quote No.: **20110396**

Prepared For:

Deliver To:

**CITY OF INDEPENDENCE**

**ATTN: BETH HORNER  
1920 COUNTY RD 90  
INDEPENDENCE, MN 55359**

Updated: 5/27/2021  
Prepared By: DAWN JADIN  
Direct: 612.330.0012

d.jadin@henricksen.com

| Qty | Part Number | Description                                                                                                                                                                  | Tag | Unit Price | Extended Price |
|-----|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------|----------------|
| 5   | APACSM      | Monitor Arm Sliding Mount<br>.BLK Black                                                                                                                                      |     | \$69.60    | \$348.00       |
| 1   | ABKCR       | HAT to Panel Bracket C-leg RH<br>\$(P1) Grd 1 Paint Options<br>.P02 Flint / Charcoal                                                                                         |     | \$51.15    | \$51.15        |
| 5   | AMASD       | Dynamic Dual Monitor - Standard Weight<br>.BLK Black                                                                                                                         |     | \$295.20   | \$1,476.00     |
| 3   | OH1530RDS   | 15H x30W Receding Door Overhead-Square Pull<br>.YZ Sys:Stride-DNA-Optimize<br>\$(P1) P1 Paint Opts<br>.P02 Flint<br>.EL PULL: Matte Silver<br>.OMT omt Core to Ord key Alike |     | \$229.68   | \$689.04       |
| 3   | OH1536RDS   | 15H x36W Receding Door Overhead-Square Pull<br>.YZ Sys:Stride-DNA-Optimize<br>\$(P1) P1 Paint Opts<br>.P02 Flint<br>.EL PULL: Matte Silver<br>.OMT omt Core to Ord key Alike |     | \$242.44   | \$727.32       |
| 3   | TK05024WR   | Structural Raceway Pnl Fr-No Top Trim 50Hx24W<br>\$(P1) P1 Paint Opts<br>.P8T Titanium                                                                                       |     | \$78.59    | \$235.77       |
| 4   | TK05030WR   | Structural Raceway Pnl Fr-No Top Trim 50Hx30W<br>\$(P1) P1 Paint Opts<br>.P8T Titanium                                                                                       |     | \$83.23    | \$332.92       |
| 2   | TK06530WR   | Structural Raceway Pnl Fr-No Top Trim 65Hx30W<br>\$(P1) P1 Paint Opts<br>.P8T Titanium                                                                                       |     | \$87.58    | \$175.16       |
| 2   | TK06536WR   | Structural Raceway Pnl Fr-No Top Trim 65Hx36W<br>\$(P1) P1 Paint Opts<br>.P8T Titanium                                                                                       |     | \$91.06    | \$182.12       |
| 2   | TK315HF     | High/Low Flat Connector Kit - 15"H<br>\$(P1) P1 Paint Opts<br>.P8T Titanium                                                                                                  |     | \$17.69    | \$35.38        |

| Qty | Part Number | Description                                                                                         | Tag | Unit Price | Extended Price |
|-----|-------------|-----------------------------------------------------------------------------------------------------|-----|------------|----------------|
| 2   | TK330PTFK   | Flat Top Trim 30W w/clips<br>\$(P1) P1 Paint Opts<br>.P8T Titanium                                  |     | \$13.05    | \$26.10        |
| 2   | TK336PTFK   | Flat Top Trim 36W w/clips<br>\$(P1) P1 Paint Opts<br>.P8T Titanium                                  |     | \$15.08    | \$30.16        |
| 7   | TK350EF     | E End Trim Flat ConnKit - 50"H base panel<br>\$(P1) P1 Paint Opts<br>.P8T Titanium                  |     | \$26.97    | \$188.79       |
| 2   | TK350TF     | T 3-way Flat Connector Kit - 50"H base panel<br>\$(P1) P1 Paint Opts<br>.P8T Titanium               |     | \$45.53    | \$91.06        |
| 3   | TK350WF     | W Flat Wall Mount Kit - 50" Length<br>\$(P1) P1 Paint Opts<br>.P8T Titanium                         |     | \$42.34    | \$127.02       |
| 1   | TK365EF     | E End Trim Flat ConnKit - 65"H base panel<br>\$(P1) P1 Paint Opts<br>.P8T Titanium                  |     | \$28.71    | \$28.71        |
| 1   | TK365WF     | W Flat Wall Mount Kit - 65" Length<br>\$(P1) P1 Paint Opts<br>.P8T Titanium                         |     | \$49.88    | \$49.88        |
| 3   | TK41524TGSF | 15H x 24 W Flat Glass Panel Mntd Screen<br>.LC Clear Glass<br>\$(P1) P1 Paint Opts<br>.P8T Titanium |     | \$127.31   | \$381.93       |
| 4   | TK41530TGSF | 15H x 30 W Flat Glass Panel Mntd Screen<br>.LC Clear Glass<br>\$(P1) P1 Paint Opts<br>.P8T Titanium |     | \$136.01   | \$544.04       |
| 6   | TKG45024T   | Ter Tackable Acoustic Tile 50H x 24W<br>\$(A) GRD A FAB<br>.BNRY FAB: Binary<br>03 Diamond          |     | \$43.79    | \$262.74       |
| 8   | TKG45030T   | Ter Tackable Acoustic Tile 50H x 30W<br>\$(A) GRD A FAB<br>.BNRY FAB: Binary<br>03 Diamond          |     | \$49.88    | \$399.04       |
| 4   | TKG46530T   | Ter Tackable Acoustic Tile 65H x 30W<br>\$(A) GRD A FAB<br>.BNRY FAB: Binary<br>03 Diamond          |     | \$63.22    | \$252.88       |
| 4   | TKG46536T   | Ter Tackable Acoustic Tile 65H x 36W<br>\$(A) GRD A FAB<br>.BNRY FAB: Binary<br>03 Diamond          |     | \$71.34    | \$285.36       |
| 2   | TWTH        | Horizontal Wall Track                                                                               |     | \$24.94    | \$49.88        |



| Qty | Part Number    | Description                                                                                                                                                      | Tag | Unit Price | Extended Price |
|-----|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------|----------------|
| 1   | K62924OLG      | Involve 29.5Hx24D Open End Support Freestanding                                                                                                                  |     | \$182.12   | \$182.12       |
|     |                | \$(P1) P1 Paint Opts<br>.P02 Flint                                                                                                                               |     |            |                |
| 2   | K62930OLG      | Involve 29.5Hx30D Open End Support Freestanding                                                                                                                  |     | \$195.46   | \$390.92       |
|     |                | \$(P1) P1 Paint Opts<br>.P02 Flint                                                                                                                               |     |            |                |
| 5   | DWW-MHWNO      | Evo Task Mesh High Back Chair 4D Adj Arms no FC                                                                                                                  |     | \$421.43   | \$2,107.15     |
|     |                | .BLK Black<br>.D Dusk<br>.L Yes<br>.2 Standard<br>.BLK Black<br>.H Black Hard Tread<br>\$(1) Grd 1 Uph<br>.DAPR Fab: Dapper<br>01 Charcoal<br>.TC00 Coordinating |     |            |                |
| 1   | LKFE1SLV       | Lock Core Kit Silver - 1 Core 2 Keys                                                                                                                             |     | \$11.60    | \$11.60        |
|     |                | \$(KEYNUM Key Number<br>.SEQ/ Key Number Sequence Start<br>151 Key Number 151<br>.2 Quantity: 2                                                                  |     |            |                |
| 1   | LKFE4SLV       | Lock Core Kit Silver - 4 Cores 2 Keys                                                                                                                            |     | \$69.60    | \$69.60        |
|     |                | \$(KEYNUM Key Number<br>.SEQ/ Key Number Sequence Start<br>153 Key Number 153<br>.3 Quantity: 3                                                                  |     |            |                |
| 3   | YPLP283618FFM  | Align 28x36x18 2H Lateral Plinth MetFront                                                                                                                        |     | \$478.80   | \$1,436.40     |
|     |                | .BX Recessed Plinth<br>.S Square<br>EL Matte Silver<br>\$(P1) P1 Paint Opts<br>.P02 CLR: Flint<br>\$(P1) P1 Paint Opts<br>.NA Match Case<br>.X Omit Lock         |     |            |                |
| 5   | YPPA2415SC     | Seat cushion for metal mobile pedestal 24"D                                                                                                                      |     | \$74.53    | \$372.65       |
|     |                | \$(3) GRD 3 UPH<br>.PRKR Parker<br>22 Nightfall                                                                                                                  |     |            |                |
| 5   | YPPM211524BFMS | B/F MobilePed 21Hx15Wx24D Metal Front Sqr Pull                                                                                                                   |     | \$192.27   | \$961.35       |
|     |                | \$(P1) P1 Paint Opts<br>.P02 CLR: Flint<br>.X Omit Lock                                                                                                          |     |            |                |
| 3   | T624FB         | Flat Bracket 24D                                                                                                                                                 |     | \$14.79    | \$44.37        |
| 5   | A6REC3S2LCF    | A6 3 Stage 2 Leg Rectangle C Foot                                                                                                                                |     | \$499.09   | \$2,495.45     |
|     |                | \$(P1) P1 Paint Opts<br>.P02 Flint<br>.X Standard Glide<br>.MEM Memory Preset                                                                                    |     |            |                |
| 5   | AF5RS6630D     | 66Wx30D Rect Lam Flat Edge Single Surface                                                                                                                        |     | \$181.54   | \$907.70       |
|     |                | \$(L1WDG  L1 Woodgrain Lam Opts<br>.LFW1 Lam: Florence Walnut<br>.FW Edg: Florence Walnut                                                                        |     |            |                |

| Qty | Part Number | Description                                                                                                                                                      | Tag | Unit Price | Extended Price |
|-----|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------|----------------|
|     |             | .GC Center Grommet<br>.P Plastic Grommet                                                                                                                         |     |            |                |
| 2   | AYBHEP2429  | Align Adept Style 24Dx29H H-Leg Sup                                                                                                                              |     | \$58.29    | \$116.58       |
|     |             | \$(P1) P1 Paint Opts<br>.P02 Flint                                                                                                                               |     |            |                |
| 2   | CDG         | Gussets (1 Pr)                                                                                                                                                   |     | \$35.96    | \$71.92        |
|     |             | \$(P1) P1 Paint Opts<br>.P02 Flint                                                                                                                               |     |            |                |
| 3   | Z6CLFL      | Fixed C-Leg Left for Flat/Sq Edge                                                                                                                                |     | \$111.36   | \$334.08       |
|     |             | \$(P1) P1 Paint Opts<br>.P02 CLR: Flint                                                                                                                          |     |            |                |
| 3   | CSL2429F    | Freestanding 24Dx29-1/2H Sup Leg                                                                                                                                 |     | \$48.14    | \$144.42       |
|     |             | \$(P1) P1 Paint Opts<br>.P02 Flint                                                                                                                               |     |            |                |
| 4   | T52466S     | Primary 24Dx66W Flat Eg Lam w/Grommets                                                                                                                           |     | \$157.47   | \$629.88       |
|     |             | \$(L1WDG  L1 Woodgrain Lam Opts<br>.LFW1 Lam: Florence Walnut<br>.FW Edg: Florence Walnut<br>.P Plastic Grommet                                                  |     |            |                |
| 2   | T52472S     | Primary 24Dx72W Flat Eg Lam w/Grommets                                                                                                                           |     | \$164.43   | \$328.86       |
|     |             | \$(L1WDG  L1 Woodgrain Lam Opts<br>.LFW1 Lam: Florence Walnut<br>.FW Edg: Florence Walnut<br>.P Plastic Grommet                                                  |     |            |                |
| 1   | T53054S     | Primary 30Dx54W Flat Eg Lam w/Grommets                                                                                                                           |     | \$142.68   | \$142.68       |
|     |             | \$(L1WDG  L1 Woodgrain Lam Opts<br>.LFW1 Lam: Florence Walnut<br>.FW Edg: Florence Walnut<br>.P Plastic Grommet                                                  |     |            |                |
| 3   | T6BK        | Worksurface Bracket Kit                                                                                                                                          |     | \$14.79    | \$44.37        |
|     |             | \$(P1) P1 Paint Opts<br>.P02 Flint                                                                                                                               |     |            |                |
| 1   | Z5SC54      | 42W External Supt Channel for 54W W/S                                                                                                                            |     | \$18.85    | \$18.85        |
| 3   | PS          | Power Strip 108" Cord                                                                                                                                            |     | \$78.75    | \$236.25       |
|     |             | 6- 6 Power<br>B Black                                                                                                                                            |     |            |                |
| 1   | DWW-MHWNO   | Evo Task Mesh High Back Chair 4D Adj Arms no FC                                                                                                                  |     | \$421.43   | \$421.43       |
|     |             | .BLK Black<br>.D Dusk<br>.L Yes<br>.2 Standard<br>.BLK Black<br>.H Black Hard Tread<br>\$(1) Grd 1 Uph<br>.DAPR Fab: Dapper<br>01 Charcoal<br>.TC00 Coordinating |     |            |                |
| 2   | RLM-MUCA    | Relate Side Std Mesh Back/Uph Seat/Casters/Armless                                                                                                               |     | \$279.35   | \$558.70       |
|     |             | .3 Multi-surface Caster<br>.CBK Charblack<br>LKM01 CLR: Carbon                                                                                                   |     |            |                |

| Qty | Part Number     | Description                                                                                                                                                                                                                                                                                                  | Tag | Unit Price | Extended Price |
|-----|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------|----------------|
|     |                 | \$(3) GRD 3 UPH<br>.PRKR Parker<br>22 Nightfall                                                                                                                                                                                                                                                              |     |            |                |
| 1   | LKFE2SLV        | Lock Core Kit Silver - 2 Cores 2 Keys                                                                                                                                                                                                                                                                        |     | \$11.60    | \$11.60        |
|     |                 | \$(KEYNUM Key Number<br>.X156 Key Number 156<br>.1 Quantity: 1                                                                                                                                                                                                                                               |     |            |                |
| 1   | WKCACW50        | Approach 50lb Counterweight                                                                                                                                                                                                                                                                                  |     | \$91.14    | \$91.14        |
| 1   | WKSTN283024-LF  | Approach Lateral File 28H 30W 24D                                                                                                                                                                                                                                                                            |     | \$455.11   | \$455.11       |
|     |                 | .F FSC Mix Credit<br>\$(L1CORE L1 Lam Opts<br>.LFW1 Lam: Florence Walnut<br>FW Florence Walnut<br>\$(L1CORE L1 Lam Opts<br>.LFW1 Lam: Florence Walnut<br>FW Florence Walnut<br>.SP Square<br>EL Matte Silver<br>.OMT omt Core to Ord key Alike                                                               |     |            |                |
| 1   | WKDAFNJ297230   | Approach Desk 72W x 30D                                                                                                                                                                                                                                                                                      |     | \$1,383.25 | \$1,383.25     |
|     |                 | .F FSC Mix Credit<br>\$(L1CORE L1 Lam Opts<br>.LFW1 Lam: Florence Walnut<br>FW Florence Walnut<br>\$(L1CORE L1 Lam Opts<br>.LFW1 Lam: Florence Walnut<br>FW Florence Walnut<br>.B Left and Right<br>P Plastic Grommet<br>\$(P1) P1 Paint Opts<br>.P8V Textured Titanium<br>.PR6 Silver<br>.MEM Memory Preset |     |            |                |
| 1   | WKFPFN281224LH  | Approach False Ped 12Wx24D LH                                                                                                                                                                                                                                                                                |     | \$190.49   | \$190.49       |
|     |                 | .F FSC Mix Credit<br>\$(L1CORE L1 Lam Opts<br>.LFW1 Lam: Florence Walnut<br>FW Florence Walnut                                                                                                                                                                                                               |     |            |                |
| 1   | WKMP1460        | Approach Cred and Desk Mod. Panel 14Hx60W                                                                                                                                                                                                                                                                    |     | \$122.13   | \$122.13       |
|     |                 | .F FSC Mix Credit<br>\$(L1CORE L1 Lam Opts<br>.LFW1 Lam: Florence Walnut<br>FW Florence Walnut                                                                                                                                                                                                               |     |            |                |
| 1   | WKPMFN241620-BF | Approach Mobile Ped 16Wx20D                                                                                                                                                                                                                                                                                  |     | \$380.07   | \$380.07       |
|     |                 | .F FSC Mix Credit<br>\$(L1CORE L1 Lam Opts<br>.LFW1 Lam: Florence Walnut<br>FW Florence Walnut<br>\$(L1CORE L1 Lam Opts<br>.LFW1 Lam: Florence Walnut<br>FW Florence Walnut<br>.SP Square<br>EL Matte Silver<br>.OMT omt Core to Ord key Alike                                                               |     |            |                |
| 1   | WKWSRS7824      | Approach Wksf Rectangular 78Wx24D                                                                                                                                                                                                                                                                            |     | \$179.55   | \$179.55       |
|     |                 | .F FSC Mix Credit<br>\$(L1CORE L1 Lam Opts<br>.LFW1 Lam: Florence Walnut<br>FW Florence Walnut                                                                                                                                                                                                               |     |            |                |

