



**\*\*\*PLEASE NOTE SPECIAL DAY AND TIME DUE TO ELECTION\*\*\***

CITY COUNCIL MEETING AGENDA  
WEDNESDAY NOVEMBER 3, 2021

**CITY COUNCIL MEETING TIME: 5:30 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 October 19, 2021, Regular City Council Meeting.
  - b. Approval of Accounts Payable (Batch #1, Checks Numbered 20798-20802 and Batch #2, Checks Numbered 20803-20820).
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. Jon Dailing (Applicant) and David Meyer (Owner) are requesting the following actions for the property located at 475 County Road 92 N (PID No. 32-118-24-13-0001) in the City of Independence, MN:
    - a. **RESOLUTION NO. 21-1103-01** – Considering approval of a conditional use permit amendment to allow the expansion of the existing training building located on the property.
  8. Colin Buechel (Applicant) and Aaron Ruhland (Owner) request that the City consider the following action for the property located at 6455 Meadow Ridge (PID No. 15-118-24-14-0007) in Independence, MN:
    - a. **RESOLUTION NO. 21-1103-02** – Considering approval of a conditional use permit to allow a ground mounted solar array and denial of a variance to allow a ground mounted solar array that exceeds the maximum size limitation of 500 square feet.

9. Hennepin County (Applicant) is requesting approval of the following application:

- a. **RESOLUTION NO. 21-1103-03** – considering approval of the following minor subdivisions relating to the Highway 12/County Road 92 improvement project in Independence, MN:

- 7455 Hwy 12 (PID No. 16-118-24-43-0002)
- 7525 Hwy 12 (PID No. 16-118-24-43-0001)
- 7625 Hwy 12 (PID No. 16-118-24-31-0002)
- 7735 Hwy 12 (PID No. 16-118-24-34-0002)
- 7865 Hwy 12 (PID No. 16-118-24-32-0005)
- 7899 Hwy 12 (PID No. 16-118-24-32-0001)
- 7950 Egret Dr. (PID No. 16-118-24-32-0003)

10. **RESOLUTION NO. 21-1103-04** – Accepting the donation from Jim and Diane Peters of a snowblower attachment that will be used by Public Works.

11. Set date and time to canvas the November 2021 election results (between November 5-12)

12. Open/Misc.

13. Adjourn.

MINUTES OF A REGULAR MEETING OF THE  
INDEPENDENCE CITY COUNCIL  
TUESDAY, OCTOBER 19, 2021 – 6:30 P.M.  
City Hall Chambers

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 6:30 p.m.

2. PLEDGE OF ALLEGIANCE.

Mayor Johnson led the group in the Pledge of Allegiance.

3. ROLL CALL

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

ABSENT: None

STAFF: City Administrator Kaltsas, Assistant to Administrator  
Horner, Attorney Bob Vose

VISITORS: Gary Kroells

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 October 5, 2021, Regular City Council Meeting.
- b. Approval of Accounts Payable (Checks Numbered 20773-20797).
- c. 2021 Third Quarter Building Permit Summary – For Information Only.

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

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

6. REPORTS OF BOARDS AND COMMITTEES BY COUNCIL AND STAFF

**Grotting attended the following meetings:**

- None

**Spencer attended the following meetings:**

- Highway 12 Corridor Study

**McCoy attended the following meetings:**

- Loretto Fire Department

**Betts attended the following meetings:**

- Highway 12 Corridor Study

**Johnson attended the following meetings:**

- Loretto Fire Dept.
- Senior Community Services - virtual
- Orono Foundation Recognition
- Maple Plain Chamber of Commerce
- Memorial Service for Pat Raycraft of MPFC
- NLC Energy Committee
- Toward Zero Death (TZD)
- Highway 55 Corridor Coalition
- Fund Raiser for Osmek & Hertaus (Osmek is President of Caucus)
- Highway 12 Corridor Study

**Kaltsas attended the following meetings:**

- High Speed Internet

**7. West Hennepin Public Safety – Director Gary Kroells: Presentation of the September 2021 Activity Report.**

**a. Highway 12 Corridor Study – Overview and Discussion**

Kroells discusses the September 2021 report. See full report for details.

Spencer says that Deephaven mentioned they had a lot of break-ins and asked if we had anything here. Kroells we have not been experiencing this in Independence/Maple Plain area.

Johnson asks what RCI stands for. Kroells says it is Restricted Controlled Intersection. Kroells explains the Hwy 12 corridor study. It goes from County Road 90 to County Line Road. This is the only section that has not been improved. Johnson has helped get us funding to conduct this study with the transportation commissioner that set aside \$2 million. Options were the roundabout at 90, the roundabout at 92 and the overpass that will be completed next year. They will have a virtual open house tonight. The main goal is to prevent cross-over crashes, so they proposed various options such as a concrete median divider or depressed median. Also, possible solutions at intersections were discussed. A roundabout was also mentioned for Hwy 12 and Lake Haughey. They have discussed realigning Copeland and Hitsman Rd. If they added another roundabout this would restrict mobility.



Johnson asks about the resident on the North side of Hwy 12 and if they would hook up to Valley Road instead of Hwy 12. Kaltsas says that they talked about it with the resident, and it was very costly for the residents to do this.

Kroells says Wednesday, October 27<sup>th</sup> they are holding a virtual office hours from 3:00-3:30pm and 6:00-6:30pm to have further discussions on this. Kaltsas says we solicited the funding for this and we got it. We do these studies then go out and get funding, but until you have the study, you can't get the money to do the work.

#### 8. High Speed Data/Internet Expansion Update

Kaltsas explains the high-speed internet update. He had meetings with Mediacom and Midco. The city was successful in securing a \$250k grant with Mediacom to light up the fiber on County Road 6. It is fulling installed and 105 residents now have access to high-speed internet. Now we are looking to expand on that project and utilize some of our AARP funding to allow more residents access to high-speed internet on the Minnetrista border, such as Game Farm Rd and Ingerson, which would be about 30 residents. Then he asks about the rest of the area. There is about a 10-mile run of fiber that could be a potential possibility that would allow 150 households service for high-speed data. This is about a \$850k project. The grant would allow a 50% match from the state and a 10% local match. This would be fiber to the home which there is no limitations on the run that they will do from the street to the house. There could be a limitation of run to the home otherwise. They need to get a grant for funding, but this is feasible.

With Midco, they are interested in areas that are not served for competition reasons. Around the lakes and expanding North of Hwy 12 would be the best areas. Hwy 12 and County Line Rd and the West side of Nelson Rd shown in pink on the map, SpaceX was granted this area with high-speed data. They are supposed to launch yet this year. Grotting asks what about the Xtratyme tower servicing the area and how the speeds compare. Kaltsas explains the problem is that they are overwhelmed with requests. Density is our limiting factor. Johnson says this is good information and to keep at it. We have 1 ½ years to use the funds. Grotting asks how that compares to a build out ordinance like Medina. Kaltsas will research that further.

#### 9. Open/Misc.

#### 10. Adjourn.

**Motion by McCoy, second by Grotting to adjourn at 7:27 p.m. Ayes: Johnson, Grotting, Betts, and Spencer. Nays: None. Absent: McCoy. None. Abstain. None. MOTION DECLARED CARRIED.**

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Respectfully Submitted,  
Amber Simon / Recording Secretary

## City of Independence

### ***Request for an Amendment to the Conditional Use Permit for the Windsong Farm Golf Club Located at 18 Golf Walk***

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*To:* City Council  
*From:* Mark Kaltsas, City Planner  
*Meeting Date:* November 3, 2021  
*Applicant:* Windsong Farm Golf Club (Jon Dailing)  
*Owner:* David Meyer  
*Location:* 18 Golf Walk

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

Jon Dailing/Windsong Farm Golf Club (Applicant) and David Meyer (Owner) are requesting the following actions for the property located at 475 County Road 92 N (PID No. 32-118-24-13-0001) in the City of Independence, MN:

- a. Conditional Use Permit Amendment to allow the expansion of the existing training building located on the property.

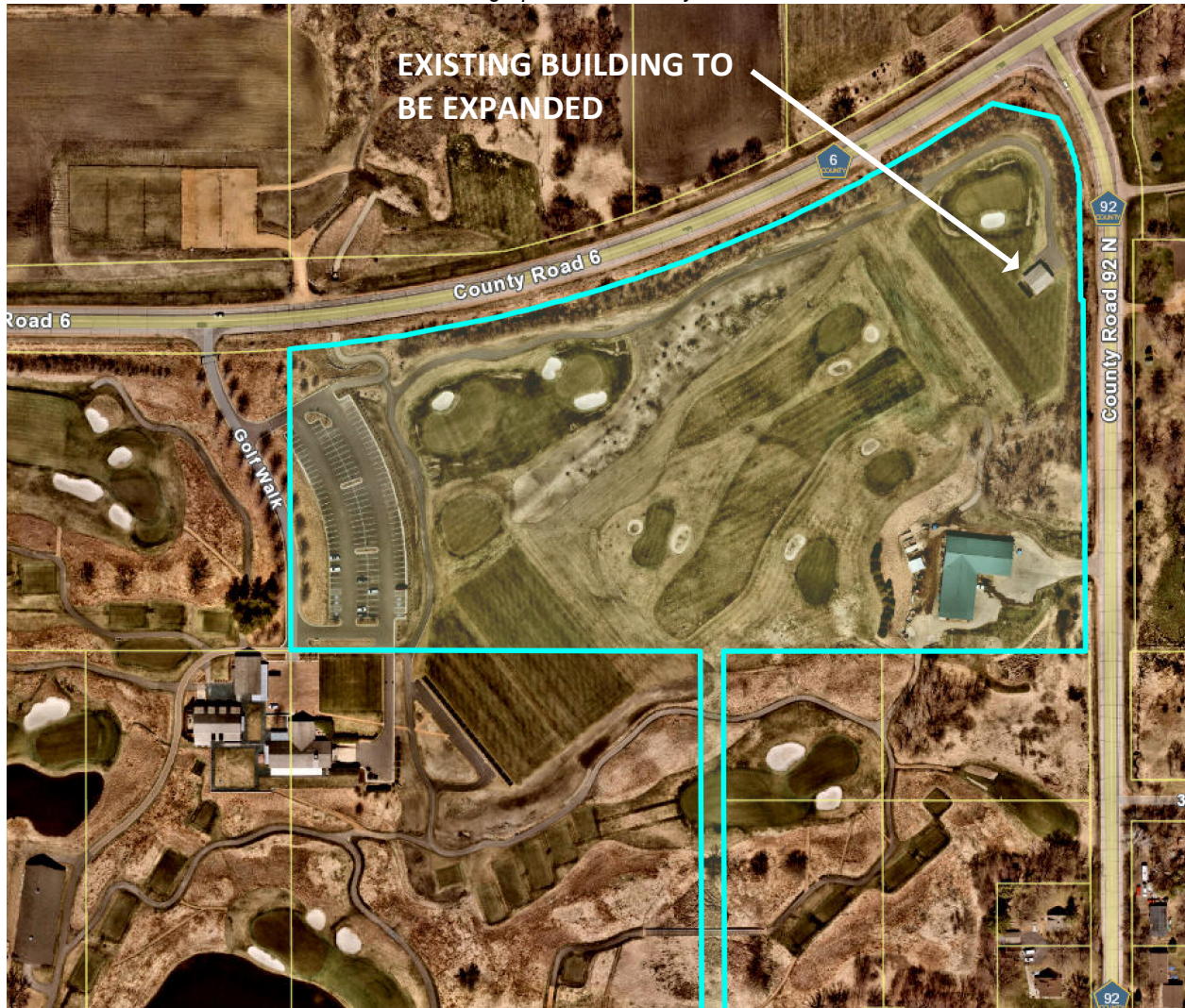
#### ***Property/Site Information:***

The subject property is located on the south side of County Road 6, just west of County Road 92. The property is a golf course. The properties have the following characteristics:

Property Information 18 Golf Walk  
Zoning: *Agriculture*  
Comprehensive Plan: *Public/Semi-Public*  
Acreage: ~200 total acreage of golf course

Property 32-118-24-13-0001 (Specific Property)  
Zoning: *Agriculture*  
Comprehensive Plan: *Agriculture*  
Acreage: ~20

*Aerial Photograph of 475 County Road 92. N.*



**Discussion:**

The applicant is seeking an amendment to the existing conditional use permit to allow the expansion of the existing training building located in the northeast corner of the golf course property and on the east side of the existing driving range. The existing building serves as storage for the driving range and provides for a small teaching area used by the club professional to provide golf instruction. The proposed expansion would add a bathroom, storage area and covered practice area. The existing building is approximately 900 sf (30' x 30'). The proposed expansion would add a 20' x 20' enclosed addition and a 12' x 32' covered (open sides) practice area. The total enclosed building area in the proposed condition would be 1,300 SF. The existing building is currently accessed via paved path that runs between the parking lot/clubhouse and the building.

In order to consider the expansion of the existing building on the property, an amendment to the conditional is necessary.

*520.09 Subd. 8. If a conditional use permit holder wishes to alter or extend the operation or to change the conditions of the permit, the city will evaluate the permit holder's compliance with the existing permit conditions. Any change involving structural alterations, enlargement, intensification of use, or similar change not specifically permitted by the conditional use permit issued requires an amended conditional use permit. An amended conditional use permit application must be administered in a manner similar to that required for a new conditional use permit.*

Commercial golf courses are permitted as conditional uses in the AG - Agriculture zoning district. The golf club has a conditional use permit that was originally approved in 2001 and amended in 2012, 2013 and 2016. The CUP allows a golf course and its associated 29,000 SF club house/pro shop, maintenance building, training garage, guest house and overflow parking north of CSAH 6. The initial Golf Course CUP was issued under 530.01, subd. 4(s) which makes "commercial golf course" a conditionally permitted use.

The existing and proposed building is generally screened from view by an existing berm and vegetation located along CSAH 6 and CSAH 92. The building and proposed expansion are required to be setback 85' from the centerline of CSAH 92. The existing portion of the building is located 89.4 feet from the centerline of CSAH 92 at its closest point. The proposed expansion would be setback 87.1 feet at its closest point from CSAH 92. The proposed building would be constructed of similar materials to the existing building.

Any amendment to an existing CUP must meet the same requirements established for granting a new CUP. The criteria for granting a conditional use permit are clearly delineated in the City's Zoning Ordinance (Section 520.11 subd. 1, a-i) as follows:

- 1. The conditional use will not adversely affect the health, safety, morals and general welfare of occupants of surrounding lands.*
- 2. The proposed use will not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or on the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.*
- 3. Existing roads and proposed access roads will be adequate to accommodate anticipated traffic.*
- 4. Sufficient off-street parking and loading space will be provided to serve the proposed use.*
- 5. The proposed conditional use can be adequately serviced by public utilities or on-site sewage treatment, and sufficient area of suitable soils for on-site sewage treatment is available to protect the city from pollution hazards.*
- 6. The proposal includes adequate provision for protection of natural drainage systems, natural topography, tree growth, water courses, wetlands, historic sites and similar ecological and environmental features.*
- 7. The proposal includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance.*



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- H.C.S.A.H. 6, PLAT 5
- ADDITIONAL HIGHWAY EASEMENT PER DOC. NO. 060345
- BUILDING SETBACK LINE
- EXISTING BUILDING
- PROPOSED BUILDING ADDITION
- H.C.S.A.H. 92, PLAT 28
- CL OF HIGHWAY EASEMENT
- CL OF H.C.S.A.H. 92, PLAT 28
- Dimensions: 49.4, 47.1, 47.3, 47.0, 45.0, 65.00, 50.00, 40.00
- Building Footprint Dimensions: 30.0, 30.0, 30.0, 30.0, 4.00, 25.0, 20.0, 20.0, 12.0, 12.0

The existing golf course is relatively secluded from the surrounding properties and County Roads. Golf courses are permitted as a conditional use in the Agriculture zoning district. The property is guided in the Comprehensive Plan as Public/Semi-Public. The expansion of this building will likely result in minimal impacts to surrounding property. The City will need to determine if the proposed expansion of the training building is consistent with the use of the property as a golf course. In addition, the City will need to determine if the proposed amendment to the CUP meets the requirements for granting a conditional use permit.

There are a few additional considerations that should be noted:

1. The new bathroom will be connected to a new drain field that will also be used by the maintenance building to the south. The City will be reviewing and permitting this system. The existing maintenance building is currently connected to a holding tank.
2. The covered (open sided) portion of the proposed expansion will utilize radiant heaters for use in the late fall and early spring.
3. The existing facility is heated.

The Planning Commission will need to determine if the requested amendment to the conditional use permit meets all of the aforementioned conditions and restrictions.

### ***Neighbor Comments:***

The City has not received any written comments regarding the proposed amendment to the conditional use permit.

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

Commissioners reviewed the request and asked questions of staff and the petitioner. Commissioners clarified that access to the building was through the parking lot/path that extends from the clubhouse. Commissioners asked about the timing of the septic connection. It was noted that this would occur at the time of construction for the expansion. Commissioners found that the request for an amendment to the CUP was in keeping with the use of the property and met the criteria for granting approval. Commissioners recommended approval of the CUP amendment to the City Council.

### ***Recommendation:***

The Planning Commission recommended approval of the request for an amendment to the conditional use permit with the following findings and conditions:

1. The proposed conditional use permit amendment meets all applicable conditions and restrictions stated Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
2. The conditional use permit will be reviewed annually by the City to ensure conformance with the conditions set forth in the resolution.
3. This amendment approves the expansion of the existing training building in accordance with the approved plans attached hereto as **EXHIBIT B**.
4. Prior to the City granting a building permit for the proposed building expansion, the applicant shall complete the following items:
  - a. Provide the City with a sanitary sewer plan for serving the proposed building.
  - b. Provide the City with cut sheets for any building lighting.
5. The applicant shall pay for all costs associated with the review and approval of the proposed conditional use permit amendment.
6. The applicant shall record the resolution with Hennepin County following City Council approval.