| Qty | Part Number    | Description                                                                                                                                                                   | Tag | Unit Price | Extended Price     |
|-----|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------|--------------------|
|     |                | .C<br>P Center<br>Plastic Grommet                                                                                                                                             |     |            |                    |
| 1   | AMPTLF5472MDIA | Structure 54"x72" MediaHlf DiamondTop Lam SqrEdge                                                                                                                             |     | \$489.65   | \$489.65           |
|     |                | .X<br>\$(L1WDG) Standard Wood<br>L1 Woodgrain Lam Opts<br>.LFW1 Lam: Florence Walnut<br>.FW Edg: Florence Walnut<br>.CO No Cutout                                             |     |            |                    |
| 1   | AMPTWMB        | Structure Wall Mount Bracket                                                                                                                                                  |     | \$35.00    | \$35.00            |
|     |                | .P71 Black                                                                                                                                                                    |     |            |                    |
| 1   | AMPTXM42G      | Structure X Base Med. Bar Height with Glides                                                                                                                                  |     | \$196.35   | \$196.35           |
|     |                | \$(P1) P1 Paint Grade<br>.P8V Textured Titanium                                                                                                                               |     |            |                    |
| 1   | PS             | Power Strip 108" Cord                                                                                                                                                         |     | \$78.75    | \$78.75            |
|     |                | 6-<br>B 6 Power<br>Black                                                                                                                                                      |     |            |                    |
| 4   | HMT5           | Motivate Task-Flex Back-Uph Seat Adj Footring                                                                                                                                 |     | \$306.00   | \$1,224.00         |
|     |                | .N Arm: No Arm<br>.H CASTER: Hard (Standard)<br>.IM Black Mesh<br>\$(3) Grade: III Uph<br>.PRKR Parker<br>22 Nightfall<br>.SB Base: Standard Plastic Black<br>.T FRAME: Black |     |            |                    |
| 1   |                | Installation/Design/PM                                                                                                                                                        |     | \$2,655.00 | \$2,655.00         |
|     |                | <b>GRAND TOTAL</b>                                                                                                                                                            |     |            | <b>\$26,489.87</b> |

Approved By: \_\_\_\_\_

Date: \_\_\_\_\_

**PLEASE REMIT WITH COPY OF YOUR PURCHASE ORDER**

PO: \_\_\_\_\_

All items are special order and cannot be changed, cancelled or returned once factory production runs have closed. Installation to occur during regular business hours unless otherwise specified. Site to be accessible by commercial vehicles, free of obstacles & debris and subject to inspection and approval by Henricksen PSG. Construction punchlist to be completed before furniture is delivered and installed Installation of modular electrical components to be performed by licensed electrician and not included in this proposal unless otherwise specified. Any existing furniture to be removed from areas designated to receive new furniture prior to delivery/installation of new furniture. Handling of existing furniture not included in this proposal unless otherwise specified.



May 20, 2021

Mayor and Council,

Robert Berens resides at 5585 Lake Sarah Heights Dr. PID # 02-118-24-12-0013 is submitting a request to the City of Independence for a proposal to move an existing home into the City on a lot he split several years ago the with PID # 02-118-24-12-0012. On behalf of the City and as acting Building Official I have reviewed the request and inspected the structure which is currently located in Blain, Minnesota.

The existing home is a 1980's split-level structure. It has three bedrooms with slider windows which do not meet current code standards for egress but as they are existing, they would not need to modify to meet current code.

The portion of the structure requested for transfer is the upper level only and not the current foundation. The structure appears to be sound per my inspection and I have included pictures with this letter as well. The home has a newer roof and the siding on the upper portion is in reasonable shape. There are standard MFG trusses, and the floor joist are 2 x 10's and appear to be ok. The stairs and upper guard railing do not meet our current code for the City but as long as they do not touch these they can stay as it is.

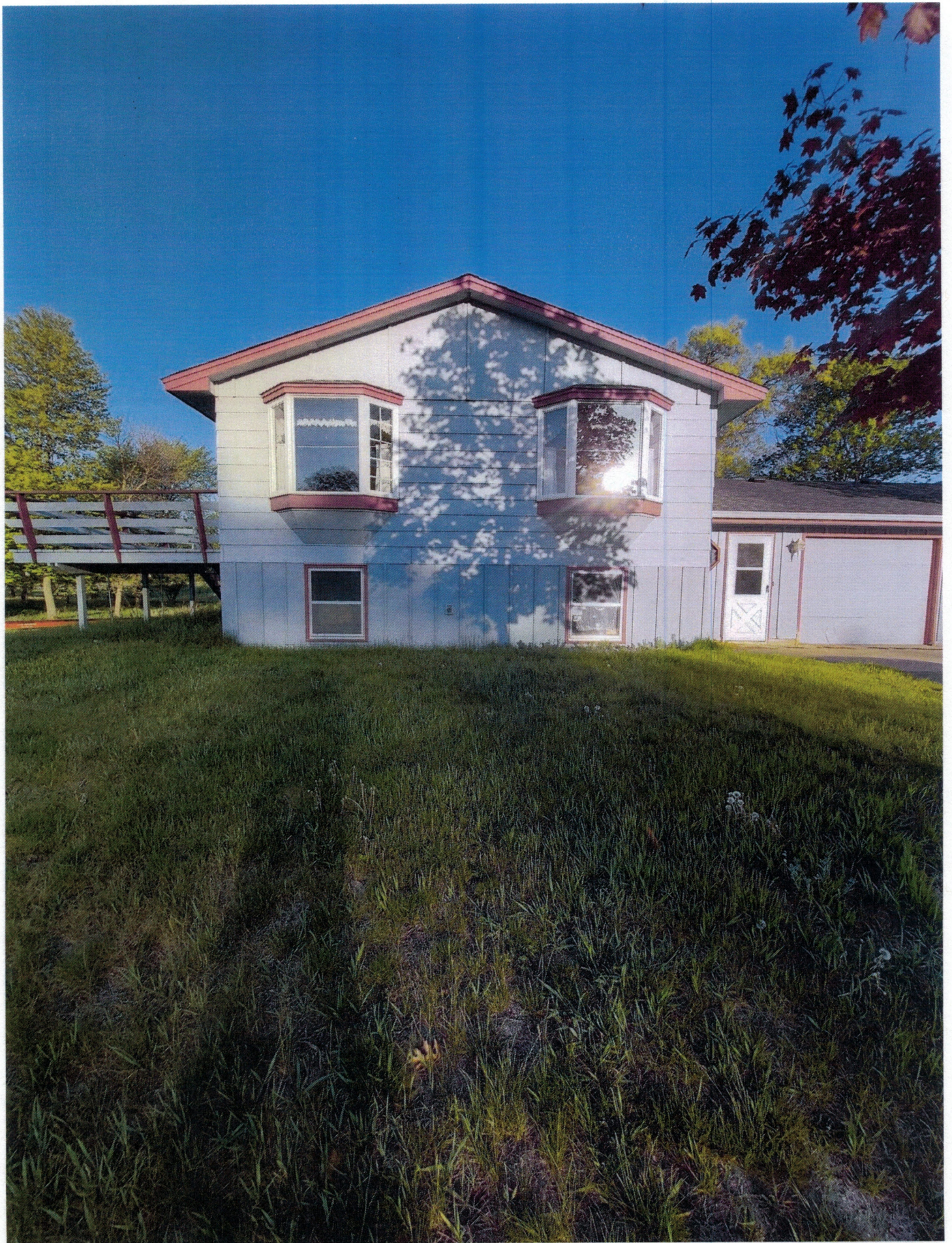
I would require that smoke and carbon monoxide detectors be installed in each bedroom on each floor. The carbon monoxide detectors need to be within 10' of the bedrooms.

I would propose that this would be an acceptable structure to move into the City of Independence with the conditions above met, and also that it must be put on a new foundation and connect to the city sewer system.