***Attachments:***

1. **RESOLUTION 21-1103-01**
2. Site Photos
3. Site Survey
4. Applicants Proposed Building Plans

## Attachment

*Photos of Existing Building (East View and Southwest View)*







RESOLUTION OF THE  
CITY OF INDEPENDENCE  
HENNEPIN COUNTY, MINNESOTA

**RESOLUTION NO. 21-1103-01**

**A RESOLUTION GRANTING APPROVAL OF AN AMENDMENT TO THE  
CONDITIONAL USE PERMIT FOR THE WINDSONG FARMS GOLF CLUB  
LOCATED AT 18 GOLF WALK**

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, requested amendment to the Conditional Use Permit is consistent with the City of Independence comprehensive plan; and

WHEREAS, Windsong Farm Golf Club (the “Applicant”) submitted a request for an amendment to the conditional use permit to allow the expansion of the golf training building located on one of the club properties identified by (PID No. 32-118-24-13-0001) (the “Property”); and

WHEREAS, the Property is zoned Agriculture; and

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

WHEREAS the requested amendment to the Conditional Use Permit meets all requirements, standards and specifications of the City of Independence zoning ordinance for Agriculture property; and

WHEREAS the Planning Commission held a public hearing on October 19, 2021 to review the application for an amendment to the Conditional Use Permit, 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; and

WHEREAS, this amendment adds additional provisions to the previous Conditional Use Permit for this property and all previous conditions not being amended shall remain in force; and

WHEREAS, Windsong Farm Golf Course is a private club with a defined membership that inherently restricts the use of the club and its facilities; and

WHEREAS, the proposed golf practice building will be used solely by members of Windsong Farm Golf Club and their guests.

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 Windsong Farms Golf Club for an amendment to the conditional use permit per the City's zoning regulations with the following conditions:

1. The proposed conditional use permit amendment meets all applicable conditions and restrictions stated Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
2. The conditional use permit will be reviewed annually by the City to ensure conformance with the conditions set forth in the resolution.
3. This amendment approves the expansion of the existing training building in accordance with the approved plans attached hereto as **EXHIBIT B**.
4. Prior to the City granting a building permit for the proposed building expansion, the applicant shall complete the following items:
  - a. Provide the City with a sanitary sewer plan for serving the proposed building.
  - b. Provide the City with cut sheets for any building lighting.
5. The applicant shall pay for all costs associated with the review and approval of the proposed conditional use permit amendment.
6. The applicant shall record the resolution with Hennepin County following City Council approval.

This resolution was adopted by the City Council of the City of Independence on this 3<sup>rd</sup> day of November, 2021, by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

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

ATTEST:

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



**CITY OF  
INDEPENDENCE  
MINNESOTA**

**Applicant Information**

Name: Jon Dailing

Address: 18 golf Walk  
Independence ,  
Minnesota 55359

Primary Phone: 9527973727

Email: jdailing@wsfarm.com

**Owner Information**

Name: David Meyer

Address: 18 golf walk  
independence, Minnesota  
55359

Primary Phone: 9527973727

Email: jdailing@wsfarm.com

Property Address:

PID:

Planning Application Type: Conditional Use Permit

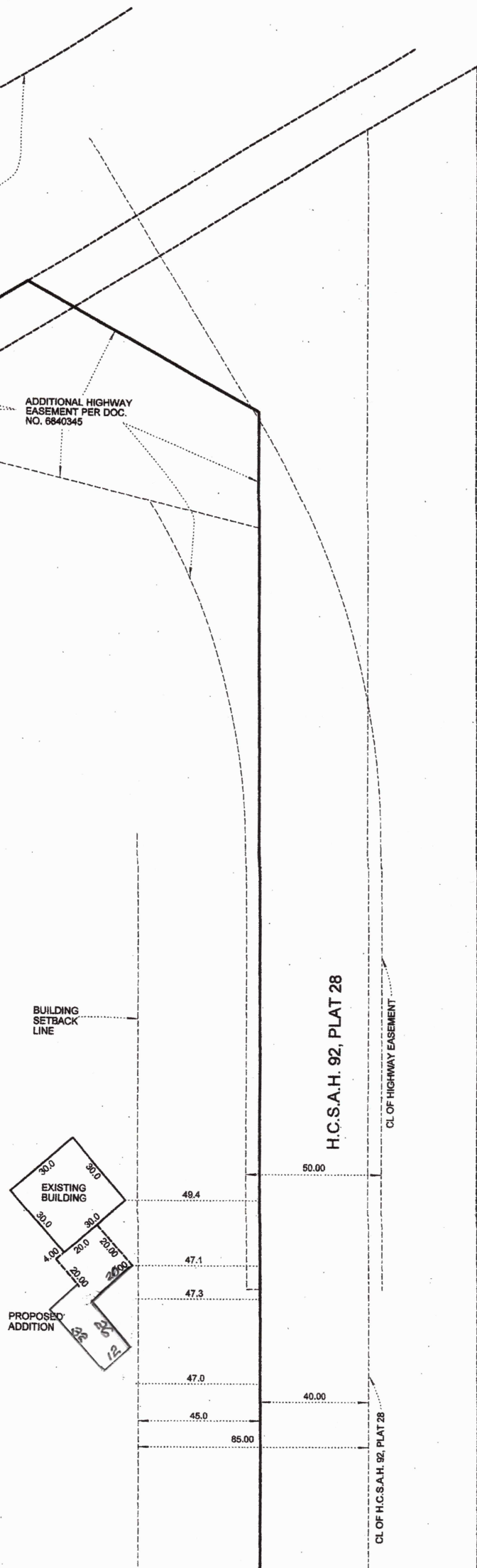
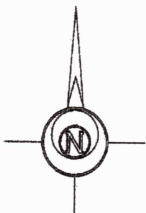
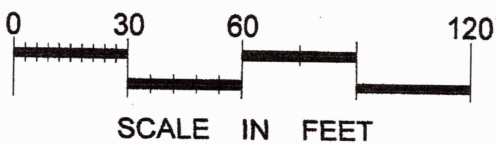
Description:

Supporting Documents: Site Survey (Existing Conditions), Site Survey (Proposed Conditions), Building Plans, Construction Plans

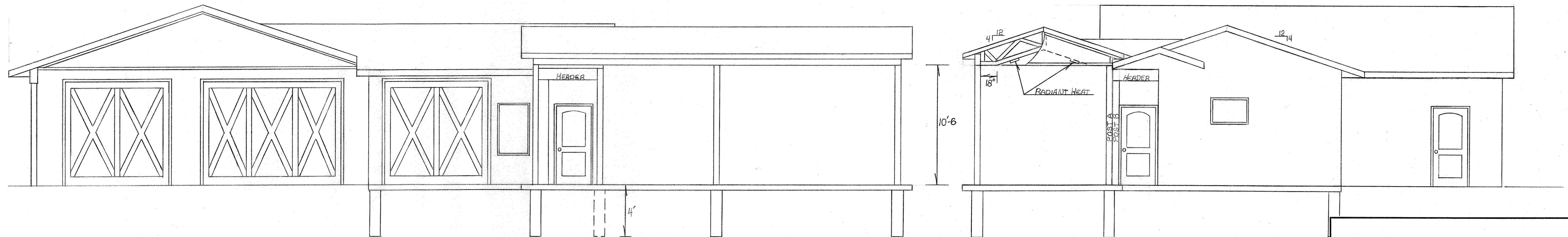
Signature:

**CERTIFICATE OF SURVEY FOR  
WINDSONG FARM GOLF CLUB**  
IN SEC. 32, T. 118, R. 24  
HENNEPIN COUNTY, MINNESOTA

This survey shows the location of an existing building in relation to the Easterly Right-Of-Way line and the location of a proposed addition. It does not purport to show any other improvements or encroachments.



<b>REVISIONS</b>		DESIGNED: I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. DRAWN: _____ CHECKED: <i>Mark J. Gronberg</i> DATE: 6-10-21 MINN. LICENSE NUMBER: 12753	DATE: 6-30-21 SCALE: 1"=30' JOB NO.: 21-016A SHEET OF: 1		<b>GRONBERG &amp; ASSOCIATES, INC.</b> CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS 445 N. WILLOW DRIVE LONG LAKE, MN 55356 PHONE: 952-473-4141 FAX: 952-473-4435
DATE	REMARKS				



## City of Independence

### ***Request for a Conditional Use Permit and Variance to Construct a Ground Mounted Solar System on the Property located at 6455 Meadow Ridge***

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<i>To:</i>	City Council
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	October 19, 2021
<i>Applicant:</i>	Colin Buechel – All Energy Solar
<i>Property Owner:</i>	Aaron Ruhland
<i>Location:</i>	6455 Meadow Ridge

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

Colin Buechel (Applicant) and Aaron Ruhland (Owner) request that the City consider the following action for the property located at 6455 Meadow Ridge (PID No. 15-118-24-14-0007) in Independence, MN:

1. A conditional use permit to allow a ground mounted solar array.
2. A variance to allow a ground mounted solar array that exceeds the maximum size limitation of 500 square feet.

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

The property is located on the south side of Meadow Ridge (Meadow Ridge is on the west side of CSAH 90 – just south of Fogleman Rd. The property has an existing home. The property has the following characteristics:

Property Information: 6455 Meadow Ridge  
Zoning: *Rural Residential*  
Comprehensive Plan: *Rural Residential*  
Acreage: *6.42 acres*



Subject Property



**Discussion:**

The applicant approached the City about the possibility of installing a ground mounted solar system on the subject property. The City provided the applicant with the requirements and discussed the process for initially developing the City's standards relating to ground mounted solar systems. All ground mounted solar systems require a conditional use permit. Ground mounted solar systems are limited to a maximum square footage of 500 square feet. Ground mounted solar systems have the following requirements:

*Subd. 5. Ground-mounted solar energy systems shall conform to the following standards:*

- (a) Ground-mounted systems shall only be allowed on a parcel with an existing principal structure.*
- (b) Ground-mounted systems shall be located only in rear or side yards.*
- (c) Ground-mounted systems shall not be located in the Shoreland Overlay District.*
- (d) Ground-mounted systems shall be wholly screened from view from the public right-of-way and adjacent residential structures. Methods for screening shall include berming, fencing, landscaping and/or combination thereof.*



- (e) Ground-mounted systems shall be located on a parcel of at least 2.5 acres.
- (f) Ground-mounted systems shall be setback 40 feet from the rear yards.
- (g) Ground-mounted systems shall be setback 30 feet from the side yards.
- (h) Ground-mounted systems shall have a maximum area of 500 SF.
- (i) The maximum height for any component of the system shall be 15 feet.
- (j) Ground-mounted systems shall be in compliance with any applicable local, state and federal regulatory standards, including building, electrical and plumbing codes.
- (k) Ground-mounted systems and their support structures shall be designed by a certified professional to meet applicable professional standards for the local soil and climate conditions.

The proposed ground mounted solar system would be located in the rear yard (south side) of the existing home. The proposed solar system would be comprised of three separate ground mounted arrays. The total square footage of the three arrays is proposed to be 686 SF. The proposed system would exceed the maximum square footage permitted by 186 SF. The applicant has noted that the calculation of the square footage from a above the arrays (looking down and as a result of the angle) would be 576 SF. The City calculates the square footage based on the total face feet of the actual array.

The arrays would be setback approximately 85 feet from the south rear property line (rear yard) and 45 feet from the west side property line (side yard). The required setback for the rear yard is 40 feet and the required setback for the side yard is 30 feet (shown on site plan)



The proposed ground mounted system would have a maximum height of 12'-6" to the top of the highest portion of the panels. The City requires systems to be wholly screened from view of the public right of way and adjacent residential structures. There are residential homes and property to the south and west of the subject property and proposed location of the ground mounted array. The proximity of the proposed ground mounted system to the nearest residence (about the same distance to the home on the west and south) is approximately 240 feet. Both homes sit approximately 20 feet higher than the ground elevation of the proposed solar arrays. There is existing and mature vegetation located on the west and south property lines. One additional consideration relating to screening is that the panels will be oriented to face south.

The applicant has provided the City with a site plan and images of the proposed solar system. The system is comprised of 28 panels. The panels are oriented to the south and will be installed at a 35-degree angle to the ground. The proposed panels are mounted to aluminum rails on a galvanized metal racking system. The racking system is proposed to be secured to the ground using helical pilings. The proposed solar panels are a mono Perc cell panel that has an anti-reflection coating. This type of panel is typically a little darker blue in color.

The criteria for granting a conditional use permit are clearly delineated in the City's Zoning Ordinance (Section 520.11 subd. 1, a-i) as follows:

1. *The conditional use will not adversely affect the health, safety, morals and general welfare of occupants of surrounding lands.*
2. *The proposed use will not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity for the proposes already permitted or on the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.*
3. *Existing roads and proposed access roads will be adequate to accommodate anticipated traffic.*
4. *Sufficient off-street parking and loading space will be provided to serve the proposed use.*
5. *The proposed conditional use can be adequately serviced by public utilities or on-site sewage treatment, and sufficient area of suitable soils for on-site sewage treatment is available to protect the city form pollution hazards.*
6. *The proposal includes adequate provision for protection of natural drainage systems, natural topography, tree growth, water courses, wetlands, historic sites and similar ecological and environmental features.*
7. *The proposal includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance.*
8. *The proposed condition use is consistent with the comprehensive plan of the City of Independence.*
9. *The proposed use will not stimulate growth incompatible with prevailing density standards.*

*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)*

The City has discussed the proposed ground mounted solar system with the applicant. The proposed ground mounted solar system exceeds the City’s maximum size for ground mounted solar systems. The energy generated by this system is 12.6 kW (DC). The applicant has noted that the homeowners are planning on remodeling the home and installing a ground source HVAC system. The ground source system will generate a significant energy need for the property. There are a few additional considerations that should be noted by the City:

- The maximum size of permitted by a ground mounted solar system (500 SF) was based on the size of a typical residential solar system. This system would require the City to grant a variance to the maximum size to allow 186 additional square feet of surface area. The criteria for granting a variance are provided within this report. The City will need to find that the size limitation on ground mounted systems creates a hardship to the owner. Additionally, the City will need to also find that the granting of a variance will not alter the essential character of the area and maintain the reasonable use of the property.
- The proposed system is a residential system that generates an amount of energy that applicant has noted is equal to the amount consumed by the existing home. The system will generate approximately 17,497 kWh in the first year. The average residential property across the US uses approximately 10,649 kWh per year and as much as 15,000 kWh per year. The City has previously discussed that the size of a system should not generate energy in excess of the amount consumed on any given property.
- The proposed system meets the location, setback and maximum height requirements of the zoning ordinance.

- The property has two neighboring and potentially impacted properties. The visibility from the adjacent properties is going to be substantially mitigated as a result of the existing vegetative screening. The arrays are proposed to be located approximately 500 plus feet from CSAH 90. The arrays will likely be visible from CSAH 90. The City will need to consider whether or not the horizontal distance adequately mitigates the visual impact of the arrays.

The City will need to find that the proposed variance and conditional use permit meet the criteria for granting both and continues to allow the reasonable use and enjoyment of the surrounding properties. The orientation of the proposed solar system, distance from adjacent roads and the relationship to the surrounding properties aid in the mitigation of potential impacts relating to the ground mounted solar array.

***Neighbor Comments:***

The City has not received any written comments regarding the proposed variance and conditional use permit.

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

Planning Commissioners reviewed the application and discussed the request. Commissioners discussed the intent of the ordinance and limitation on 500 SF. It was noted that the standard was intended to allow energy to be generated to offset the residential use of the property. Commissioners asked if there was an estimated amount of energy consumption that was used by the property. It was noted by the applicant that the system is typically sized to offset the consumption of the property and then some additional growth potential was added. Commissioners discussed the ordinance and whether or not it should be further reviewed in the future. Commissioners asked the applicant if the panels could be roof mounted. It was noted that the applicant does have some roof area that is south facing and would accommodate some panels. Commissioners discussed the criteria for granting a variance and did not find that the applicant had a hardship outside of a financial benefit. The Planning Commission recommended denial of the variance and approval of the conditional use permit to allow up to a 500 SF ground mounted solar array. The applicant has revised the plans to show a smaller ground mounted solar array that is now 474 SF in total size.

***Recommendation:***

The Planning Commission recommended approval of the request for a conditional use permit allowing a ground mounted solar array and denying the variance with the following findings and conditions:

1. The proposed conditional use permit request meets all applicable conditions and restrictions stated in Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.

2. The conditional use permit will include the following conditions:
  - a) The conditional use permit will allow a 500 SF ground mounted solar system that is installed in accordance with the approved plans attached hereto as **Exhibit A**.
  - b) The applicant will plant three (3) evergreen trees along the east side of the proposed solar array as depicted on the approved site plan.
  - c) The ground mounted solar system shall be constructed in accordance with all applicable zoning code, building code and other applicable standards.
3. The City finds that the criteria for granting a variance have not been satisfied by the applicant. Specifically, the City finds the following:
  - a. The applicant did not identify a hardship (other than financial) meeting all applicable criteria and warranting the requested variance.
4. The applicant shall pay for all costs associated with the review and recording of the resolution granting approval of the conditional use permit and denying the variance.

***Attachments:***

1. **RESOLUTION 21-1103-02**, approving the conditional use permit and denial of the variance.
2. Application
3. Ground Mounted Solar Site Plan
4. Ground Mounted Solar Plans and Details
5. Pictures of Property



RESOLUTION OF THE  
CITY OF INDEPENDENCE  
HENNEPIN COUNTY, MINNESOTA

**RESOLUTION NO. 21-1103-02**

**A RESOLUTION GRANTING APPROVAL OF A CONDITIONAL USE PERMIT TO  
ALLOW A 500 SF GROUND MOUNTED SOLAR SYSTEM AND DENYING A  
VARIANCE TO ALLOW A 676 SF GROUND MOUNTED SOLAR SYSTEM FOR THE  
PROPERTY LOCATED AT 6455 MEADOW RIDGE**

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, Colin Buechel (Applicant) and Aaron Ruhland (the “Owner”) submitted a request for a conditional use permit to allow a ground mounted solar system and variance to allow a ground mounted solar system that exceeds 500 SF on the property located 6455 Meadow Ridge (PID No. 15-118-24-14-0007) (“Property”); and

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

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

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

WHEREAS the requested variance does not meet the criteria for granting a variance established in the City of Independence zoning ordinance for Rural Residential lots; and

WHEREAS the Planning Commission held a public hearing on October 19, 2021, to review the application for a conditional use permit and 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; and



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 Aaron Ruhland for a conditional use permit to allow a 500 SF ground mounted solar system on the property per the City's zoning regulations and with the findings provided within this resolution.