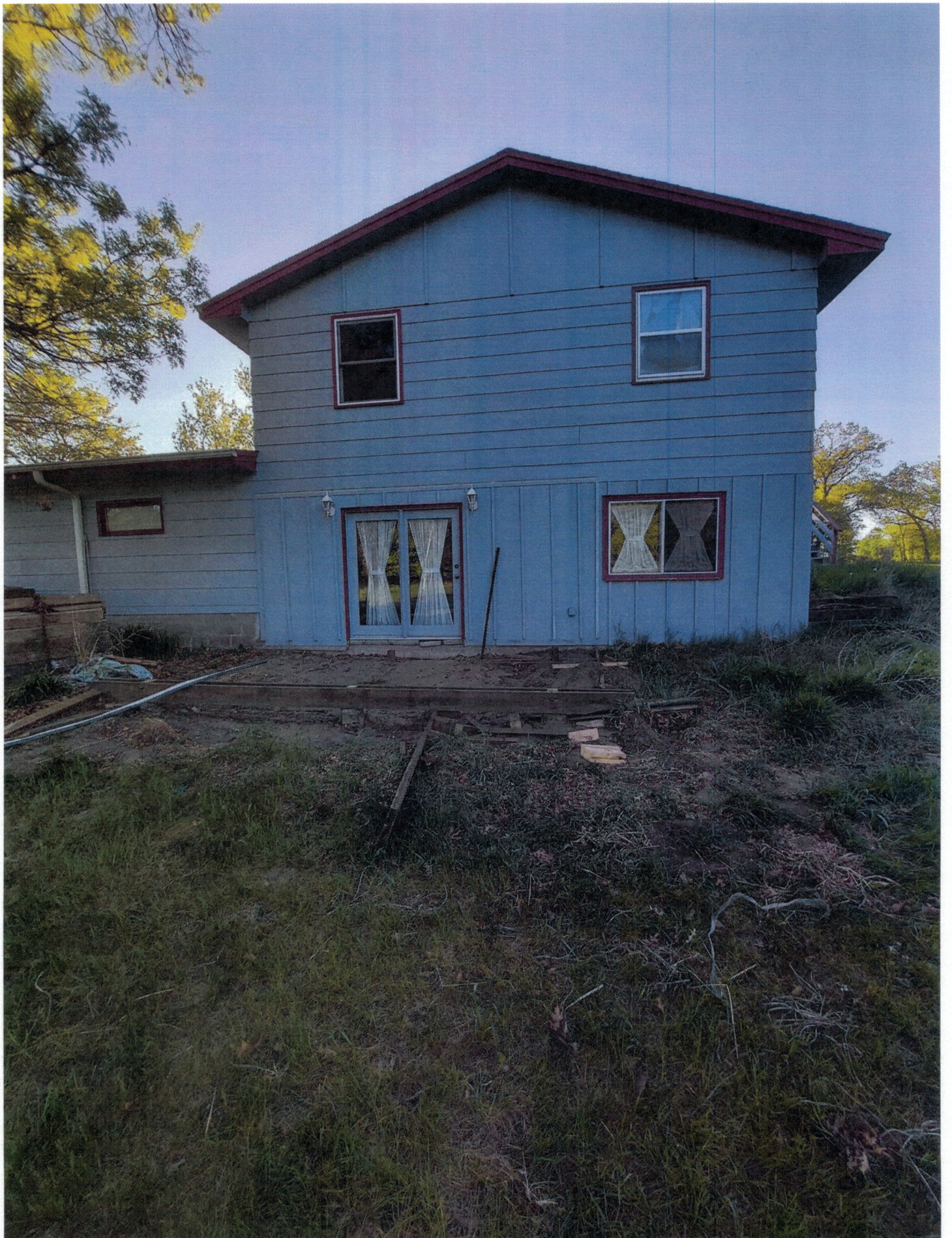
Sincerely,

Bruce Satek  
Building Official





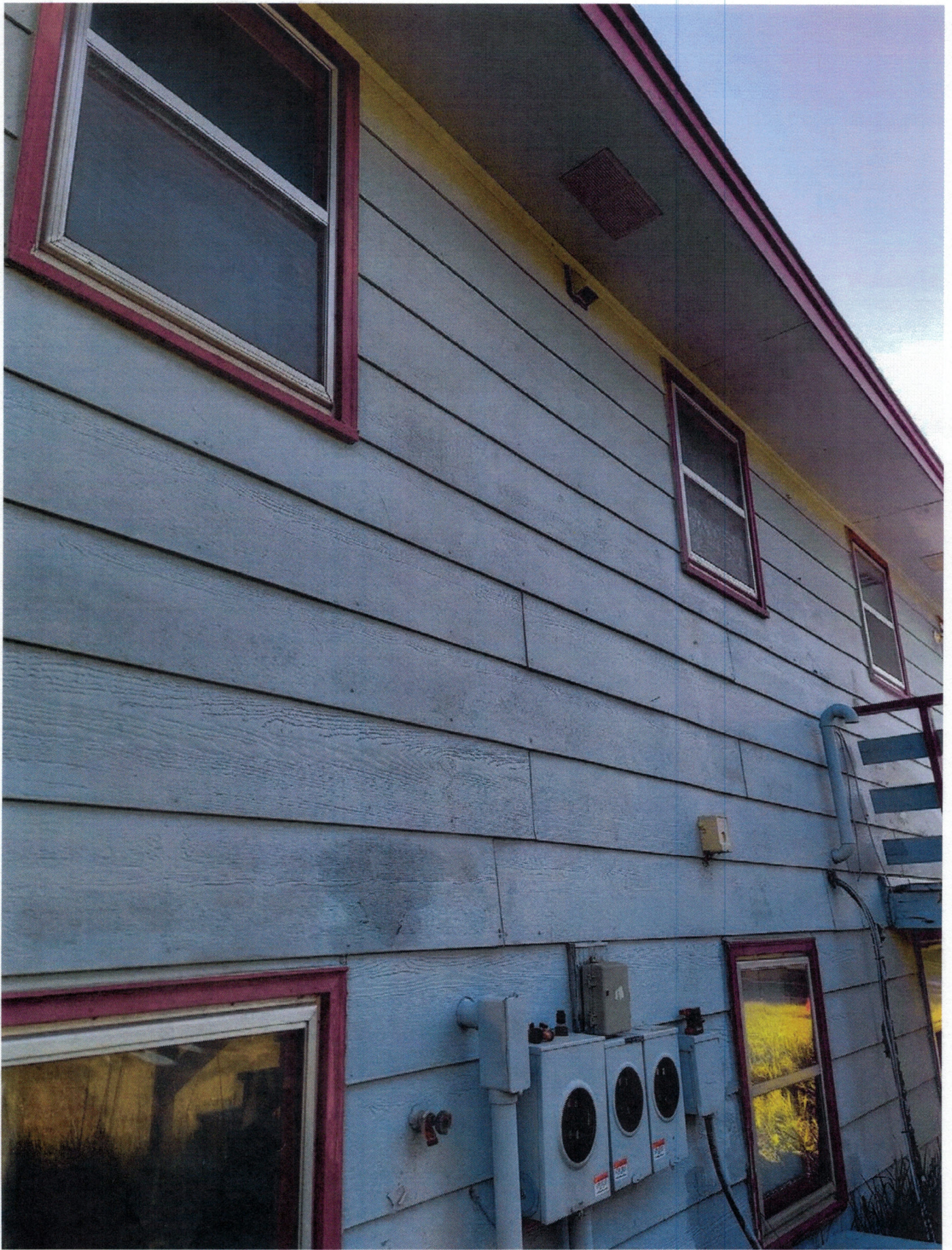




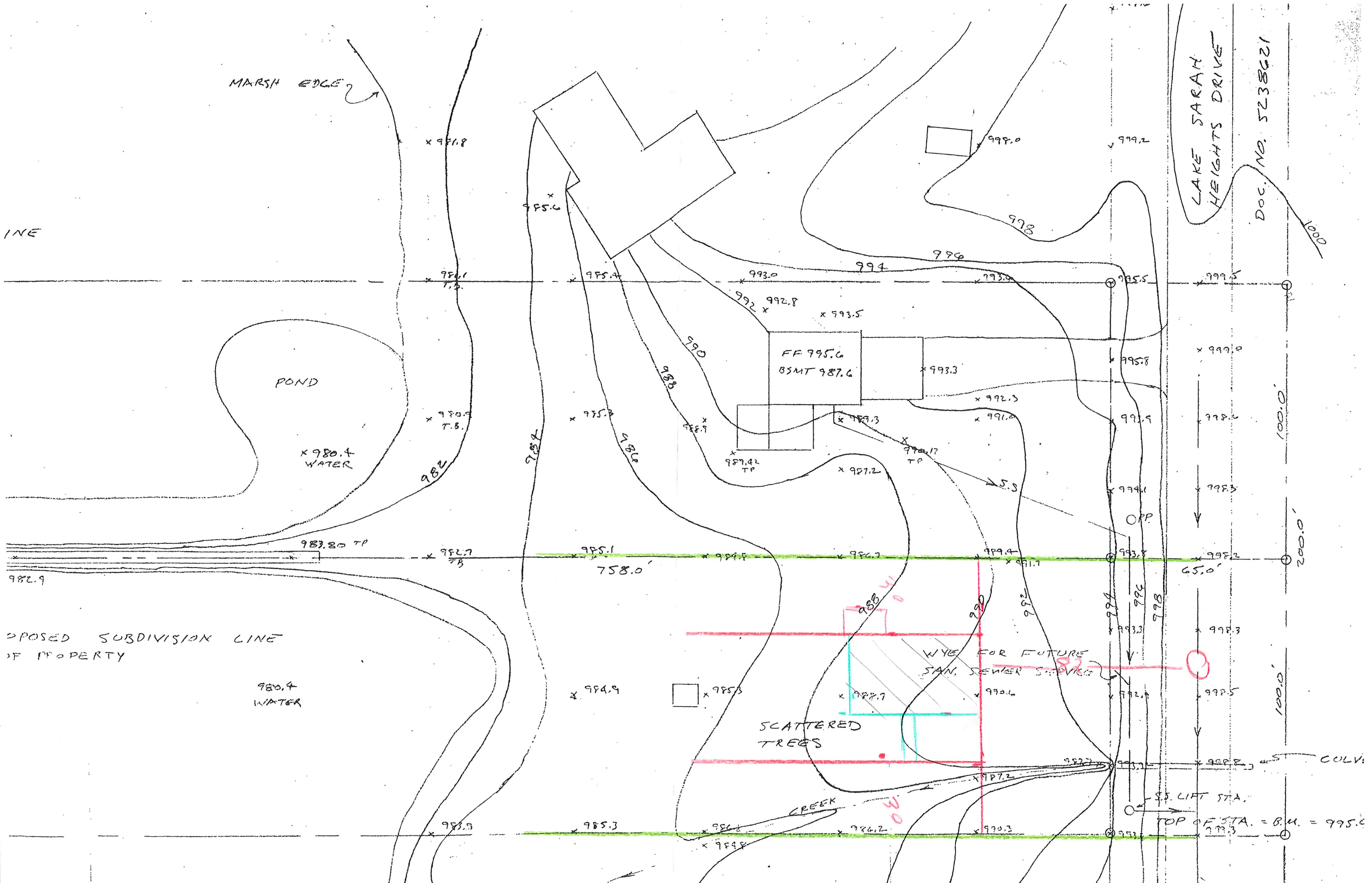












# City of Independence

## 2020 Financial Summary and Audit

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*To:* City Council  
*From:* Mark Kaltsas, Administrator  
*Meeting Date:* June 1, 2021

### **Summary:**

The City Council is annually presented with the audit findings and receives quarterly financial reports detailing the current financial status of the City. The reports are typically presented for information to the Council. The City's Auditor, Chris Knopik with Clifton Larson Allen will be at the meeting to present the 2020 Year End Financial Audit. There are a few key points that are further detailed in the audit report that I would like to highlight.

- The City received an unmodified opinion for the state of the City's financials. This is the highest opinion that can be obtained.
- There was one material finding relating to how a payment to PSCWMO was recorded. Payment for 2021 fees ~\$50,000 was made in January of 2021 and accidentally booked to 2020.
- The City's fund balance increased from 48.1% to 51.1% (City has targeted 50%).
- The City's year-ending actual versus budget again shows that the City's expenditures came in less than revenues.

### **Attachments:**

1. 2020 Audit Report
2. 2020 Audit Presentation





# City of Independence, Minnesota

## Audit Results and Communications

### December 31, 2020

WEALTH ADVISORY | OUTSOURCING | AUDIT, TAX, AND CONSULTING

Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an SEC-registered investment advisor

# Agenda



AUDIT RESULTS



FINANCIAL RESULTS



MN LEGAL  
COMPLIANCE  
LETTER



REQUIRED  
COMMUNICATIONS



INTERNAL CONTROL  
LETTER



OTHER ITEMS



## Financial Results

### Audit Opinion

- Unmodified (Clean)

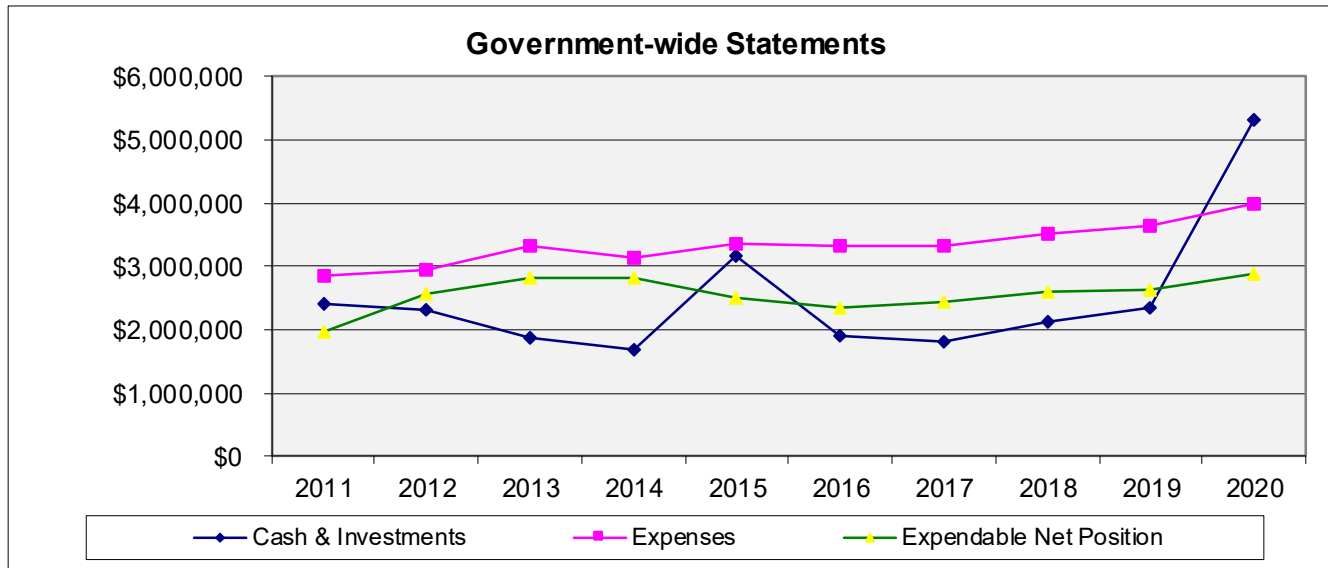
### Other Information

- Comparative statement for the Sanitary Sewer Fund





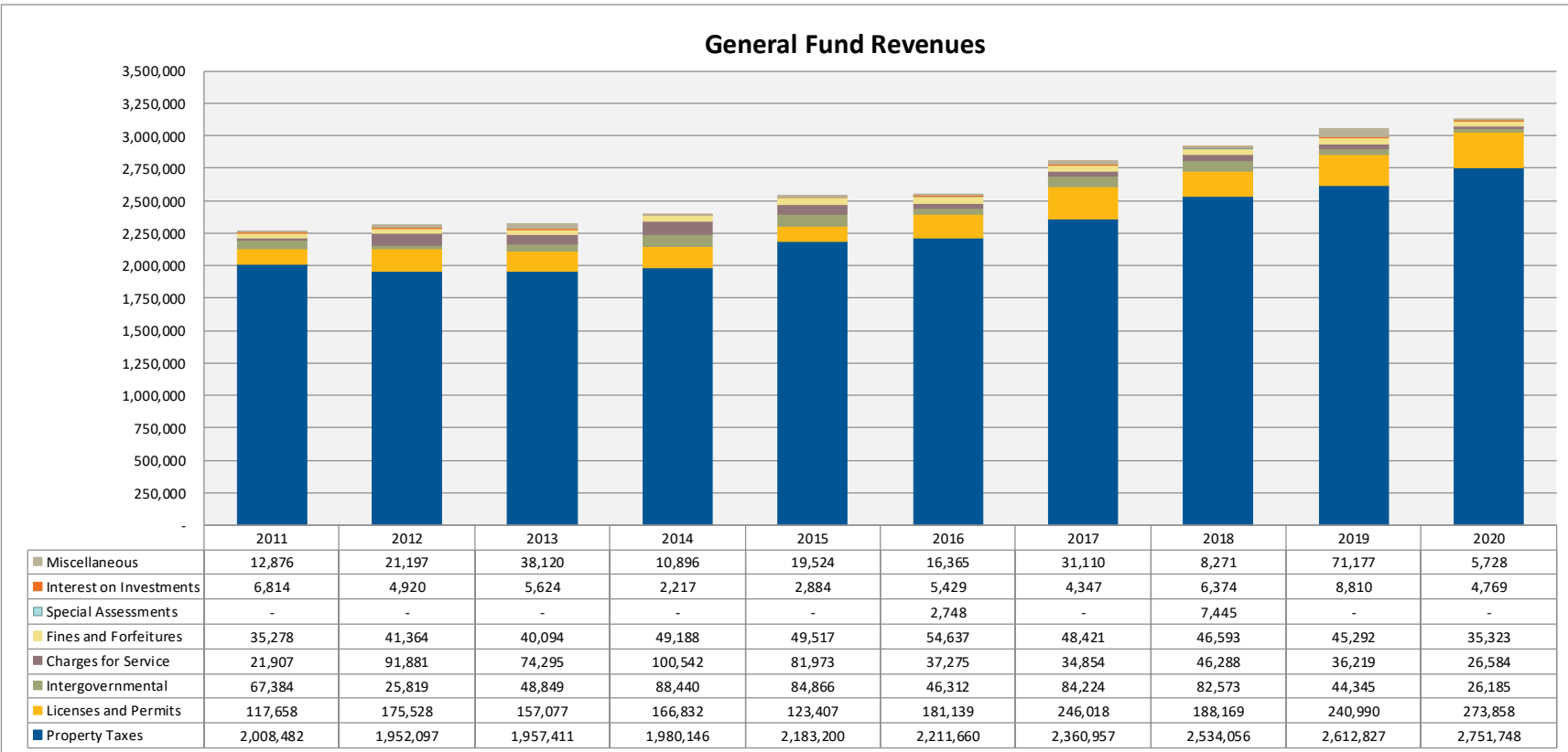
# Financial Results (continued)



|                         | 2011         | 2012         | 2013         | 2014         | 2015         | 2016         | 2017         | 2018         | 2019         | 2020         |
|-------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Cash & Investments      | \$ 2,400,047 | \$ 2,317,446 | \$ 1,876,037 | \$ 1,699,751 | \$ 3,153,077 | \$ 1,903,697 | \$ 1,811,579 | \$ 2,113,590 | \$ 2,334,404 | \$ 5,303,425 |
| Expenses                | 2,860,683    | 2,942,665    | 3,311,817    | 3,130,273    | 3,355,597    | 3,335,346    | 3,315,036    | 3,511,171    | 3,622,152    | 3,997,610    |
| Expendable Net Position | 1,981,543    | 2,577,263    | 2,804,415    | 2,815,582    | 2,504,514    | 2,354,330    | 2,428,313    | 2,587,330    | 2,628,856    | 2,871,605    |