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MINNESOTA, that it should and hereby denies the application for a variance to allow a ground mounted solar system that exceeds 500 SF with the following findings:

1. The proposed conditional use permit request meets all applicable conditions and restrictions stated in Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
2. The conditional use permit will include the following conditions:
  - a) The conditional use permit will allow a 500 SF ground mounted solar system that is installed in accordance with the approved plans attached hereto as **Exhibit A**.
  - b) The ground mounted solar system shall be constructed in accordance with all applicable zoning code, building code and other applicable standards.
  - c) The applicant will plant three (3) evergreen trees along the east side of the proposed solar array as depicted on the approved site plan.
3. The variance to permit a ground mounted solar system exceeding 500 SF is denied based on the following findings:
  - a) The City finds that the criteria for granting a variance have not been satisfied by the applicant. Specifically, the City finds the following:
    1. The proposed 686 SF ground mounted solar system is larger than needed to support a residential property and does impact the essential character of the property and surrounding properties.
    2. The applicant did not identify a hardship (other than financial) meeting all applicable criteria and warranting the requested variance.
4. The applicant shall pay for all costs associated with the review and recording of the resolution granting approval of the conditional use permit and denying the variance.
5. The conditional use permit shall be recorded with Hennepin County.

This resolution was adopted by the City Council of the City of Independence on this 3<sup>rd</sup> day of November 2021, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

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

ATTEST:

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



**EXHIBIT A**  
*(Legal Description of Property)*

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



**CITY OF  
INDEPENDENCE  
MINNESOTA**

**Applicant Information**

Name: Colin Buechel  
Address: 1264 Energy Ln  
St Paul, Minnesota 55108  
Primary Phone: 651-842-9404  
Email: colin.buechel@allenergysolar.com

**Owner Information**

Name: Aaron Ruhland  
Address: 6455 Meadow Ridge  
Maple Plain, Minnesota  
55359  
Primary Phone: 612-919-6061  
Email: ruhland7@gmail.com

Property Address:

PID:

Planning Application Type: Variance

Description:

Supporting Documents: Building Plans, Construction Plans

Fees:

Paid \$2000.00 via check #26797

Signature:



---

1264 Energy Lane  
St. Paul, MN 55108  
[www.allenergysolar.com](http://www.allenergysolar.com)

September 14, 2021

Dear City of Independence,

Aaron Ruhland lives at 6455 Meadow Ridge. He is seeking to install a ground mounted solar photovoltaic (PV) system on the property.

Minnesota §462.357, subd. 6, states that inadequate access to direct sunlight for solar energy systems is a practical difficulty. Due to the orientation of the residence there is limited access to direct sunlight on the rooftop. In order to maximize production of the system on the property, All Energy Solar has designed a ground mounted solar PV system to go on the South end of the property to maximize solar PV production. The solar will be interconnected to a meter that is located at the residence. The array will not be visible from Meadow Ridge.

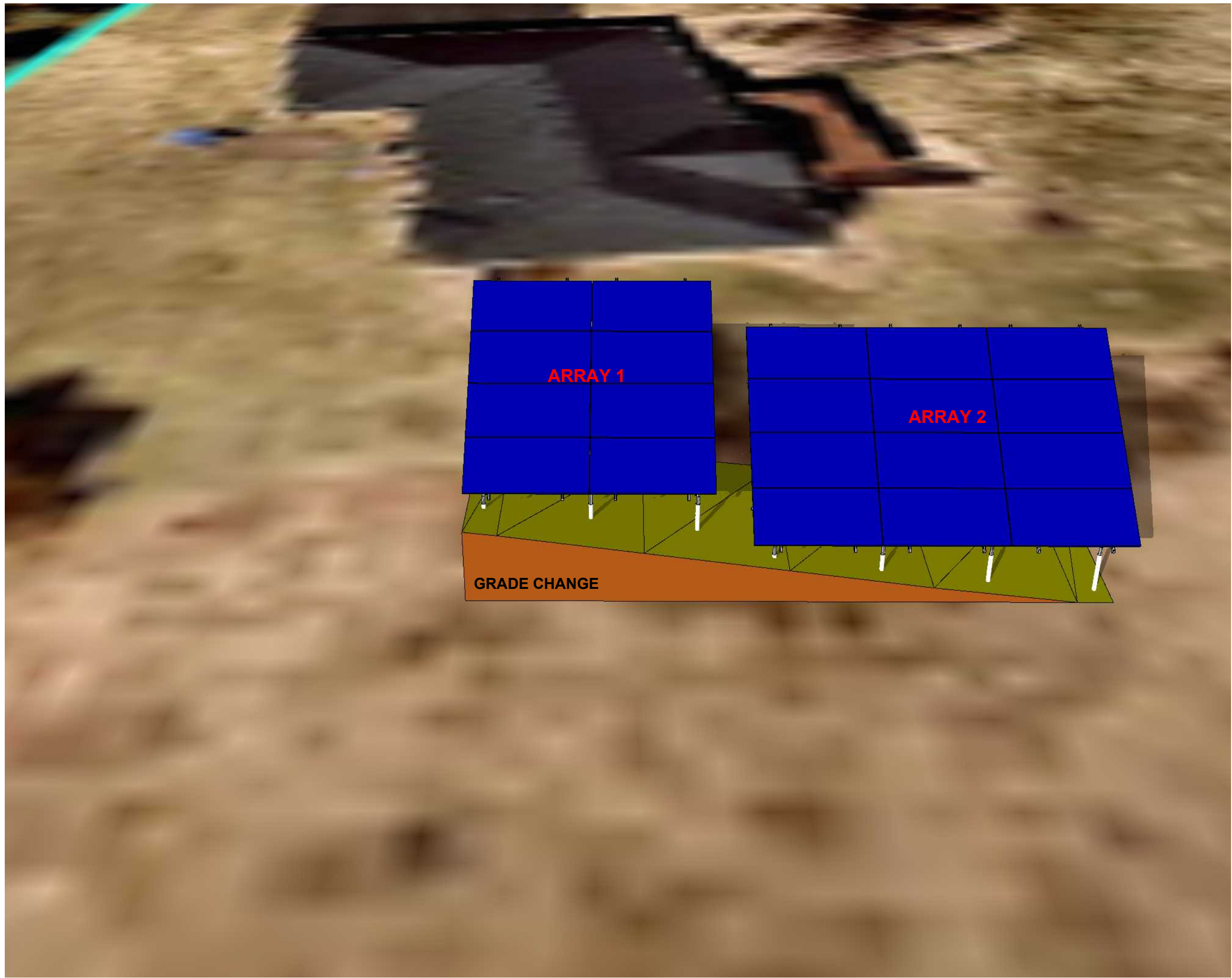
Due to the largest roof planes of the residence being oriented East and West, the only ideal roof plane to put solar panels is the South facing roof plane on the South end of the house. Additionally, imposing the required fire access setbacks included in the state building code make the area available for solar panels minimal.

The residence was built in 2005, but purchased by the current owner in 2008, meaning they could not design the residence to optimize a rooftop solar PV system.

Our design meets the 2020 State of Minnesota Building code; however, it does not meet one of the City of Independence's requirements outlined in Sec. 515.11 of Independence's Zoning Ordinance. Specifically Subd 5, letter h which states, "Ground-mounted systems shall have a maximum area of 500 SF.". The current area that the system covers, including the gaps between arrays, is 797 sqft.

This proposed system will not impact the character of the neighborhood and will not affect the welfare, safety or health of the community. The proposed system will help Aaron Ruhland offset his electricity use and contribute to the State of Minnesota's clean energy goals.

Sincerely,  
All Energy Solar



**COMPANY INFORMATION**

ALL ENERGY SOLAR, INC  
1264 ENERGY LANE  
ST PAUL, MN 55108  
(800) 620-3370  
INFO@ALLENERGYSOLAR.COM

**CLIENT INFORMATION**

**AARON RUHLAND**  
6455 MEADOW RIDGE  
INDEPENDENCE, MN 55359  
**PO 46664**

**SYSTEM DETAILS**

- NOTES:
1. (20) LONGI 445W  
MODULES = 8.9kW
  2. MOUNTING TYPE:  
GROUND MOUNT
  3. (20) ENPHASE IQ7A  
INVERTER(S)
  4. ARRAY 1:  
35° TILT, 180° AZIMUTH
  5. ARRAY 2:  
35° TILT, 180° AZIMUTH

**AZIMUTH**



**REVISIONS**

LAST: 10/27/21 BX  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PROJECT-PAGE TITLE**

COVER PAGE

**PAGE NUMBER**

A0





#### COMPANY INFORMATION

ALL ENERGY SOLAR, INC  
1264 ENERGY LANE  
ST PAUL, MN 55108  
(800) 620-3370  
INFO@ALLENERGSOLAR.COM

#### CLIENT INFORMATION

AARON RUHLAND  
6455 MEADOW RIDGE  
INDEPENDENCE, MN 55359  
PO 46664

#### SYSTEM DETAILS

- NOTES:
1. (20) ENPHASE IQ7A  
INVERTER(S) = 6.98kW AC
  2. ARRAY 1:  
180° AZIMUTH, 35° TILT  
(8) LONGI 445W = 3.56kW
  3. ARRAY 2:  
180° AZIMUTH, 35° TILT  
(12) LONGI 445W = 5.34kW

ACCOUNT: 150-1683-2911  
PREMISE:  
METER: 37426319

#### AZIMUTH



#### REVISIONS

LAST: 10/27/21 BX

#### PROJECT-PAGE TITLE

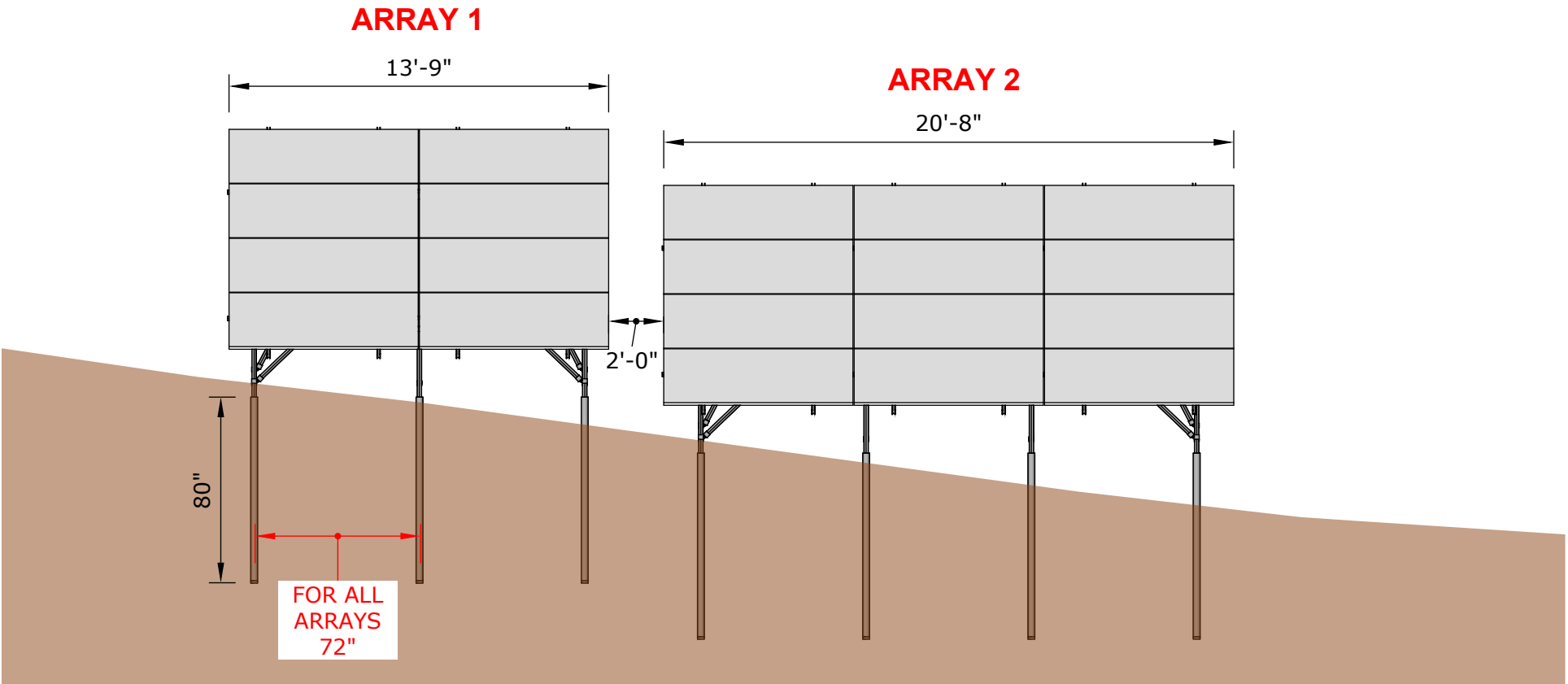
PROPERTY MAP

#### PAGE NUMBER

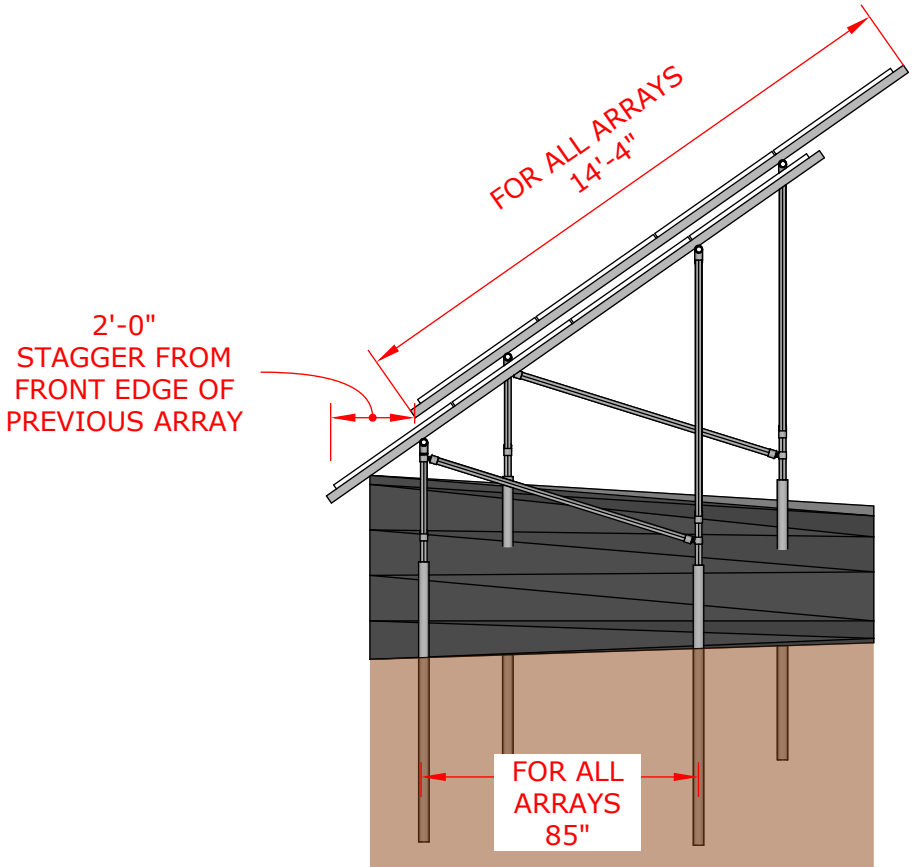
A1



SOUTH ELEVATION



EAST ELEVATION



COMPANY INFORMATION

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1264 ENERGY LANE  
ST PAUL, MN 55108  
(800) 620-3370  
INFO@ALLEENERGYSOLAR.COM

CLIENT INFORMATION

**AARON RUHLAND**  
6455 MEADOW RIDGE  
INDEPENDENCE, MN 55359  
**PO 46664**

SYSTEM DETAILS

NOTES:

1. ELEVATIONS MAY VARY DEPENDING ON GROUND ELEVATION BUT ARE DRAWN TO THE BEST OF OUR ABILITY

2. 474 SQ FT

REVISIONS

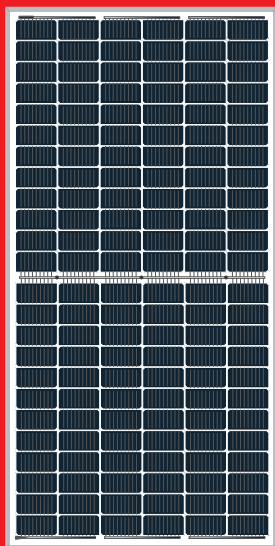
LAST: 10/27/21 BX

PROJECT-PAGE TITLE

ELEVATION  
DRAWINGS

PAGE NUMBER

A2

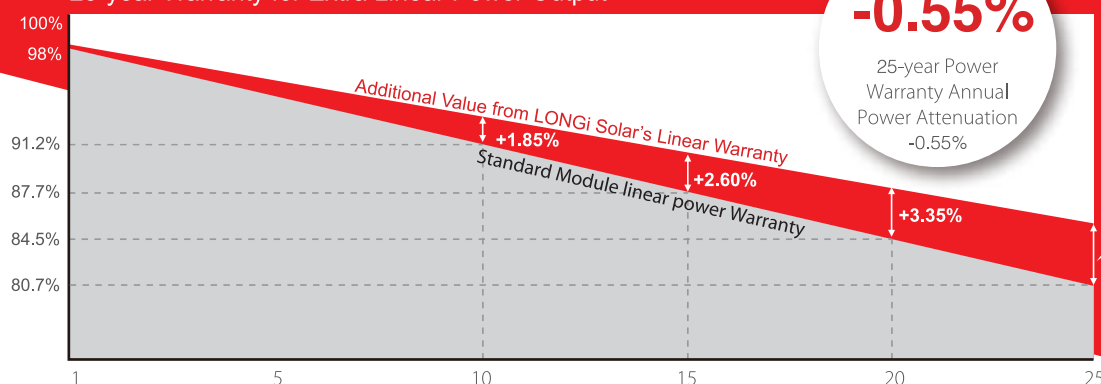


# LR4-72HPH 425~455M



**High Efficiency  
Low LID Mono PERC with  
MBB & Half-cut Technology**

12-year Warranty for Materials and Processing;  
25-year Warranty for Extra Linear Power Output



## Complete System and Product Certifications

IEC 61215, IEC 61730, UL 61730

ISO 9001:2008: ISO Quality Management System

ISO 14001: 2004: ISO Environment Management System

OHSAS 18001: 2007 Occupational Health and Safety



\* Specifications subject to technical changes and tests.  
LONGi Solar reserves the right of interpretation.

**Positive power tolerance** (0 ~ +5W) guaranteed

**High module conversion efficiency** (up to 20.9%)

**Slower power degradation** enabled by Low LID Mono PERC technology: first year <2%,  
0.55% year 2-25

**Solid PID resistance** ensured by solar cell process optimization and careful module BOM selection

**Reduced resistive loss** with lower operating current

**Higher energy yield** with lower operating temperature

**Reduced hot spot risk** with optimized electrical design and lower operating current

**LONGi Green Energy Technology Co., Ltd.**

# LONGi

Address: Level 8 / 124 Walker Street North Sydney NSW 2060 Australia

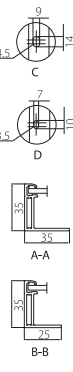
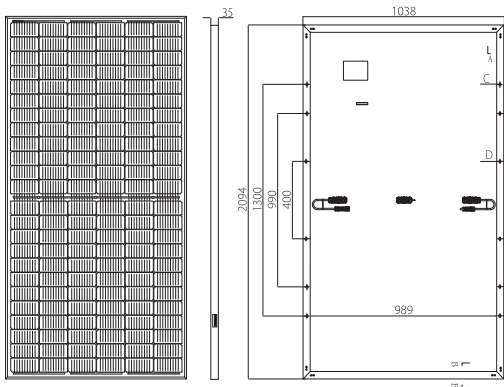
Tel: +61 2 8484 5806 E-mail: [info@longi-solar.com.au](mailto:info@longi-solar.com.au) Website: [www.long-solar.com.au](http://www.long-solar.com.au)

Note: Due to continuous technical innovation, R&D and improvement, technical data above mentioned may be of modification accordingly. LONGi have the sole right to make such modification at anytime without further notice; Demanding party shall request for the latest datasheet for such as contract need, and make it a consisting and binding part of lawful documentation duly signed by both parties.



# LR4-72HPH 425~455M

## Design (mm)



Units: mm(inch)  
Tolerance:  
Length:  $\pm 2$ mm  
Width:  $\pm 2$ mm  
Height:  $\pm 1$ mm  
Pitch:  $\pm 1$ mm

## Mechanical Parameters

Cell Orientation: 144 (6x24)  
Junction Box: IP68, three diodes  
Output Cable: 4mm<sup>2</sup>, 1400mm in length  
Connector: Staubli EVO2  
Glass: Single glass  
3.2mm coated tempered glass  
Frame: Anodized aluminum alloy frame  
Weight: 23.5kg  
Dimension: 2094x1038x35mm  
Packaging: 30pcs per pallet  
150pcs per 20'GP  
660pcs per 40'HC

## Operating Parameters

Operational Temperature: -40 °C ~ +85 °C  
Power Output Tolerance: 0 ~ +5 W  
Voc and Isc Tolerance:  $\pm 3\%$   
Maximum System Voltage: DC1500V (IEC/UL)  
Maximum Series Fuse Rating: 20A  
Nominal Operating Cell Temperature: 45 $\pm 2$  °C  
Safety Protection Class: Class II  
Fire Rating: Class C according to UL790

## Electrical Characteristics

Test uncertainty for Pmax:  $\pm 3\%$

Model Number	LR4-72HPH-425M		LR4-72HPH-430M		LR4-72HPH-435M		LR4-72HPH-440M		LR4-72HPH-445M		LR4-72HPH-450M		LR4-72HPH-455M	
Testing Condition	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax/W)	425	317.4	430	321.1	435	324.9	440	328.6	445	332.3	450	336.1	455	339.8
Open Circuit Voltage (Voc/V)	48.3	45.3	48.5	45.5	48.7	45.7	48.9	45.8	49.1	46.0	49.3	46.2	49.5	46.4
Short Circuit Current (Isc/A)	11.23	9.08	11.31	9.15	11.39	9.21	11.46	9.27	11.53	9.33	11.60	9.38	11.66	9.43
Voltage at Maximum Power (Vmp/V)	40.5	37.7	40.7	37.9	40.9	38.1	41.1	38.3	41.3	38.5	41.5	38.6	41.7	38.8
Current at Maximum Power (Imp/A)	10.50	8.42	10.57	8.47	10.64	8.53	10.71	8.59	10.78	8.64	10.85	8.70	10.92	8.75
Module Efficiency(%)	19.6		19.8		20.0		20.2		20.5		20.7		20.9	

STC (Standard Testing Conditions): Irradiance 1000W/m<sup>2</sup>, Cell Temperature 25 °C, Spectra at AM1.5

NOCT (Nominal Operating Cell Temperature): Irradiance 800W/m<sup>2</sup>, Ambient Temperature 20 °C, Spectra at AM1.5, Wind at 1m/s

## Temperature Ratings (STC)

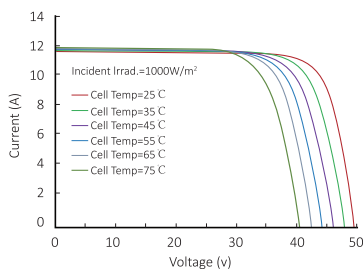
Temperature Coefficient of Isc	+0.048%/°C
Temperature Coefficient of Voc	-0.270%/°C
Temperature Coefficient of Pmax	-0.350%/°C

## Mechanical Loading

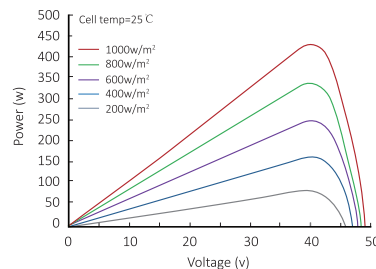
Front Side Maximum Static Loading	5400Pa
Rear Side Maximum Static Loading	2400Pa
Hailstone Test	25mm Hailstone at the speed of 23m/s

## I-V Curve

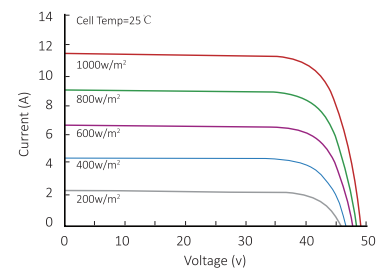
Current-Voltage Curve (LR4-72HPH-440M)



Power-Voltage Curve (LR4-72HPH-440M)



Current-Voltage Curve (LR4-72HPH-440M)

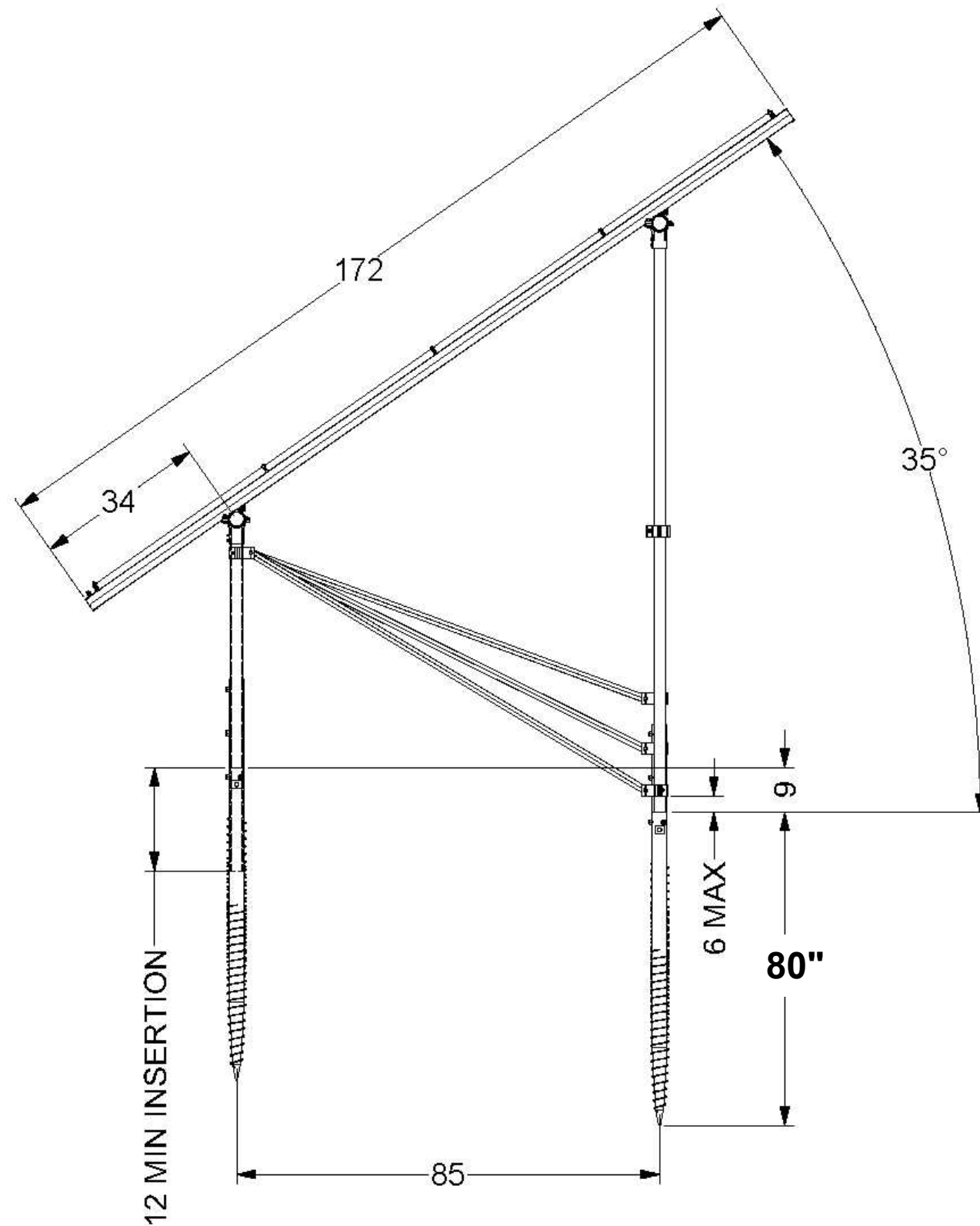


**LONGi**

LONGi Green Energy Technology Co., Ltd.

Address: Level 8 / 124 Walker Street North Sydney NSW 2060 Australia  
Tel: +61 2 8484 5806 E-mail: [info@longi-solar.com.au](mailto:info@longi-solar.com.au) Website: [www.long-solar.com.au](http://www.long-solar.com.au)

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# COMPANY INFORMATION

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(800) 620-3370  
INFO@ALLENERSYSOLAR.COM

# CLIENT INFORMATION

**AARON RUHLAND**  
6455 MEADOW RIDGE  
INDEPENDENCE, MN 55359  
**PO 46664**

# SYSTEM DETAILS

## NOTES:

1. ELEVATIONS MAY VARY DEPENDING ON GROUND ELEVATION BUT ARE DRAWN TO THE BEST OF OUR ABILITY

2. 797 SQ FT

## REVISIONS

LAST: 09/15/21 BX

## PROJECT-PAGE TITLE

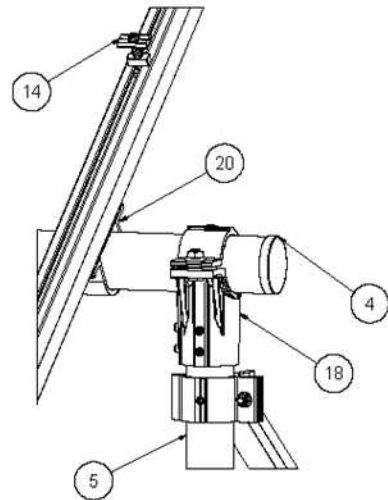
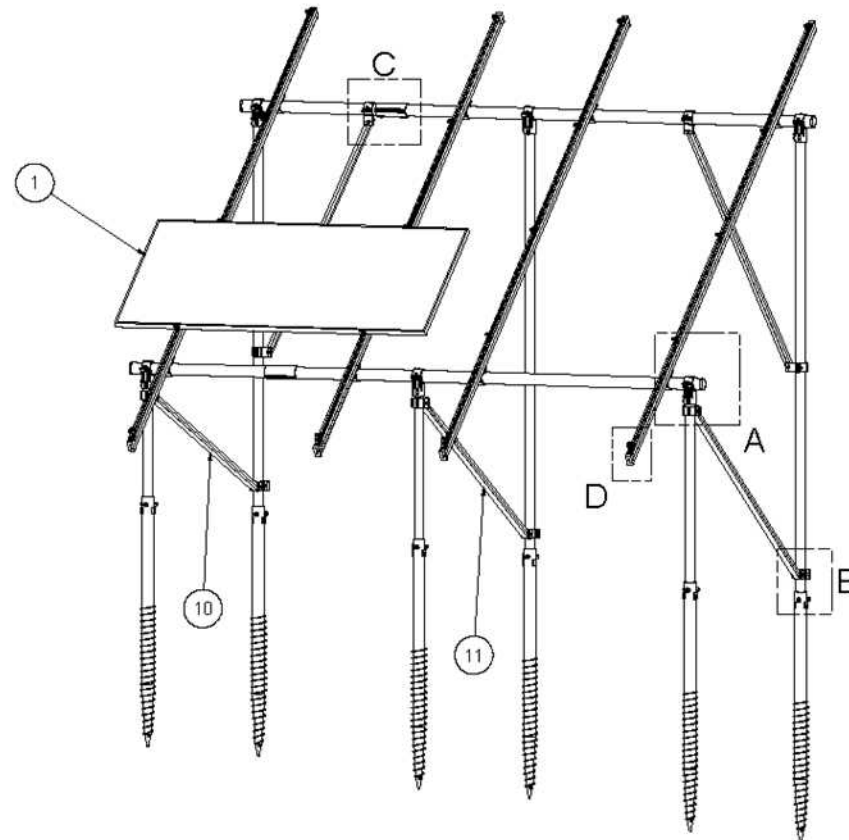
GROUND MOUNT  
DETAILS

## PAGE NUMBER

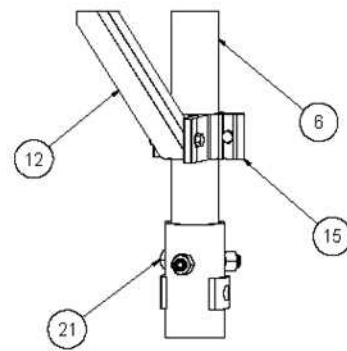
A3

NOTES: UNLESS OTHERWISE SPECIFIED

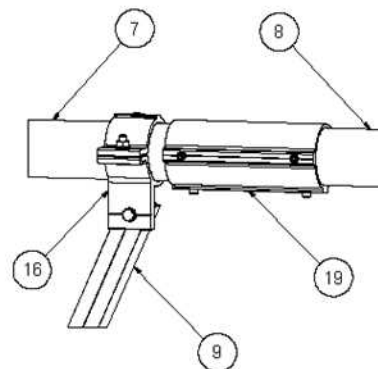
1. THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ENGINEERING HAS REVIEWED AND STAMPED THIS DOCUMENT.
2. DIMENSIONS SHOWN ARE INCHES.
3. THE SELF-BONDING SYSTEM AND SINGLE GROUND LUG IS FOR USE WITH PV MODULES THAT HAVE A MAXIMUM SERIES FUSE RATING OF 30A.
4. MATERIALS ARE AS SPECIFIED OR EQUIVALENT:  
HARDWARE: 304 STAINLESS STEEL  
FABRICATED EXTRUDED PARTS: 6005-T5 ALUMINUM ALLOY  
FABRICATED DIE CAST PARTS: ANSI/AA A380 ALUMINUM ALLOY  
STEEL PIPE: SCHEDULE 40 GALVANIZED  
ALUMINUM PIPE: SCHEDULE 10 ANODIZED
5. THE MAXIMUM PERMISSIBLE LENGTH OF ANY STRUCTURE SHALL BE 200 FT. FOR SYSTEMS USING A SHARED RAIL CONFIGURATION, A THERMAL BREAK IS REQUIRED IN THE RAIL EVERY 40 FT. PER THE DRAWING DETAILS.
6. 4LX2-35DEG-GSM-STR.
7. 1 OF 2 ARRAY TYPES.
8. 2 ARRAYS TOTAL.