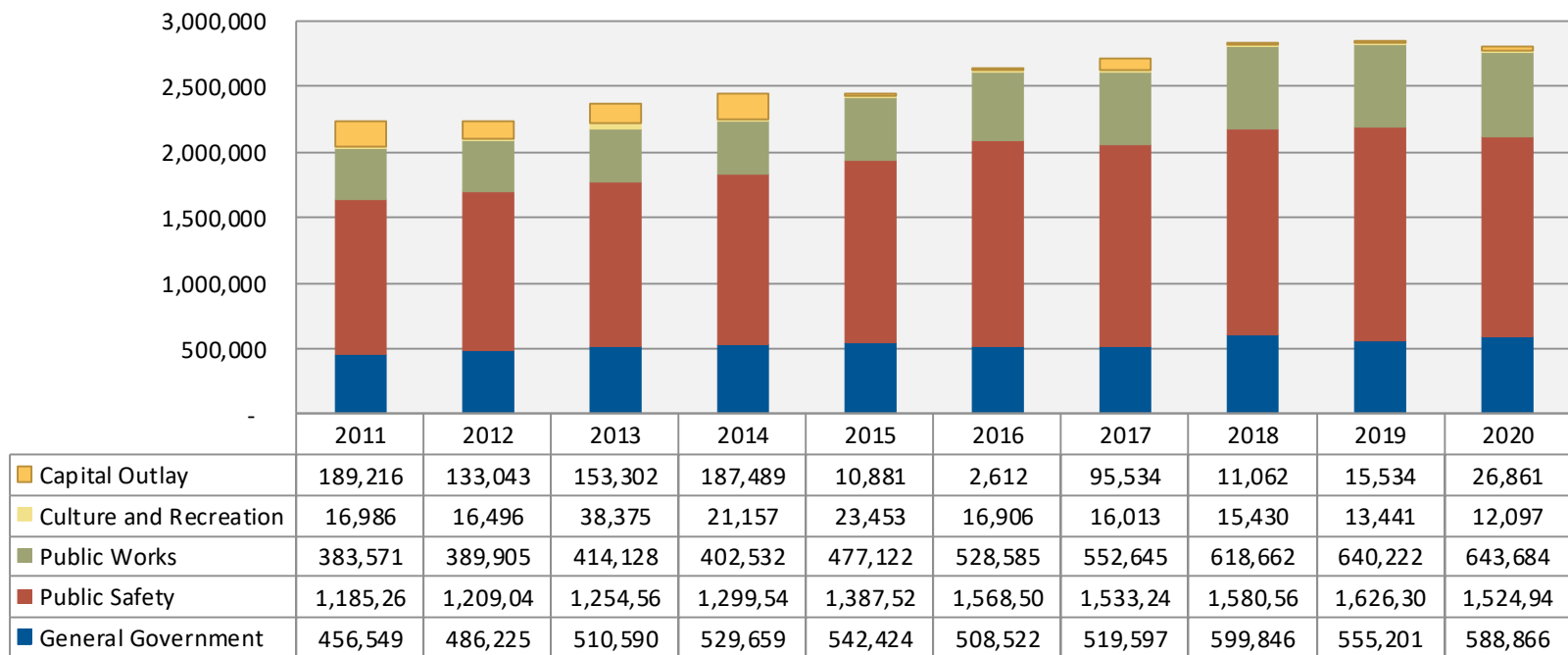


# Financial Results (continued)



# Financial Results (continued)

## General Fund Expenditures



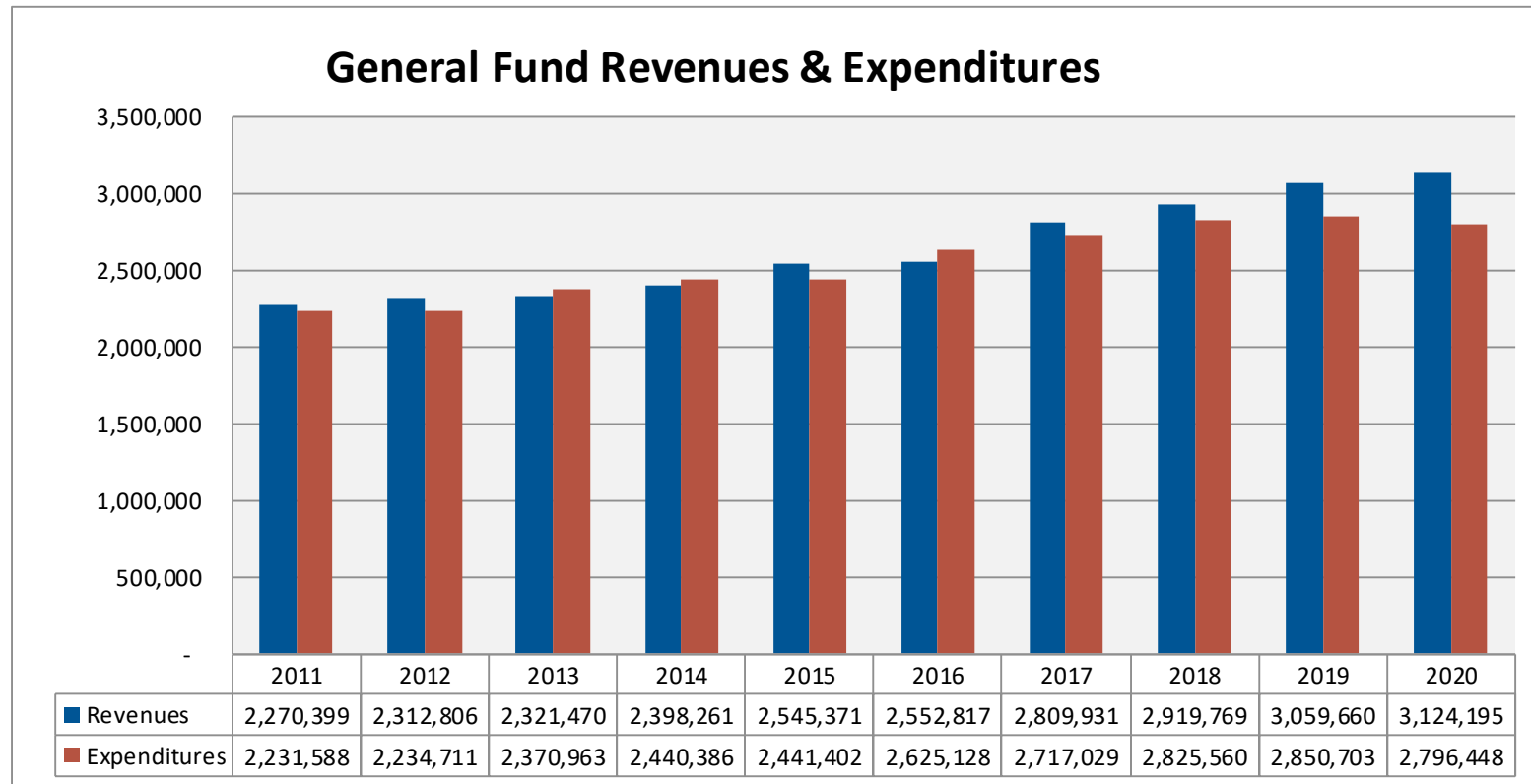


# Financial Results (continued)

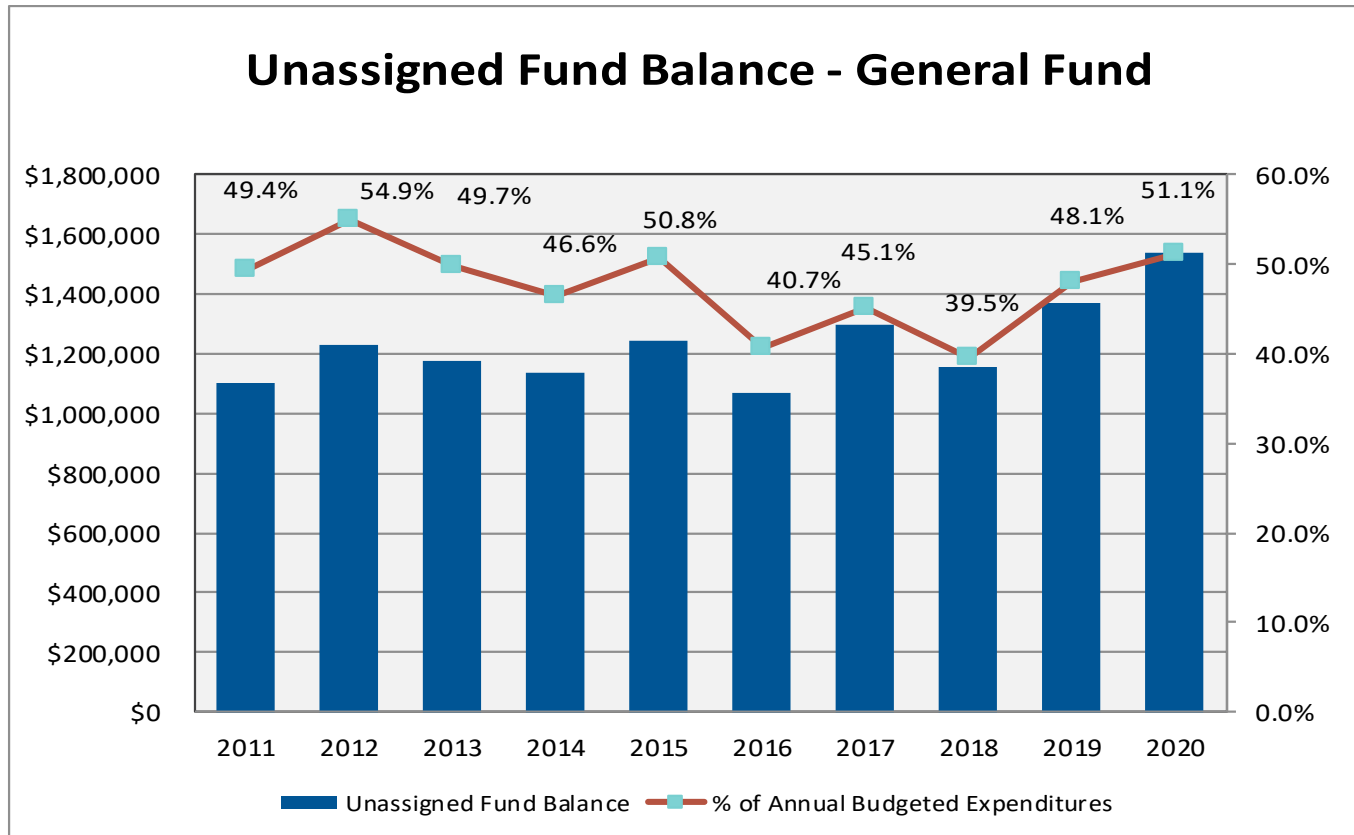
- Delinquent taxes receivable per year
  - 2020: \$77,978 (98% collection rate)
  - 2019: \$136,192 (98% collection rate)
  - 2018: \$110,252 (98% collection rate)
  - 2017: \$99,780 (99% collection rate)
  - 2016: \$104,442 (99% collection rate)
  - 2015: \$91,553 (99% collection rate)
  - 2014: \$56,126 (98% collection rate)
  - 2013: \$90,985 (96% collection rate)
  - 2012: \$83,886
  - 2011: \$91,342
- \$3,075,507 collected on \$3,153,485 levy for 2020 (98% collection rate)