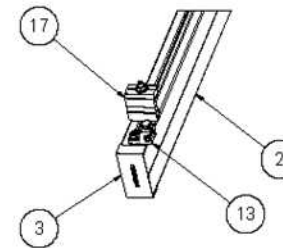
DETAIL A



DETAIL B



DETAIL C



DETAIL D

### PARTS PER ARRAY

21	K10423-063	ANCHOR, SCREWAUGER KIT, L=63	6
20	K10343-004	2.5" U-CLAMP KIT	8
19	K10342-001	2.5" PIPE SPLICE KIT	2
18	K10341-002	2.5" PIPE TEE KIT	6
17	K10224-135	END CLAMP KIT WITH COLLAR	8
16	K10222-001	2.5" PIPE CLAMP KIT	2
15	K10219-001	2" AL PIPE CLAMP KIT	8
14	K10180-001	GROUNDING MID-CLAMP KIT WITH T COLLAR BOLT AND GROUNDING BASE	12
13	K10179-002	SELF-GROUNDING LUG KIT	1
12	A50184-094	1.5"x1.5"x0.083" GAL STEEL TUBE BRACE, L=94	1
11	A50184-090	1.5"x1.5"x0.083" GAL STEEL TUBE BRACE, L=90	1
10	A50184-086	1.5"x1.5"x0.083" GAL STEEL TUBE BRACE, L=86	1
9	A50184-066	1.5"x1.5"x0.083" GAL STEEL TUBE BRACE, L=66	2
8	A21168-112	PIPE, HSS, 2.875" OD X 12 GAUGE, L=112	2
7	A21168-040	PIPE, HSS, 2.875" OD X 12 GAUGE, L=40	2
6	A21165-138	PIPE, HSS, 2.375" OD X 12 GAUGE, L=138	3
5	A21165-069	PIPE, HSS, 2.375" OD X 12 GAUGE, L=69	3
4	A20380-001	2.5" PIPE END CAP	4
3	A20297-001	END CAP, HR300, GRAY	8
2	A20288-172	RAIL, HR300(SUNTURF), L=172	4
1		PANEL: 2094X1038X35mm	8

ITEM	PART NUMBER	DESCRIPTION	QTY
SEE BOM			
Free Angle Brackets			
14800 NE 65TH STREET, VANCOUVER WA 98082			
SunModo Corp.			
14800 NE 65TH STREET, VANCOUVER WA 98082			
TITLE: 4LX2-35DEG-GSM-STR			
D: 202249.AAR.1			
SCALE: 1/20 SHEET 1 of 3			



### COMPANY INFORMATION

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### CLIENT INFORMATION

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PO 46664

### SYSTEM DETAILS

#### SNAP-N-RACK MOUNTING HARDWARE:

1. (20) TOTAL FOOTINGS
2. SEE CONFIGURATION IN DRIVE FOR ADDITIONAL MATERIALS

**\*STRINGING TO BE DETERMINED ON SITE**

### REVISIONS

LAST: 09/15/21 BX

### PROJECT-PAGE TITLE

ARRAY 1-2 RAIL  
DIAGRAM

### PAGE NUMBER

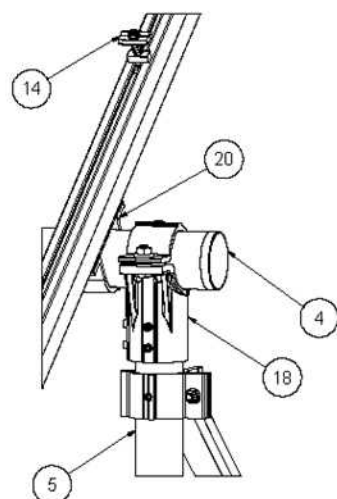
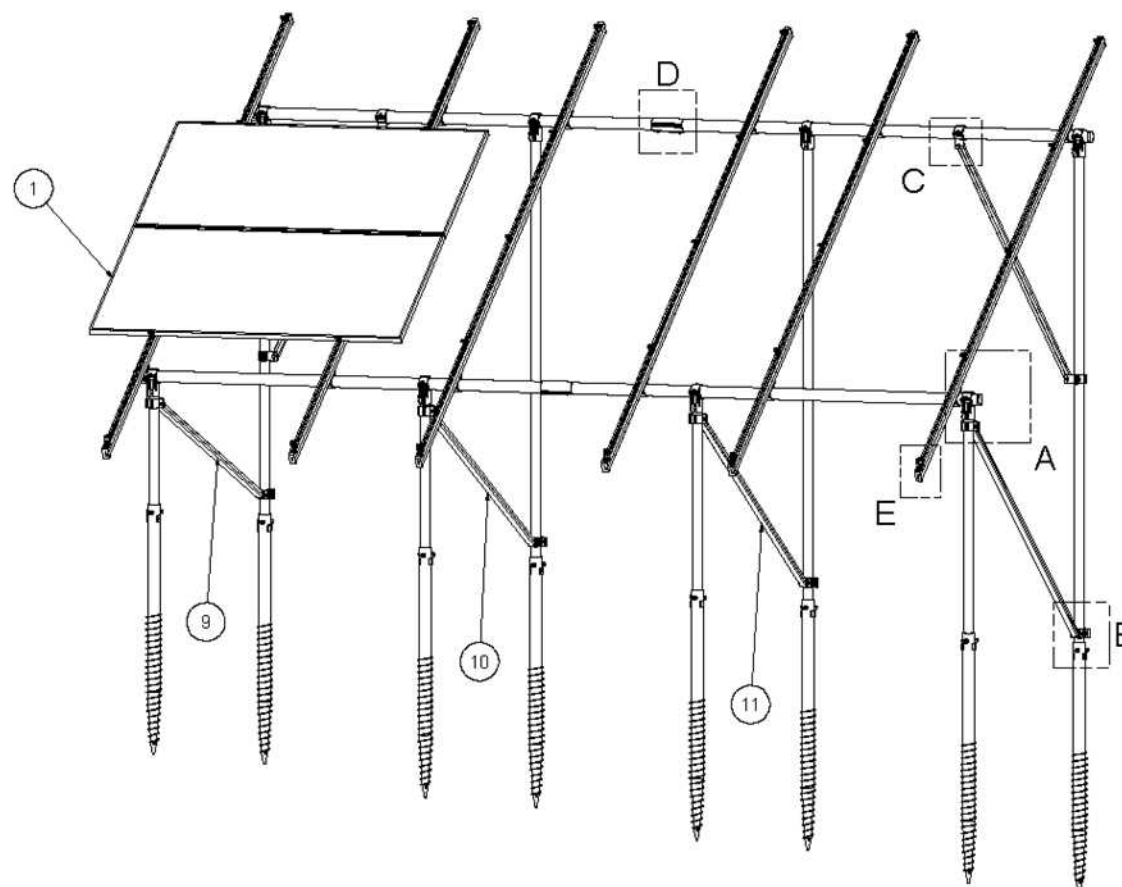
A4

(28) LONGI LR4-72HPH-445M MODULES	MAX CIRCUIT LENGTH (120/240V)	15A BREAKER	20A BREAKER
(28) ENPHASE IQ7A INVERTER(S)	ENPHASE IQ7	12	16
CIRCUITS:	ENPHASE IQ7+	9	13
	ENPHASE IQ7X	9	12
	ENPHASE IQ7A	8	11
(2) CIRCUIT(S) OF 8 MICROS			
(2) CIRCUIT(S) OF 6 MICROS			

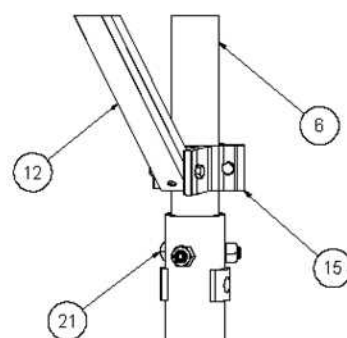


NOTES: UNLESS OTHERWISE SPECIFIED

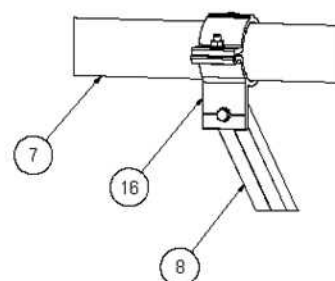
1. THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ENGINEERING HAS REVIEWED AND STAMPED THIS DOCUMENT.
2. DIMENSIONS SHOWN ARE INCHES.
3. THE SELF-BONDING SYSTEM AND SINGLE GROUND LUG IS FOR USE WITH PV MODULES THAT HAVE A MAXIMUM SERIES FUSE RATING OF 30A.
4. MATERIALS ARE AS SPECIFIED OR EQUIVALENT:  
HARDWARE: 304 STAINLESS STEEL  
FABRICATED EXTRUDED PARTS: 6005-T5 ALUMINUM ALLOY  
FABRICATED DIE CAST PARTS: ANSI/AA A380 ALUMINUM ALLOY  
STEEL PIPE: SCHEDULE 40 GALVANIZED  
ALUMINUM PIPE: SCHEDULE 10 ANODIZED
5. THE MAXIMUM PERMISSIBLE LENGTH OF ANY STRUCTURE SHALL BE 200 FT. FOR SYSTEMS USING A SHARED RAIL CONFIGURATION, A THERMAL BREAK IS REQUIRED IN THE RAIL EVERY 40 FT. PER THE DRAWING DETAILS.
6. 4LX3-35DEG-GSM-STR.
7. 2 OF 2 ARRAY TYPES.
8. 2 ARRAYS TOTAL.



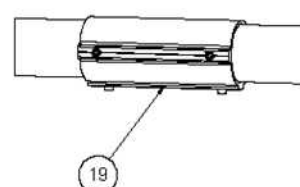
DETAIL A



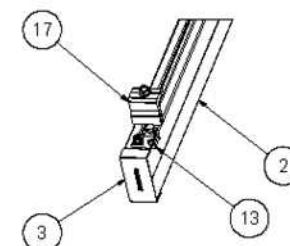
DETAIL B



DETAIL C



DETAIL D



DETAIL E

21	K10423-063	ANCHOR, SCREWAUGER KIT, L=63	8
20	K10343-004	2.5" U-CLAMP KIT	12
19	K10342-001	2.5" PIPE SPLICE KIT	2
18	K10341-002	2.5" PIPE TEE KIT	8
17	K10224-135	END CLAMP KIT WITH COLLAR	12
16	K10222-001	2.5" PIPE CLAMP KIT	2
15	K10219-001	2" AL PIPE CLAMP KIT	10
14	K10180-001	GROUNDING MID-CLAMP KIT WITH T COLLAR BOLT AND GROUNDING BASE	18
13	K10179-002	SELF-GROUNDING LUG KIT	1
12	A50164-100	1.5"x1.5"x0.083" GAL STEEL TUBE BRACE, L=100	1
11	A50164-094	1.5"x1.5"x0.083" GAL STEEL TUBE BRACE, L=94	1
10	A50164-090	1.5"x1.5"x0.083" GAL STEEL TUBE BRACE, L=90	1
9	A50164-086	1.5"x1.5"x0.083" GAL STEEL TUBE BRACE, L=86	1
8	A50164-066	1.5"x1.5"x0.083" GAL STEEL TUBE BRACE, L=66	2
7	A21168-112	PIPE, HSS, 2.875" OD X 12 GAUGE, L=112	4
6	A21165-138	PIPE, HSS, 2.375" OD X 12 GAUGE, L=138	4
5	A21165-069	PIPE, HSS, 2.375" OD X 12 GAUGE, L=69	4
4	A20380-001	2.5" PIPE END CAP	4
3	A20297-001	END CAP, HR300, GRAY	12
2	A20288-172	RAIL, HR300(SUNTURF), L=172	8
1		PANEL: 2094X1038X35mm	12
ITEM   PART NUMBER		DESCRIPTION	QTY
NOTES: SEE BOM			
SunModo Corp.			
14800 NE 65TH STREET, VANCOUVER WA 98082			
TITLE: 4LX3-35DEG-GSM-STR			
D: 202249.AAR.1			
SCALE: 1/20 SHEET 1 of 3			



## COMPANY INFORMATION

ALL ENERGY SOLAR, INC  
1264 ENERGY LANE  
ST PAUL, MN 55108  
(800) 620-3370  
INFO@ALLENERGYSolar.COM

## CLIENT INFORMATION

AARON RUHLAND  
6455 MEADOW RIDGE  
INDEPENDENCE, MN 55359  
PO 46664

## SYSTEM DETAILS

### SNAP-N-RACK MOUNTING HARDWARE:

1. (20) TOTAL FOOTINGS
2. SEE CONFIGURATION IN DRIVE FOR ADDITIONAL MATERIALS

**\*STRINGING TO BE DETERMINED ON SITE**

## REVISIONS

LAST: 09/15/21 BX

## PROJECT-PAGE TITLE

ARRAY 3 RAIL  
DIAGRAM

## PAGE NUMBER

A5

(28) LONGI LR4-72HPH-445M  
MODULES

MAX CIRCUIT  
LENGTH (120/240V)

15A  
BREAKER

20A  
BREAKER

(28) ENPHASE IQ7A INVERTER(S)

ENPHASE IQ7

12

16

CIRCUITS:

ENPHASE IQ7+

9

13

(2) CIRCUIT(S) OF 8 MICROS

ENPHASE IQ7X

9

12

(2) CIRCUIT(S) OF 6 MICROS

ENPHASE IQ7A

8

11



Caution: Photovoltaic system performance predictions calculated by PVWatts® include many inherent assumptions and uncertainties and do not reflect variations between PV technologies nor site-specific characteristics except as represented by PVWatts® inputs. For example, PV modules with better performance are not differentiated within PVWatts® from lesser performing modules. Both NREL and private companies provide more sophisticated PV modeling tools (such as the System Advisor Model at <https://sam.nrel.gov>) that allow for more precise and complex modeling of PV systems.

The expected range is based on 30 years of actual weather data at the given location and is intended to provide an indication of the variation you might see. For more information, please refer to this NREL report: The Error Report.

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The energy output range is based on analysis of 30 years of historical weather data for nearby , and is intended to provide an indication of the possible interannual variability in generation for a Fixed (open rack) PV system at this location.

RESULTS

17,496 kWh/Year\*

System output may range from 16,607 to 17,895 kWh per year near this location.

Month	Solar Radiation ( kWh / m <sup>2</sup> / day )	AC Energy ( kWh )	Value ( \$ )
January	3.14	1,081	124
February	4.13	1,252	144
March	5.07	1,615	185
April	5.50	1,645	189
May	5.47	1,637	188
June	6.13	1,736	199
July	6.67	1,903	218
August	6.10	1,743	200
September	5.60	1,592	183
October	4.21	1,298	149
November	3.35	1,071	123
December	2.73	924	106
Annual	4.84	17,497	\$ 2,008

Location and Station Identification

Requested Location	6455 Meadow Ridge Maple Plain, MN 55359
Weather Data Source	Lat, Lon: 45.05, -93.7    1.3 mi
Latitude	45.05° N
Longitude	93.7° W

PV System Specifications (Residential)

DC System Size	12.46 kW
Module Type	Standard
Array Type	Fixed (open rack)
Array Tilt	35°
Array Azimuth	180°
System Losses	14.08%
Inverter Efficiency	96%
DC to AC Size Ratio	1.2

Economics

Average Retail Electricity Rate	0.115 \$/kWh
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Performance Metrics

Capacity Factor	16.0%
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The expected range is based on 30 years of actual weather data at the given location and is intended to provide an indication of the variation you might see. For more information, please refer to this NREL report: The Error Report.

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The energy output range is based on analysis of 30 years of historical weather data for nearby , and is intended to provide an indication of the possible interannual variability in generation for a Fixed (open rack) PV system at this location.

RESULTS

6,844 kWh/Year\*

System output may range from 6,496 to 7,000 kWh per year near this location.

Month	Solar Radiation ( kWh / m <sup>2</sup> / day )	AC Energy ( kWh )	Value ( \$ )
January	1.59	260	30
February	2.38	357	41
March	3.73	603	69
April	4.75	712	82
May	5.41	809	93
June	6.23	879	101
July	6.52	928	107
August	5.40	771	88
September	4.35	619	71
October	2.80	428	49
November	1.78	272	31
December	1.29	205	24
Annual	3.85	6,843	\$ 786

Location and Station Identification

Requested Location	6455 Meadow Ridge Maple Plain, MN 55359
Weather Data Source	Lat, Lon: 45.05, -93.7 1.3 mi
Latitude	45.05° N
Longitude	93.7° W

PV System Specifications (Residential)

DC System Size	6.23 kW
Module Type	Standard
Array Type	Fixed (roof mount)
Array Tilt	20°
Array Azimuth	87°
System Losses	14.08%
Inverter Efficiency	96%
DC to AC Size Ratio	1.2

Economics

Average Retail Electricity Rate	0.115 \$/kWh
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Performance Metrics

Capacity Factor	12.5%
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The energy output range is based on analysis of 30 years of historical weather data for nearby , and is intended to provide an indication of the possible interannual variability in generation for a Fixed (open rack) PV system at this location.

RESULTS

7,014 kWh/Year\*

System output may range from 6,658 to 7,174 kWh per year near this location.

Month	Solar Radiation ( kWh / m <sup>2</sup> / day )	AC Energy ( kWh )	Value ( \$ )
January	1.73	285	33
February	2.65	397	46
March	3.92	632	73
April	4.81	719	83
May	5.36	797	91
June	6.32	888	102
July	6.68	945	108
August	5.61	797	91
September	4.38	619	71
October	2.79	423	49
November	1.86	285	33
December	1.42	228	26
Annual	3.96	7,015	\$ 806

Location and Station Identification

Requested Location	6455 Meadow Ridge Maple Plain, MN 55359
Weather Data Source	Lat, Lon: 45.05, -93.7    1.3 mi
Latitude	45.05° N
Longitude	93.7° W

PV System Specifications (Residential)

DC System Size	6.23 kW
Module Type	Standard
Array Type	Fixed (roof mount)
Array Tilt	20°
Array Azimuth	267°
System Losses	14.08%
Inverter Efficiency	96%
DC to AC Size Ratio	1.2

Economics

Average Retail Electricity Rate	0.115 \$/kWh
---------------------------------	--------------

Performance Metrics

Capacity Factor	12.9%
-----------------	-------





# GO BIG ON TURF

SunTurf™ Ground Mount System



SunModo offers the next generation Ground Mount System with SunTurf™. The streamlined design combines the strength of Helio Rails with steel pipes to create the perfect ground mount solution.

SunTurf™ is ideal for solar installers looking for a durable and cost-effective system that can accommodate a wide variety of soil conditions.

## The SunTurf™ Ground Mount Advantage

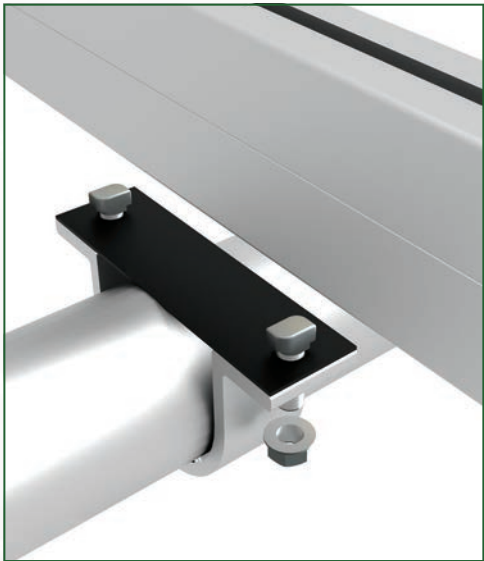
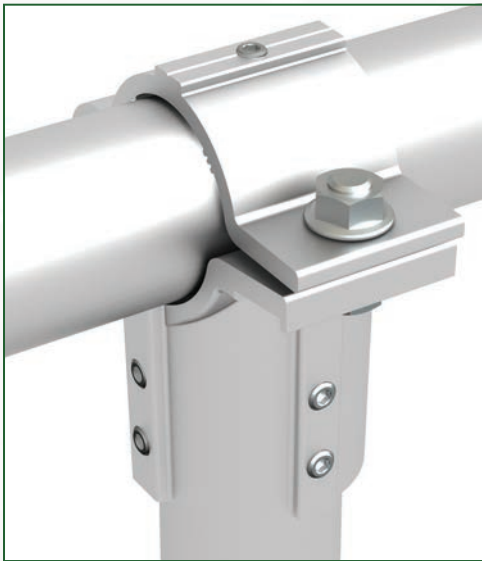
- ✓ Easily scalable from kilowatts to multimewatts PV Arrays.
- ✓ Foundation design solution for every soil condition.
- ✓ Online configuration tool available to streamline design process.
- ✓ Components optimized for strength, durability and fast installation.
- ✓ UL 2703 Listed by Intertek.



# Key Features of SunTurf™ Ground Mount System

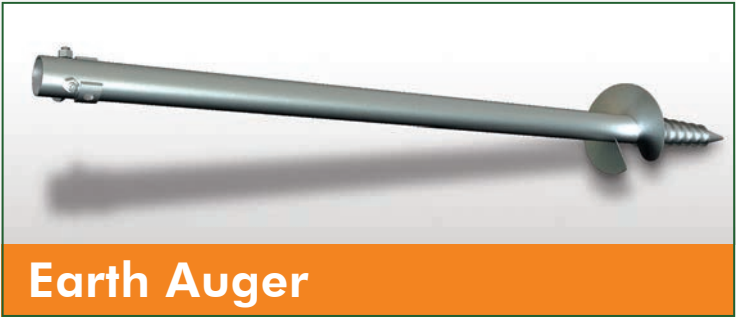


SunTurf™ Ground Mount System easily integrate Helio Rails with Schedule 40 steel pipes. No drilling is required to attach the aluminum rails to the horizontal pipe. Optional bracing can provide additional structural rigidity for sites with high snow or wind load conditions. Anchor any ground mount installation using one of our fountain types including helical piles, precast ballasts and concrete piers.



## Augers and Ground Screws

Our augers are suitable for use in weak to moderate strength soils and areas with a high-water table. Our ground screws are ideal for use in hard packed earth or soils with large amounts of cobble and gravel.



### Technical Data

Application	Ground Mount
Material	High grade aluminum, galvanized steel and 304 stainless steel hardware
Module Orientation	Portrait and Landscape
Tilt Angle	Range between 10 to 50 degrees
Foundation Types	Post in concrete, helical earth auger, ground screw anchor and ballast
Structural Integrity	Stamped engineering letters available
Certificate	UL2703 listed by ETL
Warranty	25 years

## City of Independence

### ***Request for Seven Minor Subdivisions to Permit Lot Line Rearrangements Necessary for the Highway 12/County Road 92 N. Project***

---

<i>To:</i>	City Council
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	November 3, 2021
<i>Applicants:</i>	Hennepin County
<i>Owners:</i>	Varies
<i>Location:</i>	Generally Located Near the Intersection of County Road 92 and Highway 12 Intersections

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

Hennepin County (Applicant) is requesting the following minor subdivisions relating to the Highway 12/County Road 92 improvement project in Independence, MN:

- a. 7455 Hwy 12 (PID No. 16-118-24-43-0002)
- b. 7525 Hwy 12 (PID No. 16-118-24-43-0001)
- c. 7625 Hwy 12 (PID No. 16-118-24-31-0002)
- d. 7735 Hwy 12 (PID No. 16-118-24-34-0002)
- e. 7865 Hwy 12 (PID No. 16-118-24-32-0005)
- f. 7899 Hwy 12 (PID No. 16-118-24-32-0001)
- g. 7950 Egret Dr. (PID No. 16-118-24-32-0003)

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

The subject properties are generally located at the intersection of County Road 92 N. and Highway 12. The properties all have the following site characteristics:

Property Information: **All listed above.**

Zoning: *Agriculture*

Comprehensive Plan: *Agriculture*

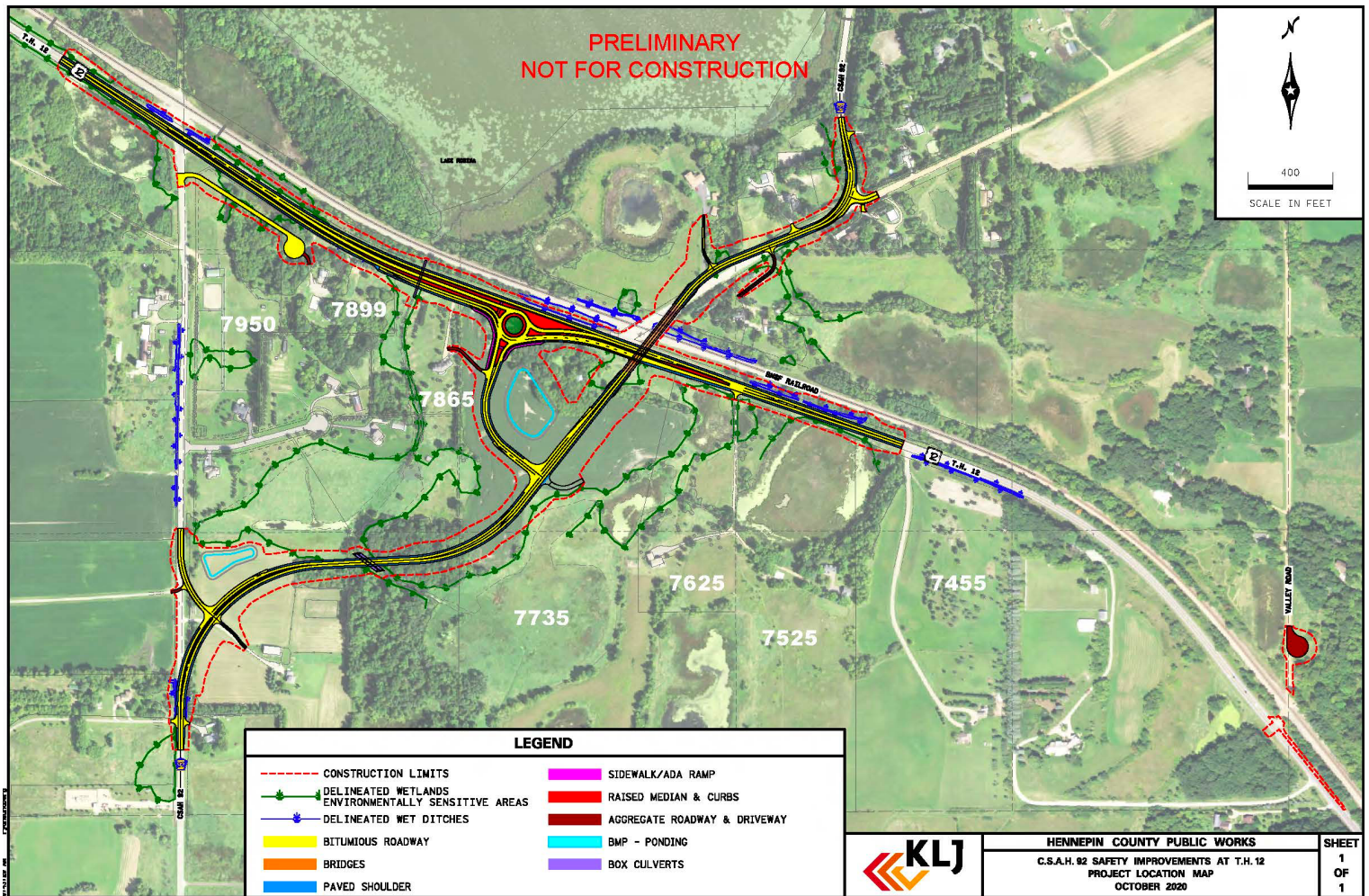
#### ***Discussion:***

Hennepin County has been working on the acquisition of properties associated with the Highway 12/CSAH 92 realignment and overpass project. The properties have now been acquired by the

County, but a formal approval of the actual subdivision is still required by the City. The subdivisions are unique in that the properties being broken off will be used for right of way (combined with the existing right of way) for the state highway or county road. No new properties are being created as a result of the requested subdivisions.

The City has reviewed the requested subdivisions and found them to be in keeping with the preliminarily reviewed property acquisitions necessary to construct the new road improvements. The detail of each subdivision is provided on the attached surveys for each parcel listed above.

*Address/Project Map*



### ***Other Considerations:***

1. All of properties to be subdivided are part of the overall Highway 12/County Road 92 N. realignment/overpass project.



2. The City does not have an administrative or other process for considering the subdivision of property. All subdivisions are required to go through the requisite process.
3. No new parcels are being created as a result of the proposed subdivisions. The 7735 Highway 12 property will have excess land associated with the right of way. This property will be owned by Hennepin County in the after condition.
4. No new non-conformities are being created as a result of the proposed subdivisions. The frontage requirements, applicable setbacks and minimum lot sizes are not being compromised in the after condition as a result of the proposed subdivisions.

***Summary:***

The requested minor subdivisions of the subject properties do not appear to create any adverse conditions in the after condition. The proposed subdivision appears to meet all of the applicable standards of the City's zoning and subdivision ordinance.

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

Commissioners discussed the requested subdivisions and asked questions. It was noted that the requested subdivisions had been reviewed and found to not create any new parcels and also did not increase or intensify any non-conformities on the subject properties. Commissioners recognized that the requested subdivisions was in keeping with the approved road and realignment plans approved by the State, County and City. Commissioners recommended approval of the requested minor subdivisions.

***Neighbor Comments:***

The City has not received any written or verbal comments regarding the proposed subdivisions.

***Recommendation:***

The Planning Commission recommended approval of the requested Minor Subdivisions with the following findings and conditions:

1. The proposed minor subdivisions meet all applicable conditions and restrictions stated Chapter V, Section 510, Zoning, in the City of Independence Zoning and Subdivision Ordinance.
2. City Council approval of the minor subdivisions is subject to the following:

- a. The Applicant shall address all comments and applicable requirements pertaining to the proposed subdivisions which includes the following:
  - Prepare the requisite documents and legal descriptions needed to record all documents with Hennepin County.
3. The Applicant shall execute all applicable documents to allow recording of the minor subdivisions within six months from the date of the City Council approval.

***Attachments:***

1. **RESOLUTION 21-1103-03**
2. Applications
3. Proposed Minor Subdivision Survey Exhibits



RESOLUTION OF THE  
CITY OF INDEPENDENCE  
HENNEPIN COUNTY, MINNESOTA

**RESOLUTION NO. 21-1103-03**

**A RESOLUTION APPROVING MINOR SUBDIVISIONS TO ALLOW  
LOT LINE REARRANGEMENTS FOR THE FOLLOWING PROPERTIES: 7455 Hwy  
12 (PID No. 16-118-24-43-0002), 7525 Hwy 12 (PID No. 16-118-24-43-0001), 7625 Hwy 12  
(PID No. 16-118-24-31-0002), 7735 Hwy 12 (PID No. 16-118-24-34-0002), 7865 Hwy 12 (PID  
No. 16-118-24-32-0005), 7899 Hwy 12 (PID No. 16-118-24-32-0001),  
7950 Egret Dr. (PID No. 16-118-24-32-0003)**

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 and Subdivision Ordinance and other official controls to assist in implementing the Comprehensive Plan; and

WHEREAS, Hennepin County (Applicant) has submitted a request for minor subdivisions to allow a lot line rearrangements for the following properties located in the City of Independence:

- 7455 Hwy 12 (PID No. 16-118-24-43-0002)
- 7525 Hwy 12 (PID No. 16-118-24-43-0001)
- 7625 Hwy 12 (PID No. 16-118-24-31-0002)
- 7735 Hwy 12 (PID No. 16-118-24-34-0002)
- 7865 Hwy 12 (PID No. 16-118-24-32-0005)
- 7899 Hwy 12 (PID No. 16-118-24-32-0001)
- 7950 Egret Dr. (PID No. 16-118-24-32-0003); and

WHEREAS, the Properties are legally described on **EXHIBIT A**, attached hereto; and

WHEREAS, the Properties are all zoned AG-Agriculture; and

WHEREAS the requested minor subdivisions meet all requirements, standards and specifications of the City of Independence subdivision and zoning ordinance for Agriculture Property; and

WHEREAS the Planning Commission held a public hearing on October 19, 2021, to review the application for a minor subdivisions, 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 Hennepin County for minor subdivisions to allow lot line rearrangements per the City's subdivision and zoning regulations with the following conditions:

1. The proposed minor subdivisions meet all applicable conditions and restrictions stated Chapter V, Section 510, Zoning, in the City of Independence Zoning and Subdivision Ordinance.
2. City Council approval of the minor subdivisions is subject to the following:
  - a. The Applicant shall address all comments and applicable requirements pertaining to the proposed subdivisions which includes the following:
    - Prepare the requisite documents and legal descriptions needed to record all documents with Hennepin County.
3. The Applicant shall execute all applicable documents to allow recording of the minor subdivisions within six months from the date of the City Council approval.

This resolution was adopted by the City Council of the City of Independence on this 3<sup>rd</sup> day of November 2021, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

---

Marvin Johnson, Mayor

ATTEST:

---

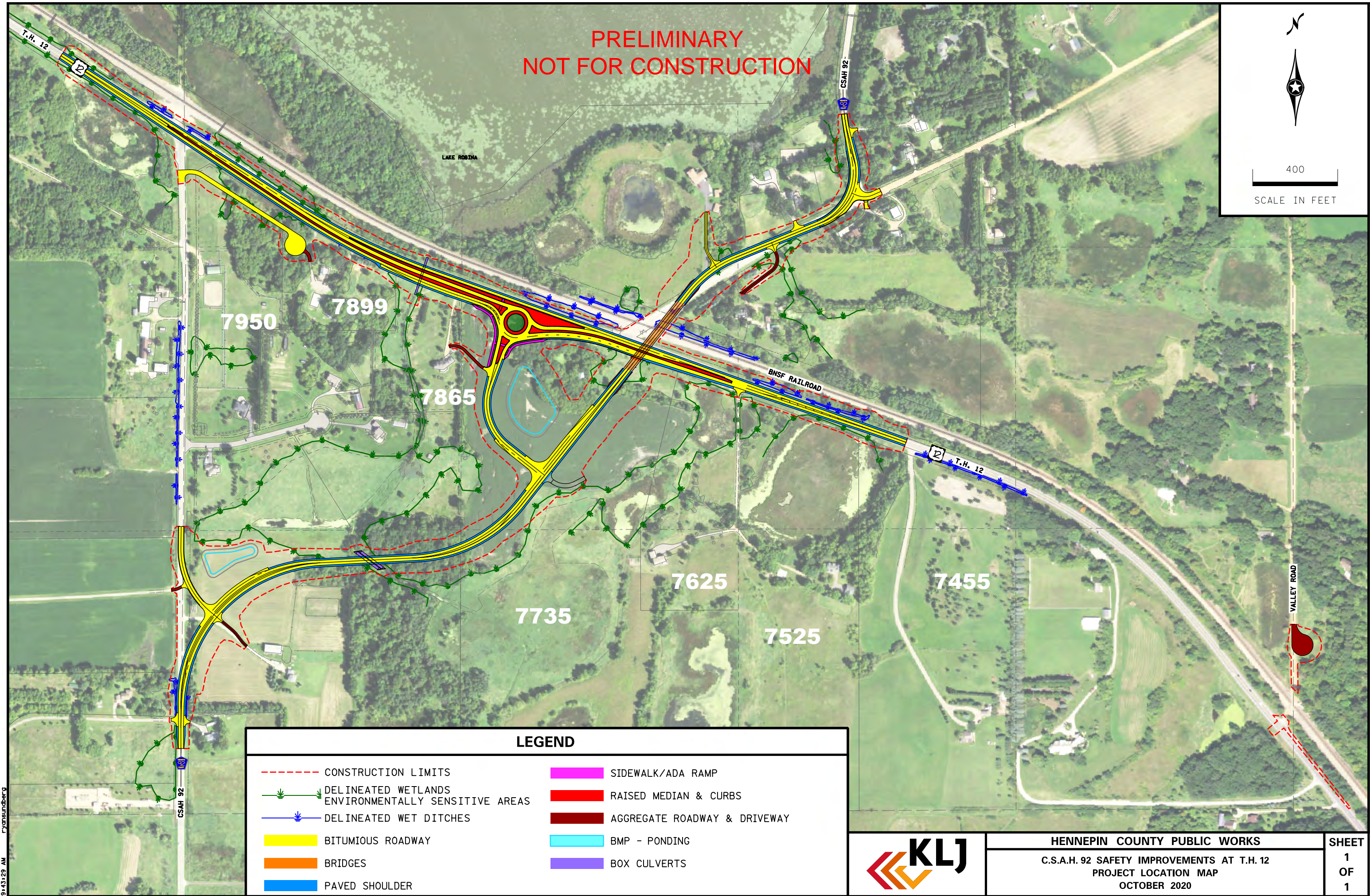
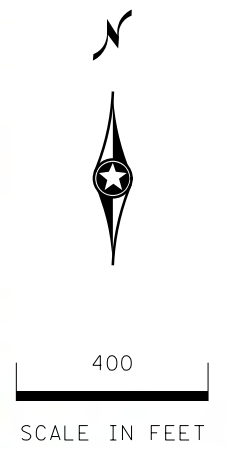
Mark Kaltsas, City Administrator



**EXHIBIT A**  
*(Legal Descriptions of Properties)*



PRELIMINARY  
NOT FOR CONSTRUCTION



LEGEND

- |                                 |                              |
|---------------------------------|------------------------------|
| --- CONSTRUCTION LIMITS         | SIDEWALK/ADA RAMP            |
| DELINEATED WETLANDS             | RAISED MEDIAN & CURBS        |
| ENVIRONMENTALLY SENSITIVE AREAS | AGGREGATE ROADWAY & DRIVEWAY |
| DELINEATED WET DITCHES          | BMP - PONDING                |
| BITUMIOUS ROADWAY               | BOX CULVERTS                 |
| BRIDGES                         |                              |
| PAVED SHOULDER                  |                              |