# Financial Results (continued)

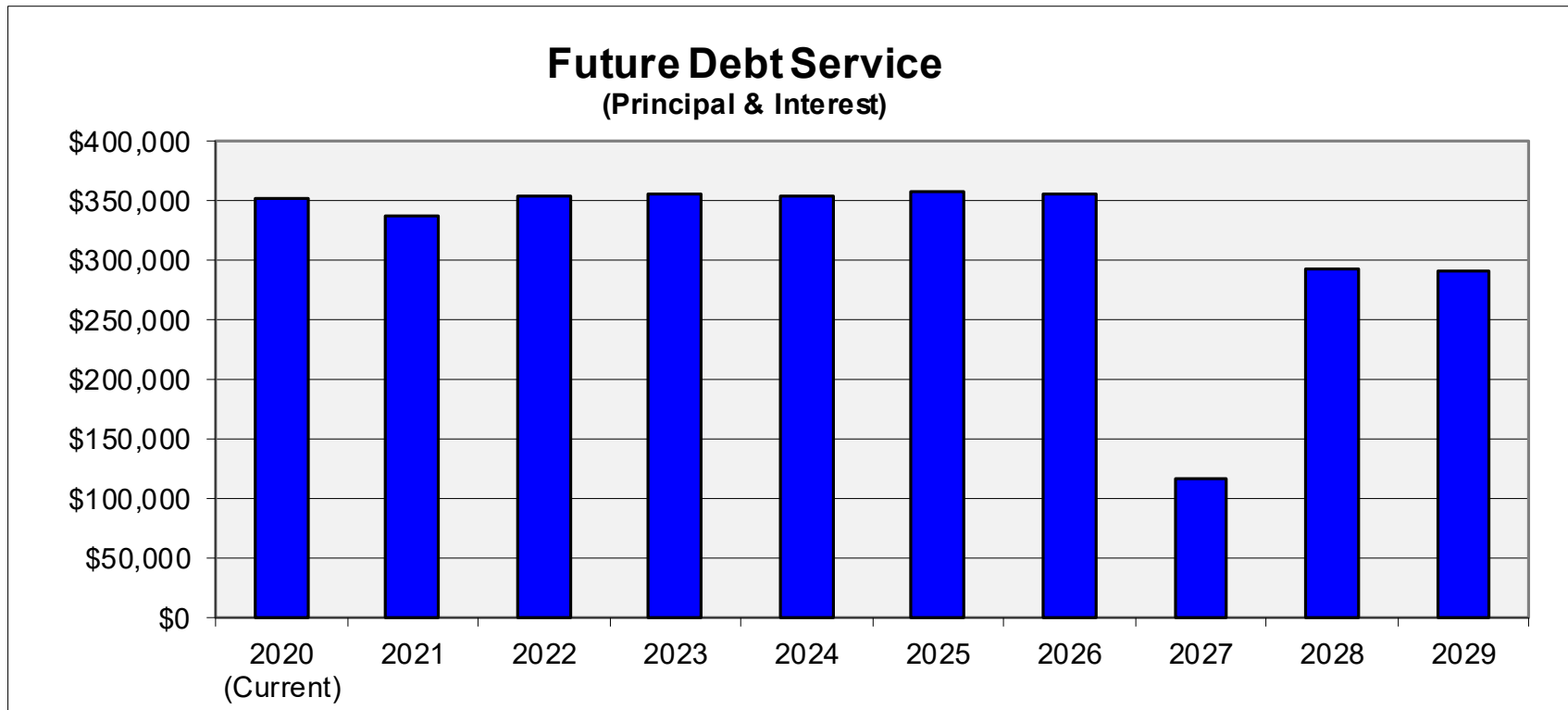


# Financial Results (continued)

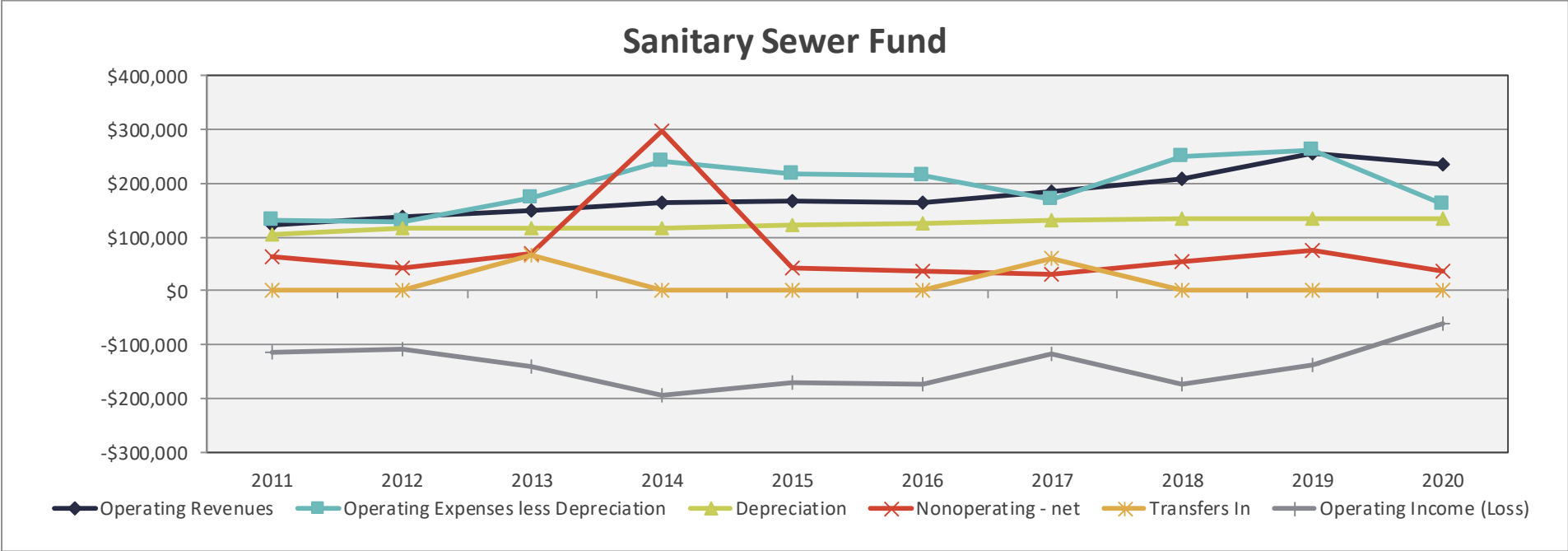




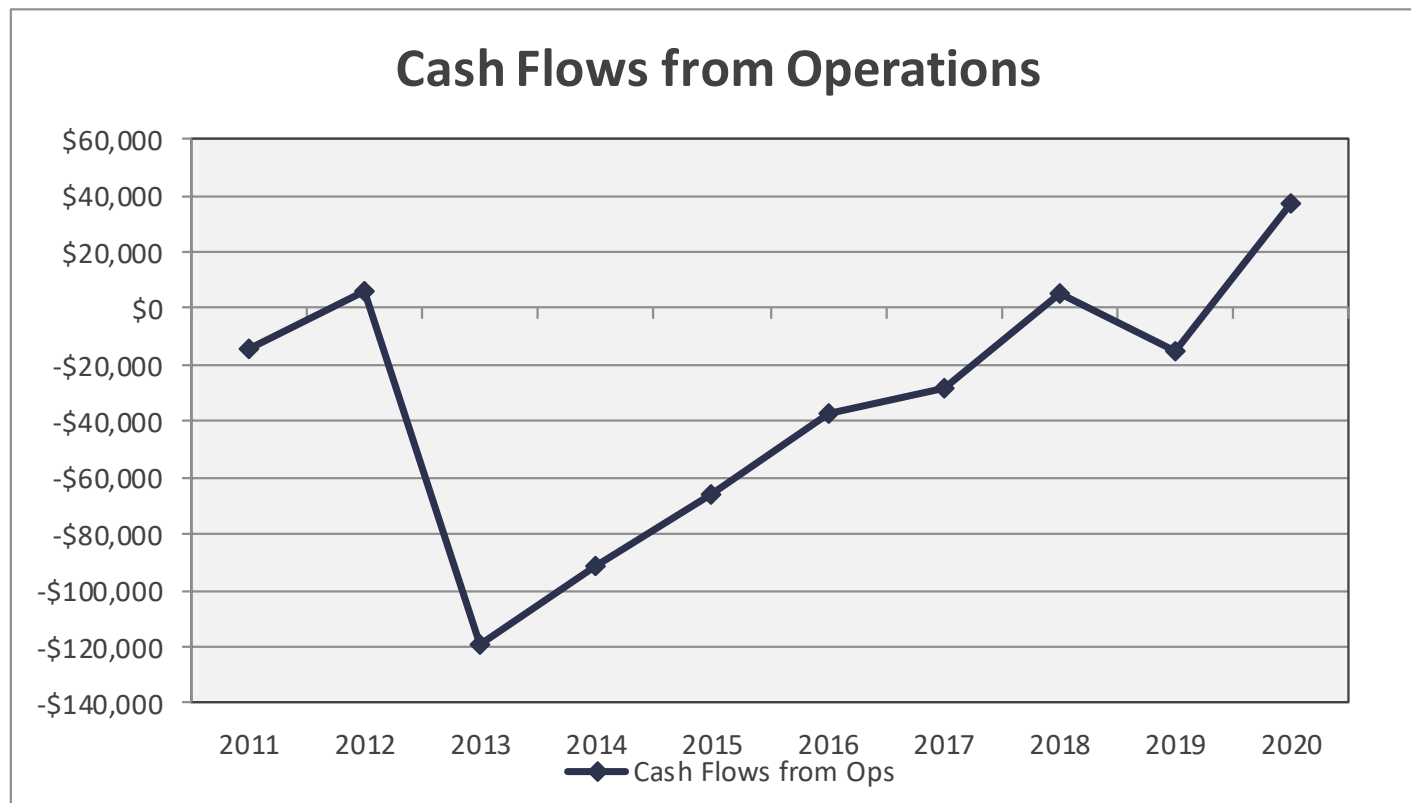
# Financial Results (continued)



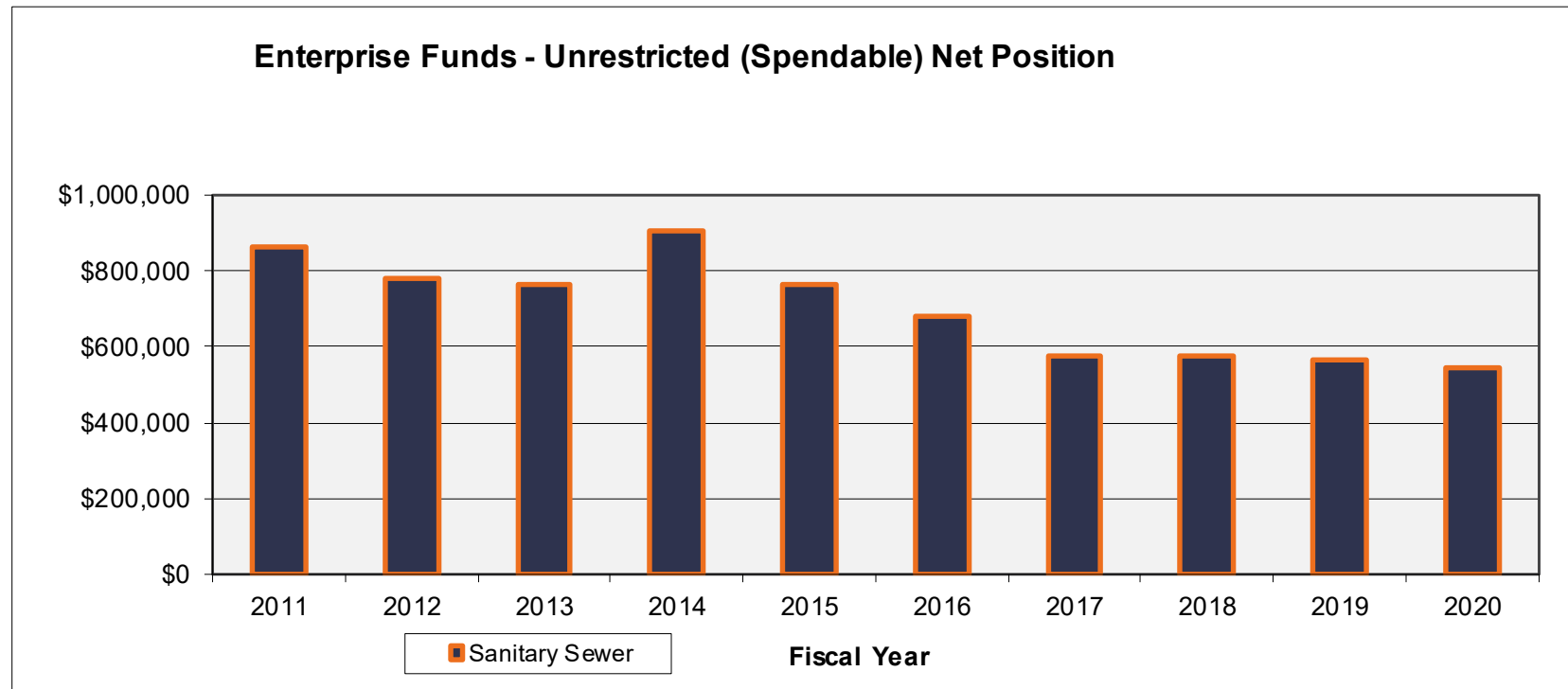
# Financial Results (continued)



# Financial Results (continued)



# Financial Results (continued)





# MN Legal Compliance

- No Minnesota legal compliance issues noted.



# Required Communications

- Audit provides reasonable, but not *absolute* assurance
- Accounting policies – Did not implement any GASBS in the current year that significantly changed how statements are presented or how the accounting is performed for the City.
- Significant accounting Estimates



## Required Communications (continued)

- Audit Adjustments:
  - Reduced accounts payable and expenditures in the Water Resource Fund for 2021 expenditures booked in 2020.
- Uncorrected Misstatements: None
- No disagreements or difficulties with management.



# Internal Control Letter

- Material Weakness
  - 1 Material Audit Adjustment
- Significant Deficiencies
  - None
- Management Comments
  - None





# Future Accounting Standards

- GASB No. 87 – Leases
  - Applicable December 31, 2022
- GASB No. 96 – Subscription Based Information Technology Agreements
  - Applicable December 31, 2023





**Thank You!**

Chris Knopik, Principal, CPA, CFE  
612-397-3266  
Christopher.Knopik@CLAconnect.com

WEALTH ADVISORY | OUTSOURCING  
AUDIT, TAX, AND CONSULTING

Investment advisory services are offered through CliftonLarsonAllen  
Wealth Advisors, LLC, an SEC-registered investment advisor

## City of Independence

### ***Request for a Variance from the Side Yard Setback for the Property Located at 4755 Lake Sarah Heights Circle***

---

|                      |                                |
|----------------------|--------------------------------|
| <i>To:</i>           | City Council                   |
| <i>From:</i>         | Mark Kaltsas, City Planner     |
| <i>Meeting Date:</i> | June 1, 2021                   |
| <i>Applicant:</i>    | Brent Foster                   |
| <i>Owner:</i>        | Brent Foster                   |
| <i>Location:</i>     | 4755 Lake Sarah Heights Circle |

#### ***Request:***

Brent Foster, owner of the property located at 4755 Lake Sarah Heights Circle (PID No. 02-118-24-12-0007), is requesting the following action from the City:

- a. A variance to allow a reduced side yard setback for a detached accessory structure on the property located at 4755 Lake Sarah Heights Cir.

#### ***Property/Site Information:***

The owner's property is located at 4755 Lake Sarah Heights Circle which is on the west side of the road on Lake Sarah. The property is approximately .44 acres. This property is considered an existing lot of record. Existing lots of record in the shoreland district are allowed to have reduced setbacks of 60% of the required setbacks.

Property Information: **4755 Lake Sarah Heights Circle**

Zoning: *Rural Residential*

Comprehensive Plan: *Rural Residential*

Detached Accessory Side Yard Setback: 15 feet from lot line or (60% of 15 feet) **9 feet**

Acreage: 0.44 acres

Impervious Surface Maximum: 25% (4,871.75 square feet)

4755 Lake Sarah Heights Circle (blue outline)

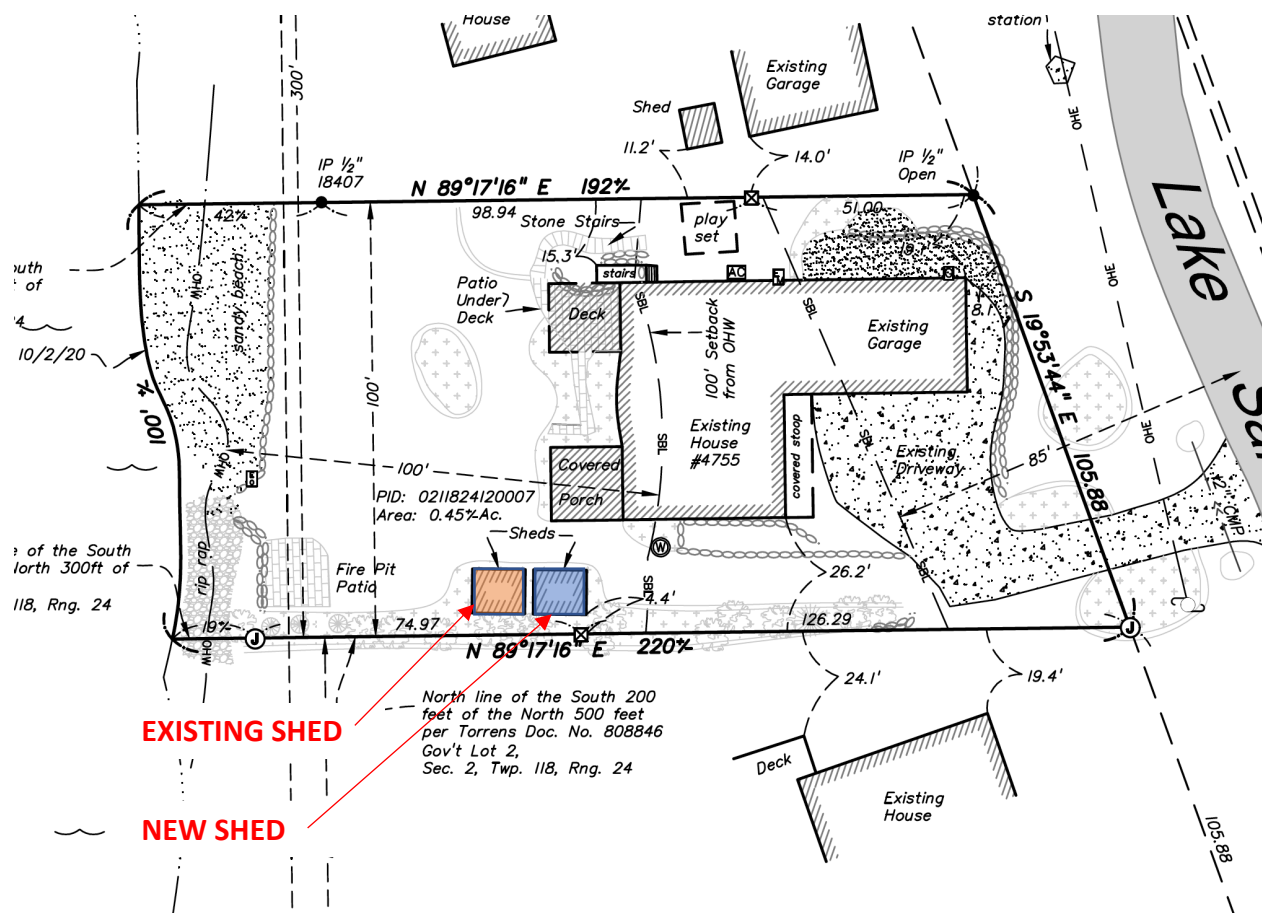


**Discussion:**

The applicant is seeking a variance from the south - side yard setback to allow the placement of a detached accessory structure (shed) to be located on the property. The applicant located the new 10' x 12' shed on the property last year. The City notified the property owner that the shed needed to be permitted and did not meet the applicable side yard setback. In addition, it was noted that the impervious surface calculation would need to be updated for the property.

The applicant has an existing shed that is legal non-conforming located in the same area on the site. The applicant thought that he would be able to add a new (120 SF or less) shed to the same location without a need for an additional permit. The applicant is now asking the City to consider a variance to allow the shed to remain in its current location and directly in-line with the existing shed (see survey below).





The required side yard setback for detached accessory structures is nine (9) feet. The existing shed is setback 4.4 feet from the side property line and the applicant is seeking a variance to allow the new shed to also be setback 4.4 feet from the side property line. The proposed shed would require a five (5) foot variance.

The property can have a maximum of 25% impervious surface coverage. This property would be permitted to have 4,872 square feet of coverage. The current site has a total impervious coverage of 6,566 square feet or 33% coverage. This impervious surface calculation includes the new 120 SF shed. The City has been working with the applicant relating to the impervious coverage issue. As a result and in order to bring the property into compliance, the applicant is proposing to replace the existing driveway (1,766 SF) with a new pervious paver driveway. This would result in a reduction in the impervious surface coverage to 4,800 SF or 24.6%.

There are several factors to consider relating to the City's consideration of granting a variance. The City's ordinance has established criteria for consideration in granting a variance.