HENNEPIN COUNTY PUBLIC WORKS  
C.S.A.H. 92 SAFETY IMPROVEMENTS AT T.H. 12  
PROJECT LOCATION MAP  
OCTOBER 2020

SHEET  
1  
OF  
1





**CITY OF  
INDEPENDENCE  
MINNESOTA**

**Applicant Information**

Name: Hennepin County

Address: 1600 Prairie Drive  
Medina, Minnesota  
55340

Primary Phone: 612-596-0328

Email: jane.heins@hennepin.us

**Owner Information**

Name: Sandra Bendickson

Address: 7455 US Highway No. 12  
Independence, Minnesota  
55359

Primary Phone: 612-619-1291

Email: sandib@frontiernet.net

Property Address:

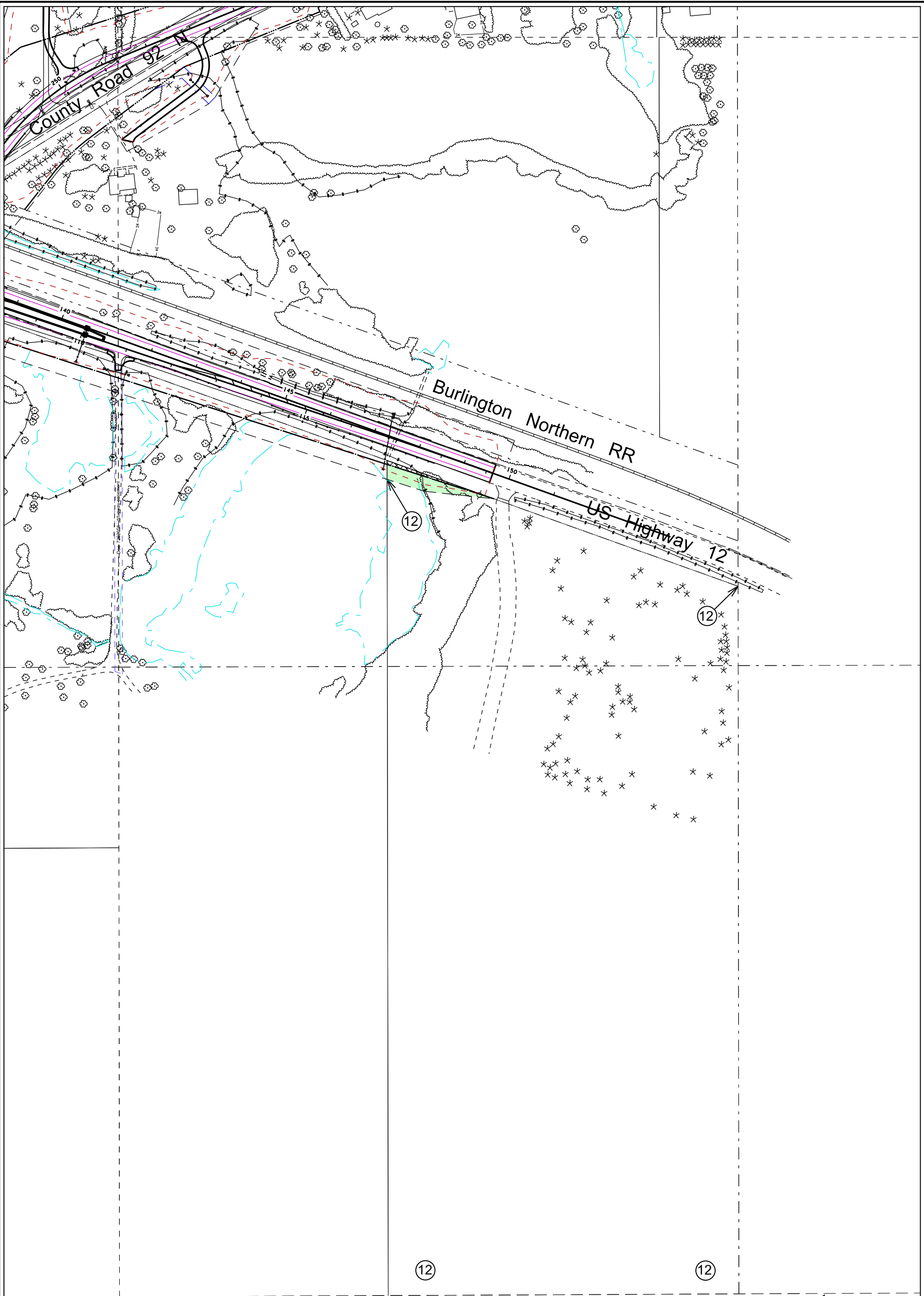
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Planning Application Type: Other

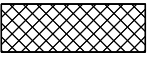

Description:

Supporting Documents: Site Survey (Existing Conditions)

Signature:



--- Construction Limits  
--- Edge of Travel Lane  
--- Railroad Right of Way

 Fee Taking = 932 sq ft  
 Temporary Construction Easement = 4,767 sq ft



0 100 200

August 27, 2020

Parcel Area: 27.55 acres  
1,199,926 sq ft



**HENNEPIN COUNTY  
LAND ACQUISITION  
GROUP**  
**1600 Prairie Drive  
Medina, MN 55340**

**OWNER: Bendickson, Sandra Lynn**  
**ADDRESS: 7455 U S Hwy No 12**  
**Independence**  
**PID: 16-118-24-43-0002**

**PARCEL 12**  
**CSAH 92**  
**PROJECT 1611**



**CITY OF  
INDEPENDENCE  
MINNESOTA**

**Applicant Information**

Name: Hennepin County  
Address: 1600 Prairie Drive  
Medina, Minnesota  
55340  
Primary Phone: 612-596-0328  
Email: jane.heins@hennepin.us

**Owner Information**

Name: Daniel Kittok  
Address: 7525 US. Highway No.  
12  
Independence, Minnesota  
55359  
Primary Phone: 763-479-2200  
Email: kittoksale@aol.com

Property Address:

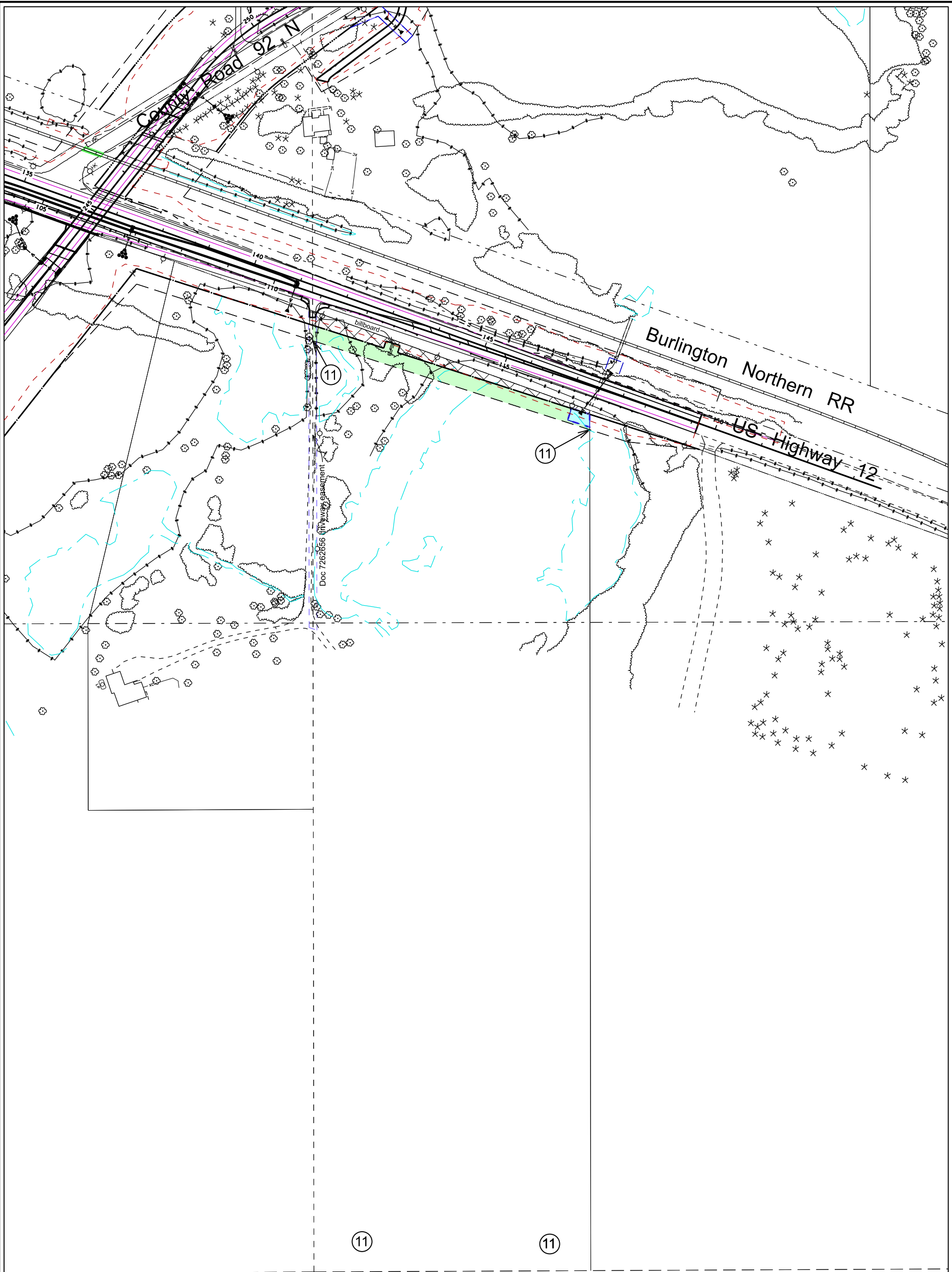
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Planning Application Type: Other



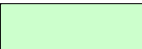
Description:

Supporting Documents: Site Survey (Existing Conditions)

Signature:



--- Construction Limits  
— Edge of Travel Lane  
--- Railroad Right of Way

-  Fee Taking = 10,163 sq ft
-  Permanent Drainage & Utility Easement = 1,077 sq ft
-  Temporary Construction Easement = 17,217 sq ft



0 100 200

January 8, 2021

Parcel Area: 24.2 acres  
1,054,322 sq ft



**HENNEPIN COUNTY  
LAND ACQUISITION  
GROUP**  
  
**1600 Prairie Drive  
Medina, MN 55340**

**OWNER: Daniel J Kittok Rev Trust**  
**ADDRESS: 7525 U S Hwy No 12**  
**Independence**  
**PID: 16-118-24-43-0001**

**PARCEL 11**

**CSAH 92**  
**PROJECT 1611**





**CITY OF  
INDEPENDENCE  
MINNESOTA**

**Applicant Information**

Name: Hennepin County  
Address: 1600 Prairie Drive  
Medina, Minnesota  
55340  
Primary Phone: 612-596-0328  
Email: jane.heins@hennepin.us

**Owner Information**

Name: Peter Kittok  
Address: 7625 U.S. Highway No.  
12  
Independence, Minnesota  
55359  
Primary Phone: 763-479-6252  
Email: kittoksale@aol.com

Property Address:

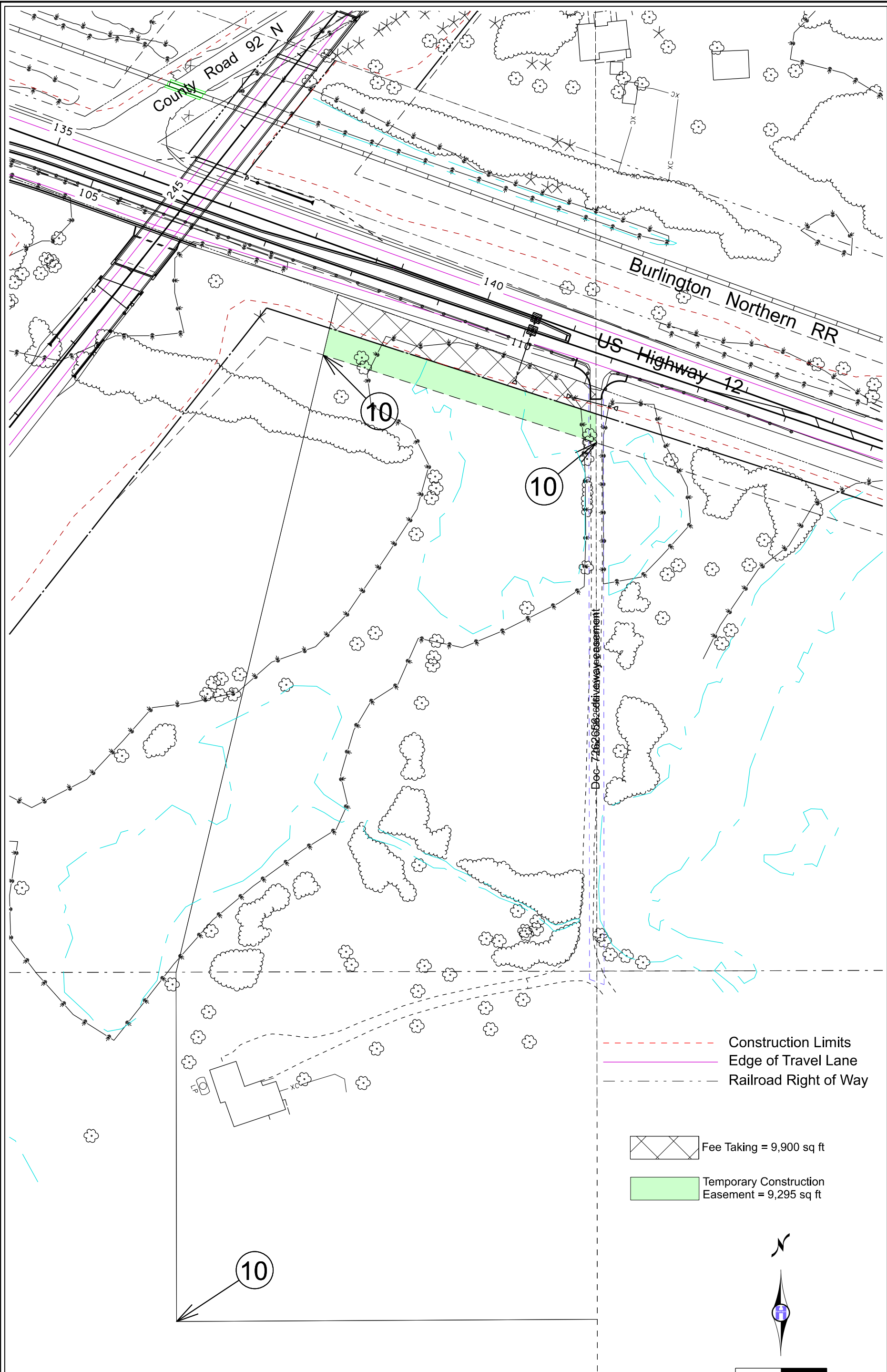
PID:

Planning Application Type: Other

Description:

Supporting Documents: Site Survey (Existing Conditions)

Signature:



**HENNEPIN COUNTY  
LAND ACQUISITION  
GROUP**  
  
1600 Prairie Drive  
Medina, MN 55340

**OWNER:** Peter J Kittok  
**ADDRESS:** 7625 U S Hwy No 12  
Independence  
**PID:** 16-118-24-31-0002

**PARCEL 10**

**CSAH** 92  
**PROJECT** 1611

0 50 100  
August 27, 2020

Parcel Area: 10.01 acres  
436,023 sq ft



**CITY OF  
INDEPENDENCE  
MINNESOTA**

**Applicant Information**

Name: Hennepin County  
Address: 1600 Prairie Drive  
Independence, Minnesota  
55340  
Primary Phone: 612-596-0328  
Email: jane.heins@hennepin.us

**Owner Information**

Name: Kittok Farm Land LLC  
Address: 7735 U.S. Highway No.  
12  
Independence, Minnesota  
55359  
Primary Phone: 763-479-2200  
Email: kittoksale@aol.com

Property Address:

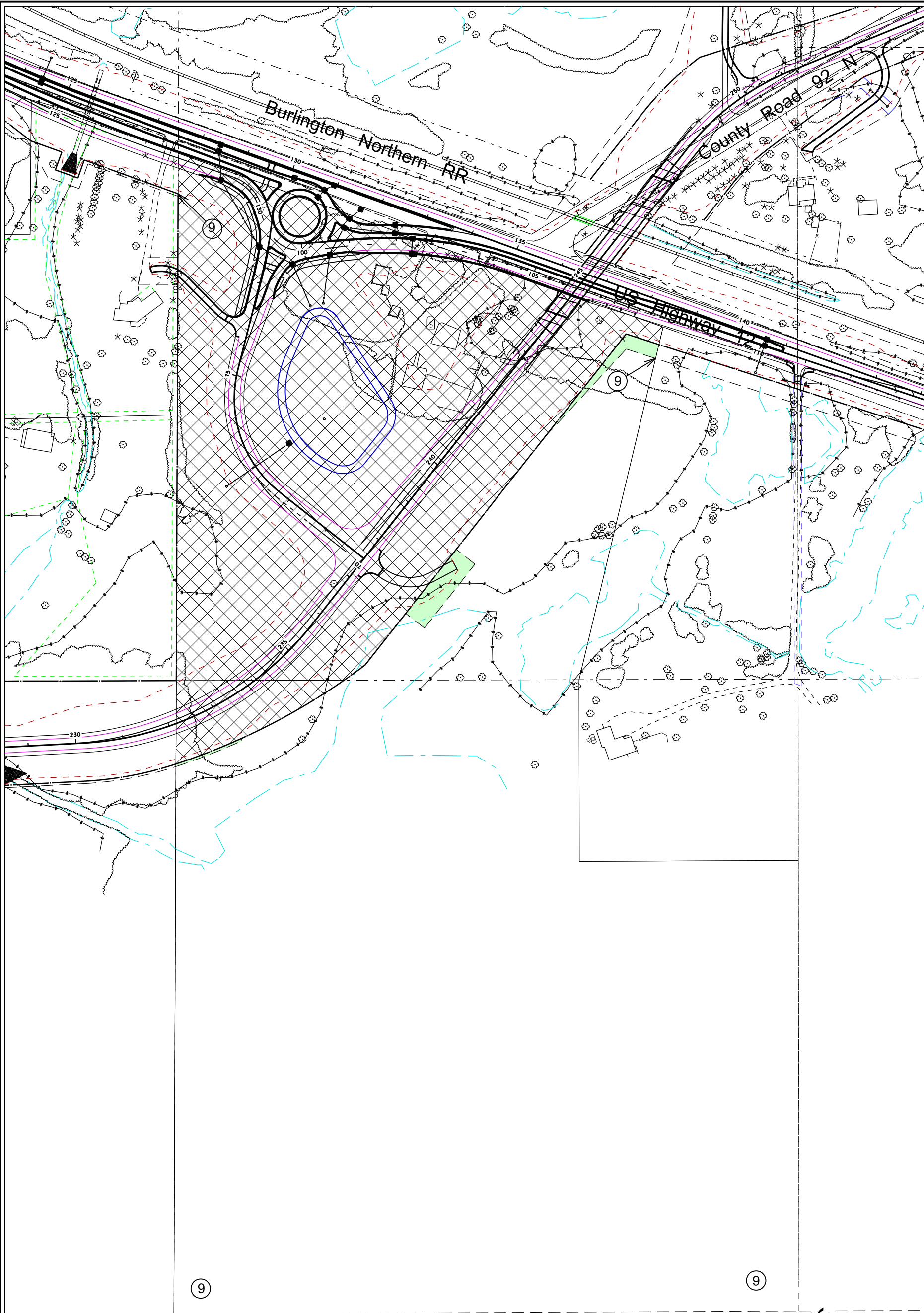
PID:

Planning Application Type: Other

Description:

Supporting Documents: Site Survey (Existing Conditions)

Signature:



9

9

- - - - - Construction Limits
- — — — — Edge of Travel Lane
- - - - - Railroad Right of Way
- — — — — Pond
- - - - - Existing Drainage and Utility Easement



Fee Taking = 713,164 sq ft  
16.37 Acres



Temporary Construction  
Easement = 14,106 sq ft



0 100 200

September 1, 2020

Parcel Area: 56.06 acres  
2,441,897 sq ft



**HENNEPIN COUNTY  
LAND ACQUISITION  
GROUP**

**1600 Prairie Drive  
Medina, MN 55340**

**OWNER: Kittok Farm Land Llc**  
**ADDRESS: 7735 U S Hwy No 12**  
**Independence**  
**PID: 16-118-24-34-0002**

**PARCEL 9**

**CSAH 92**  
**PROJECT 1611**



**CITY OF  
INDEPENDENCE  
MINNESOTA**

**Applicant Information**

Name: Hennepin County  
Address: 1600 Prairie Drive  
Medina, Minnesota 55340  
Primary Phone: 612-596-0752  
Email: pam.johnson@hennepin.us

**Owner Information**

Name: Sandra Lind  
Address: 7865 U.S. Highway No.  
12  
Independence,  
Minnesota 55359  
Primary Phone: 612-719-8749  
Email: sdlind35@gmail.com

Property Address:

PID:

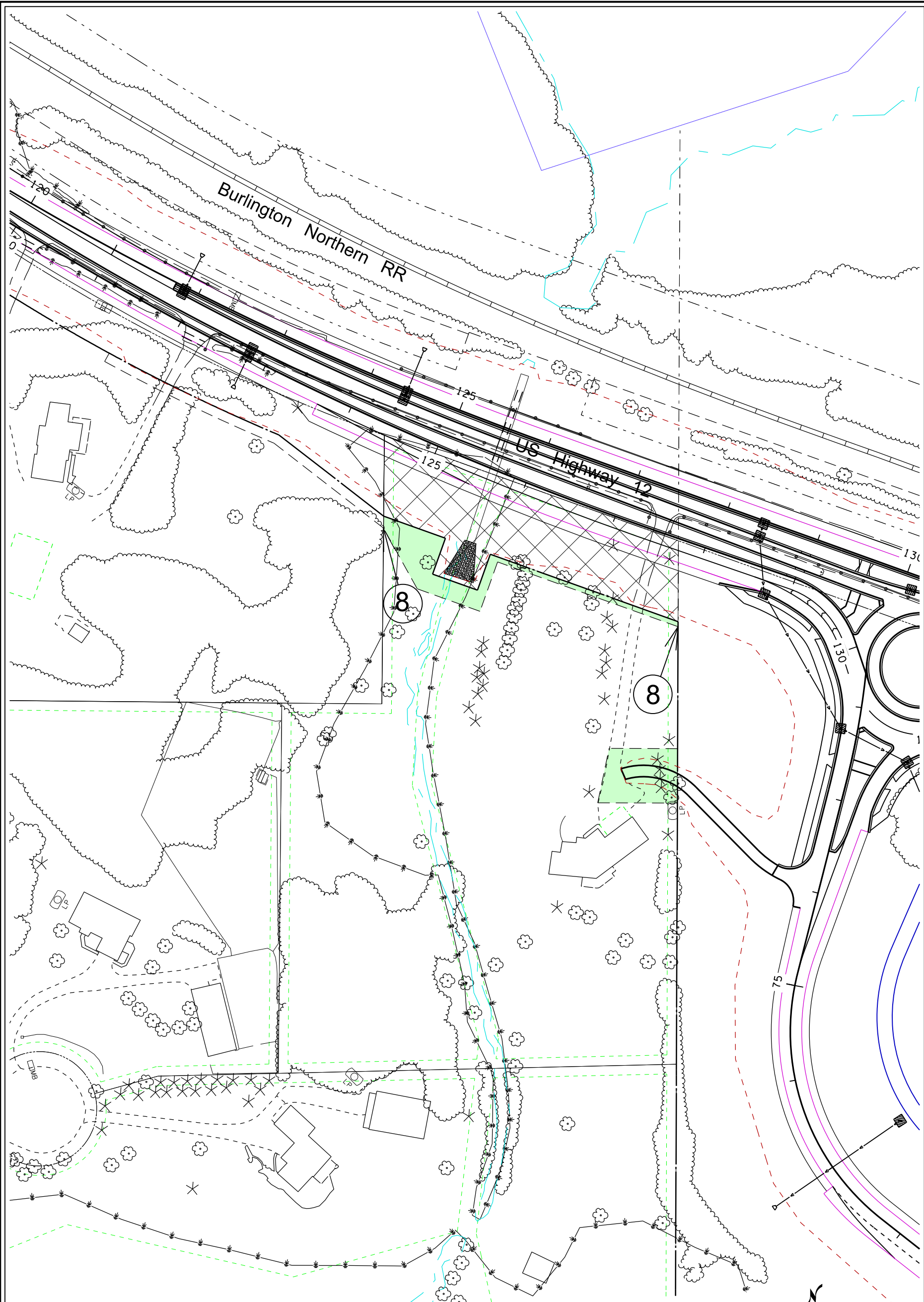
Planning Application Type: Other

Description:

Supporting Documents: Site Survey (Existing Conditions)

Signature:





- Construction Limits
- Edge of Travel Lane
- Railroad Right of Way
- Existing Drainage and Utility Easement

- Fee Taking = 28,252 sq ft
- Temporary Construction Easement = 9,641 sq ft



**HENNEPIN COUNTY  
LAND ACQUISITION  
GROUP**  
**1600 Prairie Drive  
Medina, MN 55340**

**OWNER: Lind, Sandra D.**  
**ADDRESS: 7865 U S Hwy No 12  
Independence**  
**PID: 16-118-24-32-0005**

**PARCEL 8**

**CSAH 92**  
**PROJECT 1611**

0 50 100  
August 31, 2020

Parcel Area: 5.29 acres  
230,414 sq ft



**CITY OF  
INDEPENDENCE  
MINNESOTA**

**Applicant Information**

Name: Hennepin County  
Address: 1600 Prairie Drive  
Medina, Minnesota 55340  
Primary Phone: 612-596-0752  
Email: pam.johnson@hennepin.us

**Owner Information**

Name: Jeremy Roberts  
Address: 7899 U.S. Hwy. No. 12  
Independence,  
Minnesota 55359  
Primary Phone: 360-690-5045  
Email: robertsje35@gmail.com

Property Address:

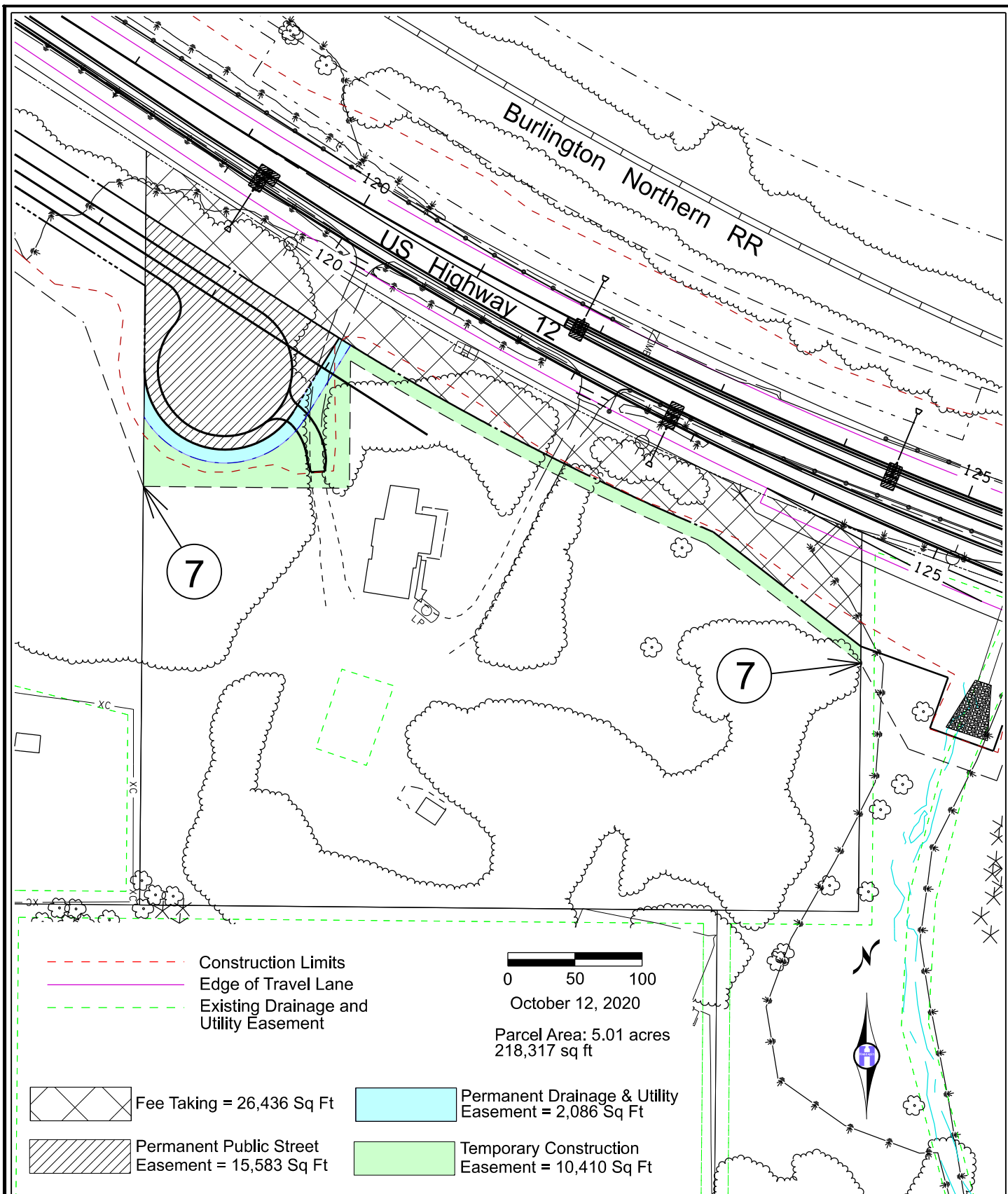
PID:

Planning Application Type: Other

Description:

Supporting Documents: Site Survey (Existing Conditions)

Signature:



**HENNEPIN COUNTY  
LAND ACQUISITION  
GROUP**

**1600 Prairie Drive  
Medina, MN 55340**

**OWNER: Roberts, Jeremy V. and Kristina**  
**ADDRESS: 7899 U S Hwy No 12**  
**Independence**  
**PID: 16-118-24-32-0001**

**PARCEL 7**

**CSAH 92**  
**PROJECT 1611**



**CITY OF  
INDEPENDENCE  
MINNESOTA**

**Applicant Information**

Name: Hennepin County  
Address: 1600 Prairie Drive  
Medina, Minnesota 55340  
Primary Phone: 612-596-0752  
Email: pam.johnson@hennepin.us

**Owner Information**

Name: Danielle Wolfe  
Address: 7950 Egret Drive  
Maple Plain, Minnesota  
55359  
Primary Phone: 952-270-1502  
Email: danielle@mywolfelaw.com

Property Address:

PID:

Planning Application Type: Other

Subdivision Type: Lot Line Rearrangement

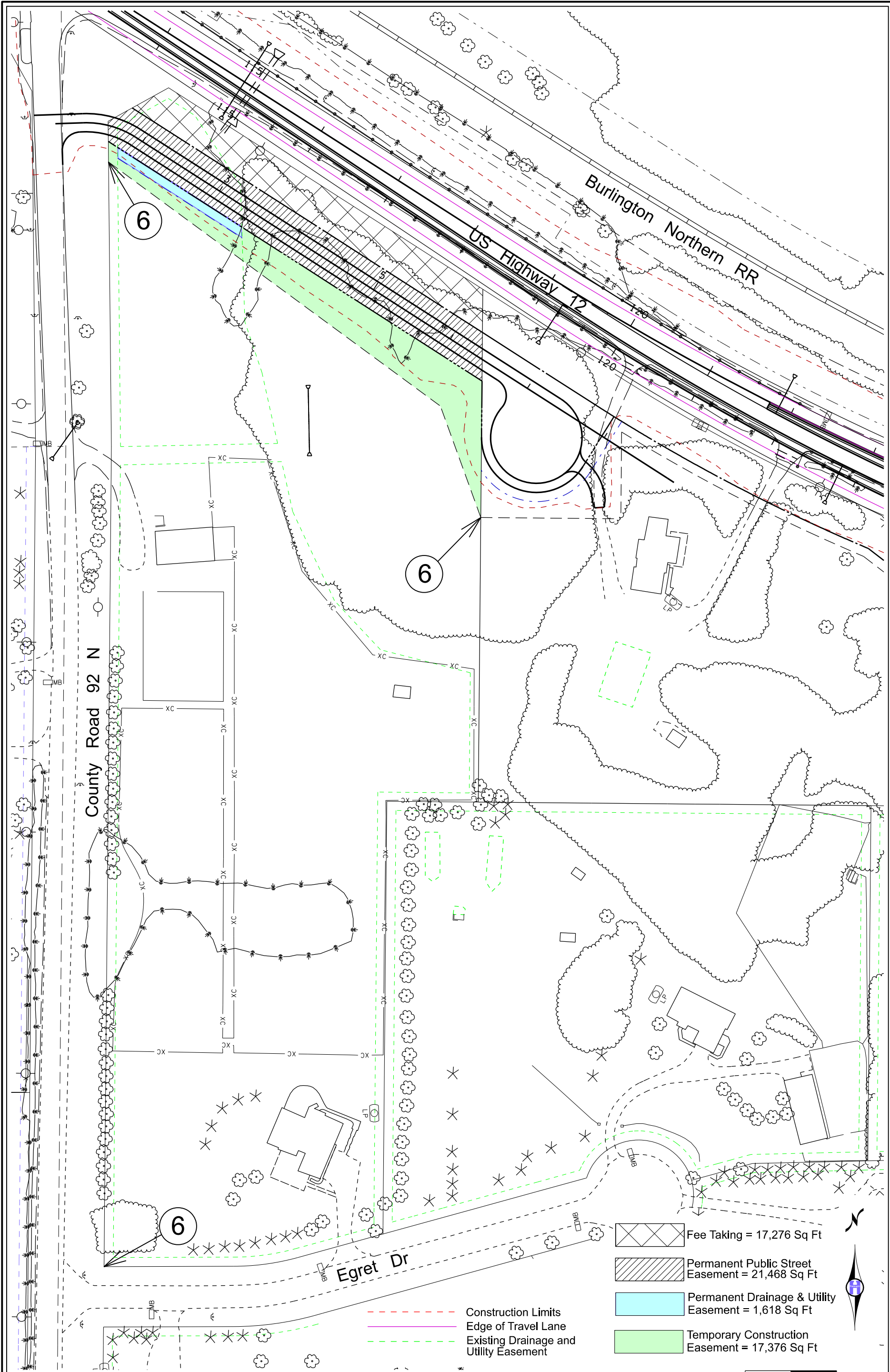
Description:

Supporting Documents: Site Survey (Existing Conditions)

Signature:

*Pam Johnson*





**HENNEPIN COUNTY  
LAND ACQUISITION  
GROUP**  
  
1600 Prairie Drive  
Medina, MN 55340

**OWNER:** Wolfe, Matthew and Danielle  
**ADDRESS:** 7950 Egret Dr  
Independence  
**PID:** 16-118-24-32-0003

**PARCEL 6**

**CSAH** 92  
**PROJECT** 1611

0 50 100

October 12, 2020  
Parcel Area: 9.9 acres  
431,171 sq ft





RESOLUTION OF THE  
CITY OF INDEPENDENCE  
HENNEPIN COUNTY, MINNESOTA

**RESOLUTION NO. 21-1103-04**

**A RESOLUTION ACCEPTING DONATION FROM JIM & DIANE PETERS**

WHEREAS, Jim and Diane Peters have generously offered to donate a snowblower (the “Donation”) to the city of Independence (the “City”); and

WHEREAS, the Donation will be dedicated to blow our City sidewalks; and

WHEREAS, the City wishes to accept the Donation and express its gratitude to Jim and Diane Peters for their generosity.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MINNESOTA, that the City accepts the Donation and thanks Jim and Diane Peters.

This resolution was adopted by the City Council of the City of Independence on this 3<sup>rd</sup> day of November 2021, by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

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

ATTEST:

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