*520.21. Standards for granting variances. Subdivision 1. The City Council may grant a variance from the terms of this zoning code, including restrictions placed on nonconformities, in cases where: 1) the variance*

*is in harmony with the general purposes and intent of this 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 (Amended, Ord. 2011-08)*

*Subd. 2. An applicant for a variance must demonstrate that there are practical difficulties in complying with the zoning code. For such purposes, "practical difficulties" means:*

- (a) The property owner proposes to use the property in a reasonable manner not permitted by the zoning code;*
- (b) the plight of the property owner is due to circumstances unique to the property not created by the landowner;*
- (c) the variance, if granted, will not alter the essential character of the locality.*

*Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems. (Amended, Ord. 2011-08)*

*Subd. 3. The City Council shall not grant a variance to permit a use that is not allowed under the zoning code based on the zoning classification of the affected property. (Amended, Ord. 2011-08)*

*520.23. Conditions and restrictions. The board of adjustments may recommend, and the City Council may impose conditions on a variance. Conditions must be directly related to and must bear a rough proportionality to the impact created by the variance. (Amended, Ord. 2011-08)*

Consideration of the criteria for granting a variance:

- a. Residential use of the property is consistent with the Rural Residential/Shoreland Overlay District. The applicant is seeking a variance to allow a second detached accessory structure on the property. The existing structure and the proposed structure are similar in architecture, siding, color, etc.
- b. The character of the surrounding area is residential. Many of the surrounding properties (not the property to the south) have detached accessory structures similar to that of the proposed. The City has historically provided some relief to properties in the Shoreland Overlay District.
- c. There is an existing detached accessory structure located behind the house on the subject property. The overall size of this structure is approximately 120 SF. The City allows a maximum of 1,850 SF for the total permitted for all detached accessory structures on properties less than 2.5 acres. The total SF in the after condition would be 240 SF which is less than the maximum permitted.
- d. The proposed location allows access to the rear yard from the driveway. Locating the shed further north would likely prohibit access to the rear yard.

- e. The applicant was granted a variance approximately 10 year ago for a deck stairway on the north side of the property line when adding an addition onto the existing home.
- f. Any approval would need to be subject to the applicant replacing the existing driveway with an approved permeable paver driveway.

***Planning Commission Discussion/Recommendation:***

Planning Commissioners discussed the request with staff and the applicant. Commissioners noted that the structure had been constructed without applicable permits. Commissioners clarified that the existing shed predated the established ordinance. Commissioners discussed the requirement that the driveway needs to be replaced in order for the variance to be granted. Commissioners recommended that a condition be added that set an end date for the driveway replacement. Commissioners recommended that the driveway replacement occur prior to October 15, 2021. Commissioners thought that the requested home addition would be an improvement to the property and found that it met the criteria for granting a variance. Commissioners recommended approval to the City Council.

***Public Comments:***

The City has received verbal comments from an adjoining property owner who was concerned about the impact of the additional detached structure. The adjacent property owner stated that he was in favor of the variance based on the proposed location at the public hearing.

***Recommendation:***

The Planning Commission recommended approval of the request for a variance to the City Council with the following findings and conditions:

1. The proposed variance request meets all applicable conditions and restrictions stated in Chapter V, Section 520.19, Procedures on variances, in the City of Independence Zoning Ordinance.
2. City Council approval of the variance is subject to the following:
  - a. The approval of a variance is subject to the applicant replacing the entire concrete driveway with an approved permeable paver driveway. The installation of the permeable paver driveway shall be in accordance with the approved detail and plan provided to the City and attached hereto as **Exhibit B**. The resulting impervious lot coverage shall be no greater than 25%.
3. The City finds that the criteria for granting a variance have been satisfied by the applicant. Specifically, the City finds the following:



4. Residential use of the property is consistent with the Rural Residential/Shoreland Overlay District. The applicant is seeking a variance to allow a second detached accessory structure on the property. The existing structure and the proposed structure are similar in architecture, siding, color, etc.
5. The location of the shed on the property is in line with the existing shed. The alignment, matching architecture and materials does mitigate some of the potential impacts of the proposed structure.
6. The character of the surrounding area is residential. The proposed detached accessory structure would be in keeping and consistent with the surrounding uses found in this neighborhood.
7. The variance will permit a 5-foot reduction (from 9 feet required to 4 feet permitted) of the south side yard setback to allow the proposed detached accessory structure as depicted on the site plan and building plans attached hereto as **Exhibit B**. Any modification changes or alteration to the structure that does not meet applicable setbacks in the future would require additional review and approval in the form of a variance.

***Attachments:***

1. Property Pictures
2. Survey
3. Permeable Paver Detail

**Attachment #1**









RESOLUTION OF THE  
CITY OF INDEPENDENCE  
HENNEPIN COUNTY, MINNESOTA

**RESOLUTION NO. 21-0601-01**

**RESOLUTION APPROVING AN APPLICATION FOR A VARIANCE  
TO ALLOW A REDUCED SIDE YARD SETBACK  
FOR THE PROPERTY LOCATED AT 4755 LAKE SARAH HEIGHTS CIRCLE**

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

WHEREAS, the City adopted a comprehensive plan in 2010 to guide the development of the community; and

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

WHEREAS, Brent Foster, (the “Applicant/Owner”) submitted an application for a variance to allow a reduced side yard setback on the property located at 4755 Lake Sarah Heights Circle (PID No. 02-118-24-12-0007) (the “Property”); and

WHEREAS, the Property is zoned RR-Rural Residential; and

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

WHEREAS the requested variance meets all requirements, standards and specifications of the City of Independence zoning ordinance for Rural Residential lots; and

WHEREAS the Planning Commission held a public hearing on May 18, 2021, to review the application for a variance, following mailed and published noticed as required by law; and

WHEREAS, the City Council has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the applicant and all interested parties; and has now concluded that the application is in compliance with all applicable standards and can be considered for approval.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MINNESOTA, that it should and hereby does approve the application by Brent Foster and grants the requested variance for the property in accordance with the City’s zoning regulations with the following findings and conditions:

1. The proposed variance request meets all applicable conditions and restrictions stated in Chapter V, Section 520.19, Procedures on variances, in the City of Independence Zoning Ordinance.
2. City Council approval of the variance is subject to the following:
  - a. The approval of a variance is subject to the applicant replacing the entire concrete driveway with an approved permeable paver driveway. The installation of the permeable paver driveway shall be in accordance with the approved detail and plan provided to the City and attached hereto as **Exhibit B**. The resulting impervious lot coverage shall be no greater than 25%.
3. The City finds that the criteria for granting a variance have been satisfied by the applicant. Specifically, the City finds the following:
4. Residential use of the property is consistent with the Rural Residential/Shoreland Overlay District. The applicant is seeking a variance to allow a second detached accessory structure on the property. The existing structure and the proposed structure are similar in architecture, siding, color, etc.
5. The location of the shed on the property is in line with the existing shed. The alignment, matching architecture and materials does mitigate some of the potential impacts of the proposed structure.
6. The character of the surrounding area is residential. The proposed detached accessory structure would be in keeping and consistent with the surrounding uses found in this neighborhood.
7. The variance will permit a 5-foot reduction (from 9 feet required to 4 feet permitted) of the south side yard setback to allow the proposed detached accessory structure as depicted on the site plan and building plans attached hereto as **Exhibit B**. Any modification changes or alteration to the structure that does not meet applicable setbacks in the future would require additional review and approval in the form of a variance.

This resolution was adopted by the City Council of the City of Independence on this 1<sup>st</sup> day of June 2021, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

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Marvin Johnson, Mayor

ATTEST:

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Mark Kaltsas, City Administrator

**EXHIBIT A**  
*(Legal Description)*



**EXHIBIT B**  
*(Site Plan)*



**CITY OF  
INDEPENDENCE  
MINNESOTA**

**Applicant Information**

Name: Brent James Foster

Address: 4755 LAKE SARAH  
HEIGHTS CR  
ROCKFORD, Minnesota  
55373

Primary Phone: 9528365499

Email: foster\_brent@allergan.com

**Owner Information**

Name: Brent James Foster

Address: 4755 LAKE SARAH  
HEIGHTS CR  
ROCKFORD, Minnesota  
55373

Primary Phone: 9528365499

Email: foster\_brent@allergan.com

Property Address:

PID:

Planning Application Type: Variance

Description:

Supporting Documents: Site Survey (Existing Conditions)

Signature:

Brent Foster

# Certificated of Survey

for

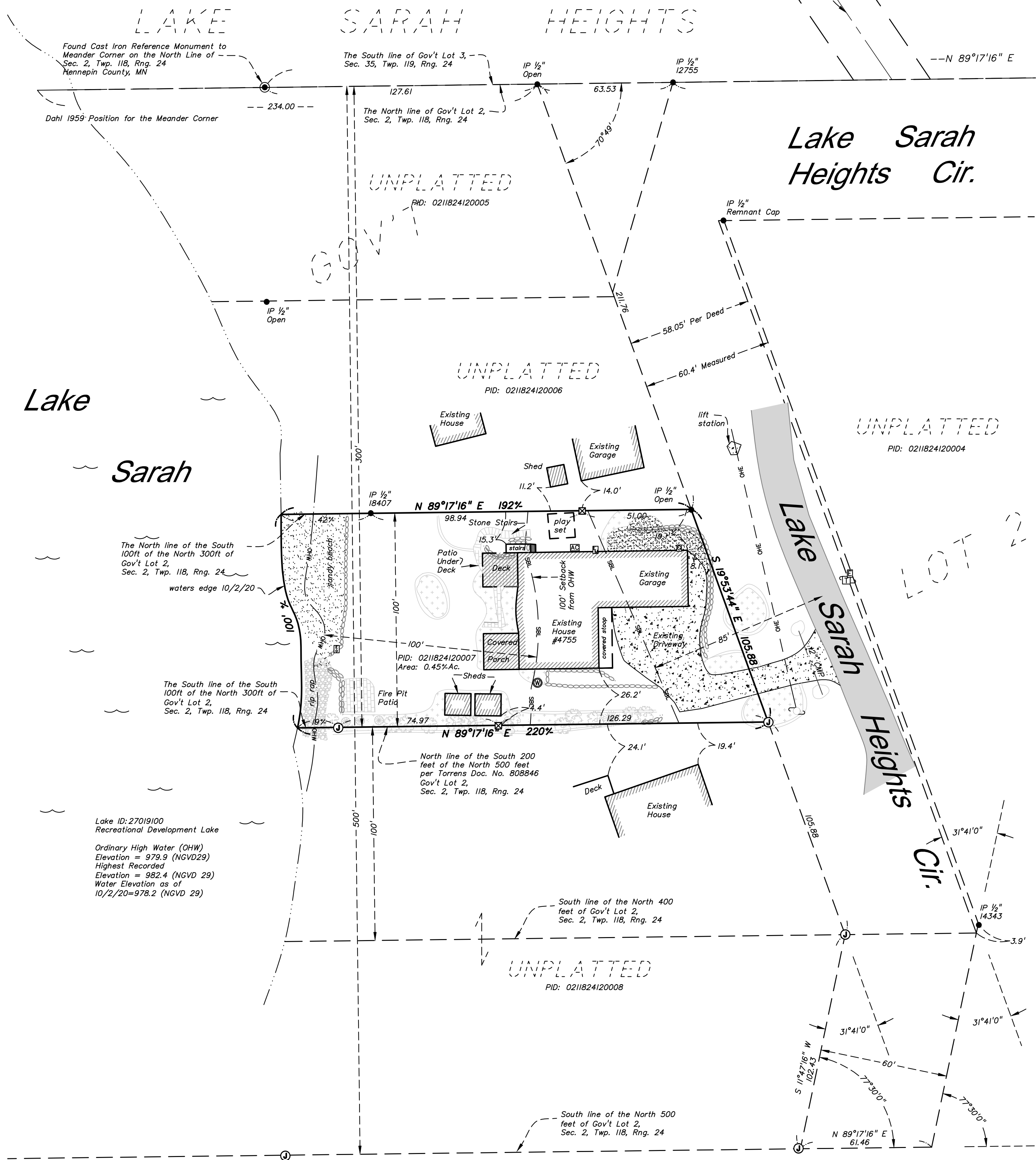
## Brent and Heidi Foster

Part of Gov't Lot 2, Section 2, Township 118, Range 24

City of Independence, Hennepin County, Minnesota

4755 Lake Sarah Heights Circle

(See Inset Map for Easement Thru LAKE SARAH HEIGHTS)



### REFERENCE BENCHMARK

MN/DOT Geodetic Station "2722 F" at Trunk Hwy 55, mile post 167.95, 49 feet south of Hwy 55, 31 feet north of railroad

Elevation = 995.0 feet (NGVD 29)

### ZONING

Rural Residential w/shore land overlay

### SETBACKS

100' from OHW - Ordinary High Water 85' from centerline

### IMPERVIOUS CALCS

Total Lot Area above OHW = 19,467 1/2 S.F.  
Patios/Walkways/Driveway Area = 2,692 1/2 S.F.  
House-Garage/Sheds Area = 3,874 1/2 S.F.  
Total Impervious Area = 6,566 1/2 S.F. (33.7%)

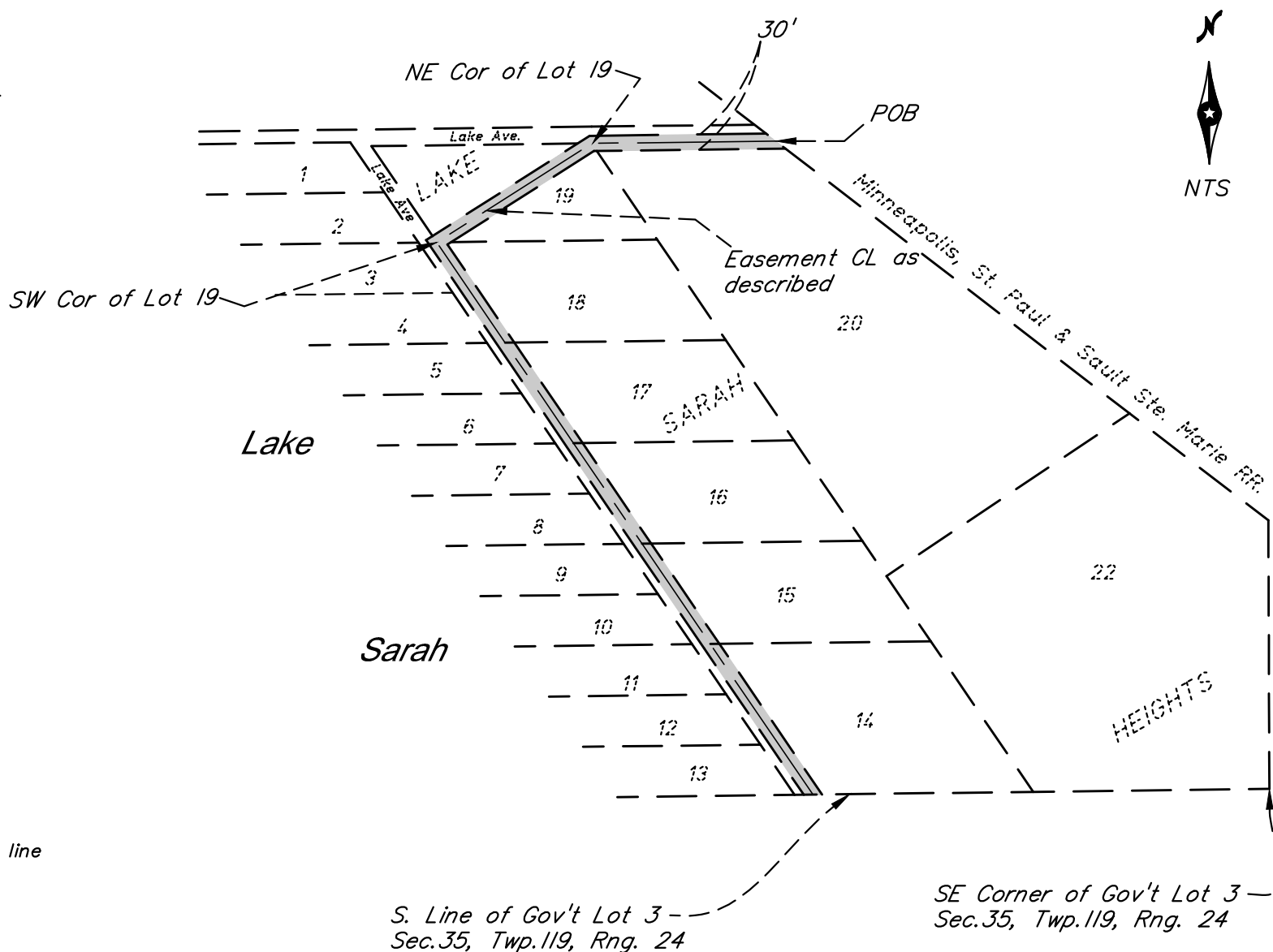
### PROPERTY DESCRIPTION PER DOC. NO. 8615804

Exhibit A  
The South 100 feet of the North 300 feet of all that part of Government Lot 2, Section 2, Township 118 North Range 24 West, lying westerly of the following described line; The North line of said Government Lot 2, as re-set by the Hennepin County Surveyor of May 25, 1959; thence East along said North line 234 feet to the point of beginning of the line being described; thence deflecting right 70 degrees 49 minutes to the South line of the North 400 feet of said Government Lot 2 and there ending. Together with a non-exclusive easement for road purposes over the following described premises, Being a 30 foot strip of land in Government Lot 3, Section 35, Township 119 North, Range 24 West, Being a part of LAKE SARAH HEIGHTS, vacated, the centerline of which easement is described as follows: Beginning at the intersection of the North line of Lot 20, LAKE SARAH HEIGHTS, vacated, with the southwesterly right-of-way line of St. Paul & Sault Ste. Marie Railway; thence West along said North line to the northeasterly corner of said Lot 19, said LAKE SARAH HEIGHTS, vacated (and the South sideline of said 30 foot strip being extended east to intersect the said southwesterly right-of-way line); thence southwesterly to the southwesterly corner of said Lot 19; thence South 33 degrees 25 minutes East along the westerly line of Lots 18, 17, 16, 15 and 14, LAKE SARAH HEIGHTS, vacated, to the South line of said Government Lot 3, and there ending (The Northeasterly sideline of said 30 foot strip being extended southeasterly to intersect said south line of said Government Lot 3. For the purposes of this description the south line of said Government Lot 3 is assumed to be due East and West line. Together with a non-exclusive easement for road purposes over the following described premises, being that part of Government Lot 2, Section 2, Township 118 North, Range 24 West, described as follows: Commencing at the meander corner of the northeasterly shore of Lake Sarah and on the North Line of said Government Lot 2, as reset by the Hennepin County Surveyor on May 25, 1959; thence East along said North line 234 feet to the point of beginning of the easement being described; thence deflecting right 70 degrees 49 minutes to the South line of the North 400 feet of said Government Lot 2; thence deflecting right 31 degrees 41 minutes to the south line of the North 500 feet of said Government Lot 2; thence East along said South line of the North 500 feet a distance of 61.46; thence deflecting left 77 degrees 30 minutes to the South line of said North 400 feet; thence deflecting left 31 degrees 41 minutes to the North line of said Government Lot 2; thence west along said North line to the point of beginning, Hennepin County, Minnesota

### LEGEND:

- Denotes found iron monument
- Denotes set lath
- Denotes found cast iron monument
- Denotes Judicial Landmark (JLM)
- Denotes power pole
- Denotes well
- Denotes gas meter
- Denotes electric meter
- Denotes air conditioning
- Denotes electric outlet
- Denotes tree, deciduous
- Denotes shrub/bush
- Denotes culvert
- Denotes Mark S. Gronberg, LS
- Denotes Edward J. Otto, LS
- Denotes Mark D. Kemper, LS
- Denotes bituminous surface
- Denotes concrete surface
- Denotes gravel surface
- Denotes mulch surface
- Denotes stone wall
- Denotes overhead electric
- Denotes easement
- Denotes existing adjoiners
- Denotes waters edge
- Denotes ordinary high water (OHW) line

### Inset Map for Easement Thru LAKE SARAH HEIGHTS (VACATED)



DESCRIPTION

DATE

REV. NO.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision, and that I am a duly licensed professional surveyor under the laws of the State of Minnesota.

**BOGART, PEDERSON & ASSOCIATES, INC.**  
LAND SURVEYING  
ENGINEERING  
13076 FIRST STREET, BECKER, MN 55308-9322  
TEL: 763-262-8822 FAX: 763-262-8844

Certificate of Survey  
Brent & Heidi Foster  
Pt. of Sec. 2, Twp. 118, Rng. 24  
Hennepin County, MN

SHEET NO.



# The Permeable Paver System

If you're environmentally conscientious, or perhaps facing zoning restrictions on surfaces or areas that are limiting what you can build on your property, a permeable paving system might be the right choice for you.

A permeable paver system is designed to mitigate the **environmental impact** of stormwater runoff by capturing and **filtering stormwater**. With a permeable system, any rain that falls onto your patio, walkway or driveway is captured and allowed to penetrate through the joints between the pavers. This stormwater then travels through a matrix of varying size aggregates that act as **natural filters** by capturing **harmful pollutants and silts**. By contrast, rain and snow falling onto non-permeable surfaces pick up these pollutants and carry them into storm drains. Unfortunately, these types of drains do not lead to treatment plants. Instead, this contaminated water is conveyed directly into streams, lakes and rivers, and ultimately affect the aquatic life and even our drinking water.

A permeable system can even be designed to harvest and recycle rainwater. And, as an added benefit, snow and ice melt more quickly and drain through the pavement openings, reducing slipping hazards.

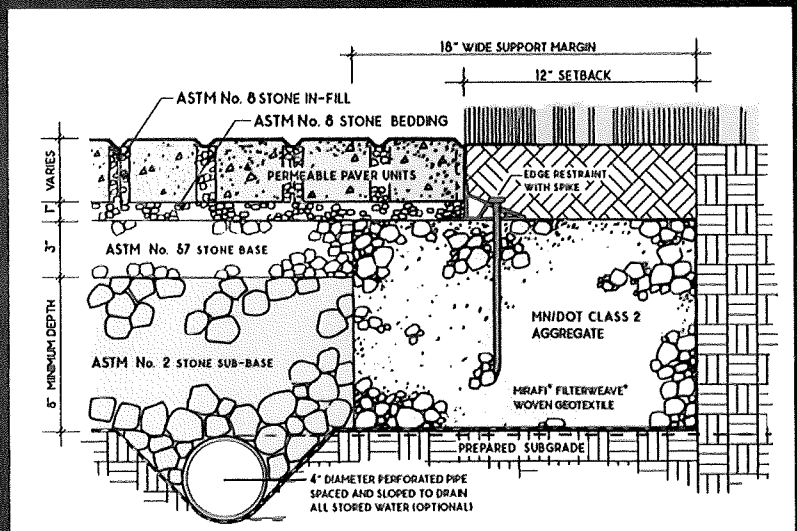
## A permeable paver system is an environmentally preferable solution for several reasons:

**Stormwater management** - Runoff from paved surfaces can cause serious environmental damage such as erosion and polluted silt build-up in rivers, lakes and streams. By allowing rain and snowmelt to infiltrate on site, a permeable system can capture up to 85% of this runoff. In fact, it's even more effective at capturing runoff than grass which only captures 55%.

**Pollution control** - Permeable paver systems trap up to 80% or greater of pollutants, which include phosphorus (lawn fertilizer), salt and oil, in the runoff rather than allowing them to wash into the local watershed where they can harm fish and other wildlife.

**Groundwater recharge** - With a permeable system, a higher percentage of rain and snowmelt percolates naturally down through layers of aggregates to maintain healthy groundwater levels.

**Government incentives** - Local governments may offer grants, tax incentives or utility fee reductions.



## City of Independence

### ***Request for a Variance from the Side Yard Setback for the Property Located at 4991 Perkinsville Road***

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|                      |                            |
|----------------------|----------------------------|
| <i>To:</i>           | City Council               |
| <i>From:</i>         | Mark Kaltsas, City Planner |
| <i>Meeting Date:</i> | June 1, 2021               |
| <i>Applicant:</i>    | Nate Bjerga                |
| <i>Owner:</i>        | Nate Bjerga                |
| <i>Location:</i>     | 4991 Perkinsville Road     |

#### ***Request:***

Nate Bjerga (Applicant/Owner) is requesting the following action for the property located at 4991 Perkinsville Rd. (PID No. 24-118-24-41-0010) in the City of Independence, MN:

- a. A variance to allow a reduced side yard setback to expand the legal non-conforming house on the subject property.

#### ***Property/Site Information:***

The subject property is located at 4991 Perkinsville Road. The property is on the south side of Perkinsville Road at the intersection of South Lake Shore Drive and Perkinsville Road. There is an existing home on the subject property.

Property Information: **4991 Perkinsville Road**

Zoning: *Rural Residential*

Comprehensive Plan: *Rural Residential*

Acreage: 1.04 acres (43,365 square feet)



4991 Perkinsville Road (blue line)



**Discussion:**

The applicant is seeking approval to construct an addition onto the existing home. The addition includes living space as well as a new garage. The existing home is currently a legal non-conforming structure that does not meet all applicable setbacks for this property. The home does not meet either side yard setback (30 feet required).

The applicant is asking the City to consider granting a variance from the side yard setback (west property line) to allow an expansion of the existing home that is in line with the existing side yard setback. The City requires a side yard setback of 30 feet for properties zoned RR-Rural Residential. The existing home is

located 21 feet from the west side property line. The applicant is proposing to construct the home addition to extend north so that the side yard setback is 21 feet from the side property line rather than 30 feet as required. The resulting variance to the side yard setback would be 9 feet. The required setbacks for properties zoned RR-Rural Residential are as follows:

Front Yard Setback:

Required: 85 feet from centerline or 51 feet from the ROW

Existing: 210 feet from centerline

Rear Yard Setback:

Required: 40 feet

Existing: 203 feet

Side Yard Setback (West Side):

Required: 30 feet

Existing: 21 feet

**Proposed: 21 feet (variance of 9 feet)**

**REQUIRED SETBACK**

**AREA OF HOME ADDITION**

**PORTION OF EXISTING  
HOUSE TO REMAIN**





There are several factors to consider relating to granting a variance. The City's ordinance has established criteria for consideration in granting a variance.

*520.21. Standards for granting variances. Subdivision 1. The City Council may grant a variance from the terms of this zoning code, including restrictions placed on nonconformities, in cases where: 1) the variance is in harmony with the general purposes and intent of this 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 (Amended, Ord. 2011-08)*

*Subd. 2. An applicant for a variance must demonstrate that there are practical difficulties in complying with the zoning code. For such purposes, "practical difficulties" means:*

- (a) The property owner proposes to use the property in a reasonable manner not permitted by the zoning code;*
- (b) the plight of the property owner is due to circumstances unique to the property not created by the landowner;*
- (c) the variance, if granted, will not alter the essential character of the locality.*

*Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems. (Amended, Ord. 2011-08)*

*Subd. 3. The City Council shall not grant a variance to permit a use that is not allowed under the zoning code based on the zoning classification of the affected property. (Amended, Ord. 2011-08)*

*520.23. Conditions and restrictions. The board of adjustments may recommend, and the City Council may impose conditions on a variance. Conditions must be directly related to and must bear a rough proportionality to the impact created by the variance. (Amended, Ord. 2011-08)*

Consideration of the criteria for granting a variance:

- a. Residential use of the property is consistent with the Rural Residential District.
- b. Many of the surrounding properties do not appear to be in compliance with all applicable principle or accessory structure setbacks.
- c. The character of the surrounding area is residential. The proposed expansion and remodel of a single-family home is in keeping with the surrounding area.

There are several additional items that could be considered by the City:

- 1. Staff discussed alternative options for expanding the existing home with the applicant. They noted that if they were to construct the garage further to the east, it would significantly impact the front entrance. They also noted that they would like to maintain the general interior configuration of the

home. The proposed addition that stays in line with the existing structure allows for the best reuse and remodel layout of the existing home.

2. The applicant could locate a detached accessory structure on this property and meet applicable setbacks (15 feet). The applicant noted that they would like to maintain an attached garage.
3. The applicant is purposing to construct an addition that does not increase the non-conforming setback of the existing structure.
4. The proposed remodel of the existing home would likely increase the value of and bring an update to this property.
5. The proposed home/garage addition is a two-story addition which will be taller than the portion of the existing structure that is currently located on this side of the property.

Ultimately the City will need to find that the criteria for granting a variance have been met by the applicant. Due to the configuration of the house on the property and the layout of the existing house itself, there are limited ways to expands the structure that would not require a significant departure to the internal and external use of the existing home. The setback of the proposed addition from Perkinsville Road and the natural screening and buffering that exists to the surrounding property appear to help mitigate the potential impacts.

***Planning Commission Discussion/Recommendation:***

Planning Commissioners clarified the request with staff and the applicant. Commissioners noted that the adjacent house to the west was setback a considerable distance from the shared property line. Commissioners noted that the lot is a unique in that it is narrower than most lots within the City. Commissioners thought that the requested home addition would be an improvement to the property and found that it met the criteria for granting a variance. Commissioners recommended approval to the City Council.

***Public Comments:***

The City has had several inquiries regarding the proposed addition/remodel, but no formal comments prior to the time this report was prepared.

***Recommendation:***

The Planning Commission recommended approval of the request for a variance to the City Council with the following findings and conditions:

1. The proposed variance request meets all applicable conditions and restrictions stated in Chapter V, Section 520.19, Procedures on variances, in the City of Independence Zoning Ordinance.
2. City Council approval of the variance is subject to the following submittals:
  - a. A survey of the property and proposed building addition.
  - b. A drainage plan at the time of building permit application. The drainage plan will be reviewed by the City to ensure that the proposed improvements do not adversely impact any of the surrounding properties.
3. The City finds that the criteria for granting a variance have been satisfied by the applicant. Specifically, the City finds the following:
  - a) Residential use of the property is consistent with the Rural Residential District. The applicant is seeking a variance to allow a building addition to the existing home on the property.
  - b) The location of the proposed addition/remodel is in line with the existing home and building setback from the west property line. The alignment with the existing building, updated building architecture and exterior finishes appear to mitigate some of the potential impacts resulting from the addition.
  - c) The character of the surrounding area is residential. The proposed building addition and remodel would be in keeping and consistent with the surrounding uses found in this neighborhood.
4. The variance will permit an approximate 10-foot reduction (30-foot setback required variance to allow an approximate 20-foot setback) to allow the expansion of the home to be “in-line” with the existing structure without further encroaching into the side yard setback (west property line). This variance will allow the proposed structure as depicted on the site plan and building plans attached hereto as Exhibit B.
5. Any modification, change or alteration to the structure that does not meet applicable setbacks in the future would require additional review and approval in the form of a variance.
6. The Applicant shall pay for all costs associated with the City’s review and recording of the requested variance.

**Attachments:**

1. Application
2. House Plans/Elevations





RESOLUTION OF THE  
CITY OF INDEPENDENCE  
HENNEPIN COUNTY, MINNESOTA

**RESOLUTION NO. 21-0601-02**

**RESOLUTION APPROVING AN APPLICATION FOR A VARIANCE  
TO ALLOW A REDUCED SIDE YARD SETBACK  
FOR THE PROPERTY LOCATED AT 4991 PERKINSVILLE ROAD**

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

WHEREAS, the City adopted a comprehensive plan in 2010 to guide the development of the community; and

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

WHEREAS, Nate Bjerga, (the “Applicant/Owner”) submitted an application for a variance to allow a reduced side yard setback on the property located at 4991 Perkinsville Road (PID No. 24-118-24-41-0010) (the “Property”); and

WHEREAS, the Property is zoned RR-Rural Residential; and

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

WHEREAS the requested variance meets all requirements, standards and specifications of the City of Independence zoning ordinance for Rural Residential lots; and

WHEREAS the Planning Commission held a public hearing on May 18, 2021, to review the application for a variance, following mailed and published noticed as required by law; and

WHEREAS, the City Council has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the applicant and all interested parties; and has now concluded that the application is in compliance with all applicable standards and can be considered for approval.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MINNESOTA, that it should and hereby does approve the application by Nate Bjerga and grants the requested variance for the property in accordance with the City’s zoning regulations with the following findings and conditions:

1. The proposed variance request meets all applicable conditions and restrictions stated in Chapter V, Section 520.19, Procedures on variances, in the City of Independence Zoning Ordinance.
2. City Council approval of the variance is subject to the following submittals:
  - a. A survey of the property and proposed building addition.
  - b. A drainage plan at the time of building permit application. The drainage plan will be reviewed by the City to ensure that the proposed improvements do not adversely impact any of the surrounding properties.
3. The City finds that the criteria for granting a variance have been satisfied by the applicant. Specifically, the City finds the following:
  - a) Residential use of the property is consistent with the Rural Residential District. The applicant is seeking a variance to allow a building addition to the existing home on the property.
  - b) The location of the proposed addition/remodel is in line with the existing home and building setback from the west property line. The alignment with the existing building, updated building architecture and exterior finishes appear to mitigate some of the potential impacts resulting from the addition.
  - c) The character of the surrounding area is residential. The proposed building addition and remodel would be in keeping and consistent with the surrounding uses found in this neighborhood.
4. The variance will permit an approximate 10-foot reduction (30-foot setback required) to allow the expansion of the home to be “in-line” with the existing structure without further encroaching into the side yard setback (west property line) which would allow the proposed structure as depicted on the site plan and building plans attached hereto as **Exhibit B**.
5. Any modification, change or alteration to the structure that does not meet applicable setbacks in the future would require additional review and approval in the form of a variance.
6. The Applicant shall pay for all costs associated with the City’s review and recording of the requested variance.

This resolution was adopted by the City Council of the City of Independence on this 1<sup>st</sup> day of June 2021, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Marvin Johnson, Mayor

ATTEST:

\_\_\_\_\_  
Mark Kaltsas, City Administrator

**EXHIBIT A**  
*(Legal Description)*



**EXHIBIT B**  
*(Site Plan)*



**CITY OF  
INDEPENDENCE  
MINNESOTA**

**Applicant Information**

Name: Nate Bjerga

Address: 4991 Perkinsville Rd  
Independence, Minnesota  
55359

Primary Phone: 6512740411

Secondary Phone: 6513871812

Email: natebjerga@hotmail.com

**Owner Information**

Name: Nate Bjerga

Address: 4991 Perkinsville Rd  
Independence, Minnesota  
55359

Primary Phone: 6512740411

Secondary Phone: 6513871812

Email: natebjerga@hotmail.com

Property Address:

PID:

Planning Application Type: Variance

Description:

Supporting Documents: Preliminary/Final Plan

Signature:



| NUMBER | DATE      | REVISED BY | DESCRIPTION |
|--------|-----------|------------|-------------|
| 1      | 3/20/2021 | JOHN       |             |
|        |           |            |             |
|        |           |            |             |
|        |           |            |             |

NATE & JESSICA BJERGA  
4991 PERKINSVILLE RD  
MAPLE PLAIN MN 55359

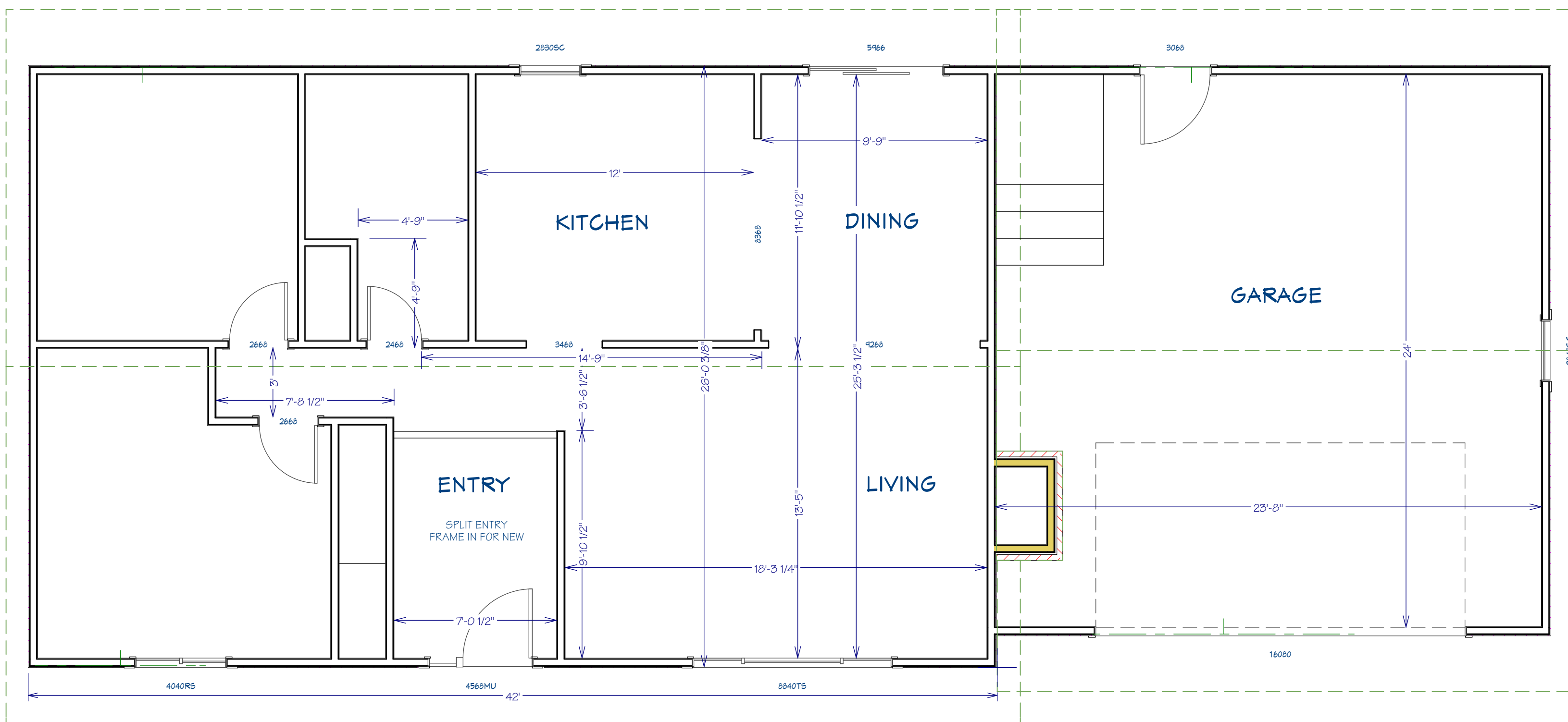
DATE:

3/21/2021

SCALE:

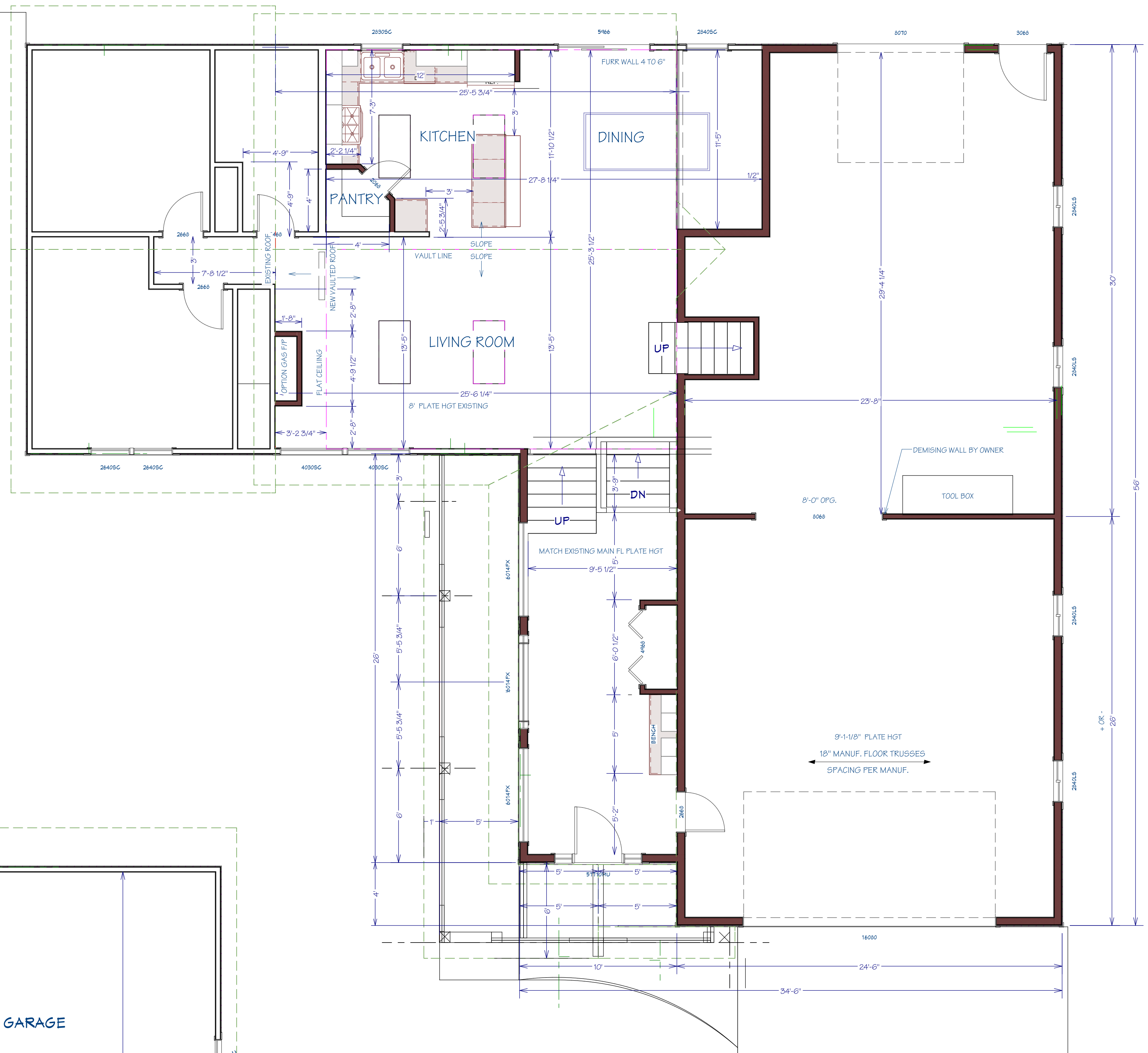
SHEET:

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NOTE  
ALL EXISTING DIMENSIONS TAKEN FROM INTERIOR  
TYP.

1st Floor



PROPOSED MAIN FLOOR 1/4" = 1'-0"

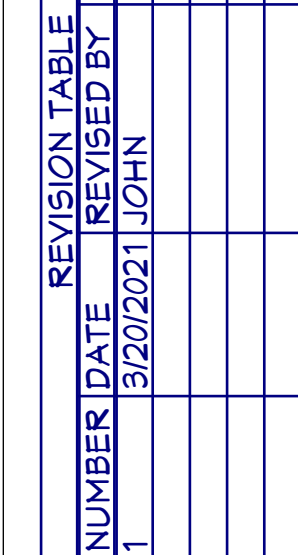
PRELIMINARY NOT INTENDED FOR CONSTRUCTION

| REVISION TABLE |                |
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| 1              | 3/20/2021 JOHN |
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NATE & JESSICA BJERGA  
4941 PERKINSVILLE RD  
MAPLE PLAIN MN 55354

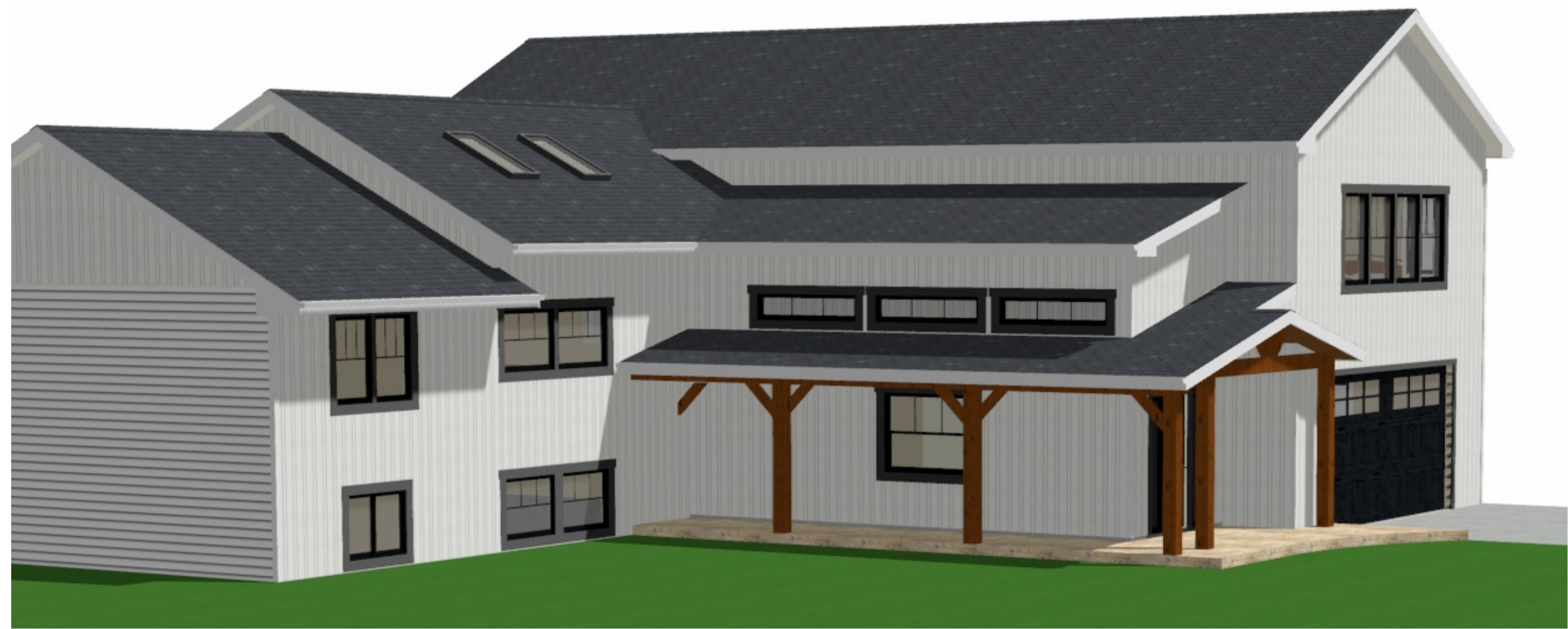
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| 3/21/2021 |
| SCALE:    |
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| SHEET:    |
| P-2       |





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| DATE:     |
| 3/21/2021 |
| SCALE:    |
|           |
| SHEET:    |
| A-1       |





PRELIMINARY NOT INTENDED FOR CONSTRUCTION

| REVISION TABLE |      |             |
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| NUMBER         | DATE | DESCRIPTION |
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NATE & JESSICA BJERGA  
4941 PERKINSVILLE RD  
MAPLE PLAIN MN 55359

DATE:

3/21/2021

SCALE:

SHEET:

A-2