



MINUTES OF A MEETING OF THE
INDEPENDENCE PLANNING COMMISSION
TUESDAY, JUNE 27, 2023, AT 7:30 PM

1. Call to Order

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

2. Roll Call

PRESENT: Commissioners Gardner (Chair), Thompson, Volkenant and Alternate Usset.
ABSENT: Dumas, Tearse and Alternate Story.
STAFF: City Administrator Kaltsas, Administrative Services Director Simon.
VISITORS: See Sign-In Sheet

3. Approval of Minutes:

- a. May 16, 2023, Planning Commission Meeting Minutes.
- b. June 6, 2023, City Council Meeting Minutes (For Information Only)

Motion by Usset, seconded by Volkenant to approve minutes. Ayes: Gardner, Thompson, and Usset. Nays: None. Absent: Dumas, Tearse and Story. Abstain: None. Motion Approved. 4.0.

4. **PUBLIC HEARING:** Jon Dailing/Windsong Farm Golf Club (Applicant) and David Meyer (Owner) are requesting the following action for the properties generally located at 18 Golf Walk and 550 CSAH 92 N. (PID No.s 32-118- 24-13-0001, 32-118-24-42-0001, 32-118-24-24-0001, 32-118-24-31-0002, 32- 118-24-31-0001 and 32-118-24-14-0002) in the City of Independence, MN:

- c. A conditional use permit amendment to allow the inclusion of 550 CSAAH 92 N. for storage of materials and equipment associated with the golf course.

Property/Site Information:

The subject properties are located on the north side of County Road 6, just west of County Road

92. The properties are comprised of rolling topography, ponds, wetlands and tree coverage. The properties have the following characteristics:

Property Information: 550

County Rd. 92 N. Zoning:

Agriculture

Comprehensive Plan: *Agriculture*

Acreage: *~20.23 acres*

Discussion:

Windsong Golf Club recently acquired the property northeast of the existing golf course (550 CSAH 92 N.). The applicant approached the City about the possibility of expanding their current CUP to allow the use of a small portion of the property to support their maintenance operations of the golf club.

Windsong had previously been utilizing the existing barn and land on the north side of CSAH 6 that is now in the process of being developed as their second golf course.

The subject property is approximately 20 acres in size and contains a single-family home, four

(4) detached accessory buildings, pasture and tillable acreage. The single-family home is currently rented, and the applicant is proposing to continue farming the tillable acreage on the east side of the property (approximately 15 acres). The applicant is seeking an amendment to allow the following on the subject property:

- Utilization of a small portion of the property for bulk material storage (mulch, sand, aggregate), compost associated with the golf course (will be reused as compost) and brush and other organics. If permitted, the use would be limited to the areas depicted below which would become an exhibit to the approval.
- Indoor storage of equipment and vehicles within two (2) of the existing detached accessory structures as depicted. The applicant noted that the remaining detached accessory structure would not be suitable for indoor storage.
- Overflow staff parking for events. This would be limited to a maximum of 5 annual events. The City would have to be notified at least 2 weeks

prior to any event. The applicant noted that the proposed overflow parking would eliminate any on-street parking that currently occurs on CSAH 92. N. This provision would be noted as a condition of the CUP.

In order to consider the expansion of the golf course facility to the subject 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 and 2013, 2016, 2021 and 2022. The CUP allows two golf courses, their associated 29,000 SF club house/pro shop, guest house and 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.

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 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.*

The subject property is located at the S.E. corner of CSAH 92 and CSAH 6. The property has historically been used as a horse farm and agricultural property. Windsong's main maintenance facility is located almost directly across the street from the subject property (S.W.). Most impacts that would result from the use of the property for bulk materials, organics storage and indoor equipment would be mitigated by the remaining open space and existing vegetative screening. Golf courses are permitted as a conditional use in the Agriculture zoning district. The City will need to find that use of the property is considered an extension of the golf course and consistent with the existing zoning. 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 applicant is not proposing to make any permanent improvements to the land to accommodate the proposed material and organics. The outdoor storage areas would be utilized only during the golf season.
2. The City may want to consider establishing a minimum setback from the south property line to further mitigate any potential impacts (i.e. 50 feet). Staff will look for direction and feedback from Planning Commission relating to setbacks.
3. The use of the property for overflow staff parking would eliminate the use of CSAH 92 and CSAH 6 for on-street parking during a few larger course events (i.e. Annual Big 10 college golf tournament)
4. The applicant has worked well with the City with other expansions and has followed all applicable conditions.
5. If considered for approval, the City would want to provide a specific exhibit and associated conditions relating to the use of the subject property. This would limit the CUP use to specific areas of the property and not allow for its expansion without an additional amendment to the CUP. The City would also tie the proposed use of the property to the golf course CUP. This would eliminate any possibility that the CUP could exist on the property without the golf course.

The proposed use would increase the footprint of the golf course and would result in some equipment moving back and forth between the existing

maintenance area and the subject property. This condition exists between the golf course, the property to the north and Pioneer Creek Golf Course. Resulting traffic, noise, and other measureable impacts should not be incrementally amplified as a result of the proposed expansion as long as the uses are limited to those areas identified.

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

Kaltsas this application is coming to the city for an amendment to the CUP to add an additional acquired property at 550 County Rd 92 N. The property is zoned AG and about 20 acres overall. The property is on the SE corner of County Rd 6 and County Rd 92. The applicant talked with the city about adding this site to be used as maintenance and operations. The golf course received approval to move forward with their new 18-hole golf course on the North side of County Road 6. They would keep bulk material on this site such as mulch, sand, aggregate and compost associated with the golf course. The area sits behind the barn in what used to be the pasture. The city may want to add a screen barrier or buffer between this property and the property to the South. They want to store equipment indoors as well as vehicles associated with the maintenance department.

The applicant also asked about allowing this property to be used for overflow staff parking for events. During events, many people will park along County Rd 92. The remainder of this property would be used for agriculture. The residential house is rented currently and they will continue to lease this home to the current person.

Historically this property was used as a horse farm. It would become part of Windsong Golf Course. They are not proposing permanent changes. They may put a path behind the barn at some point. The city might want to establish a setback along the South property. The applicant has been working with the city for a long time and has a good relationship in response to any issues and they proactively address them.

Gardner asked about spot zoning these CUPs.

Kaltsas explained that most CUP uses are contained to an area or a building. He said the city will continue to make that clear because of the site plan. These are adopted and recorded. The remainder of the property needs to remain AG.

Gardner said the setback along the south side may need to be the same as the building.

Thompson asked if there have been any concerns from WHPS about the equipment over there.

Kaltsas said there have been conversations about it but the speed limit is 30mph in that area and there is a tunnel there to minimize the usage on County Road 92.

Thompson asked if when it comes to the rental, is it a free for all rental property or if it's constrained.

Kaltsas said we don't have any rental policies in the city to restrict.

Volkenant said there isn't much tree coverage on the South side of the property. She said if they are requesting a 30 ft setback, they may want to ask for additional material to be placed there for more of a buffer.

Gardner said the recommendation should be for the city to work with the applicant and develop

a responsible landscaping plan to be done now or in a year from now depending on what is going to be stored there for the neighbor to look at.

Thompson asked if there was any feedback from the residents.

Volkenant said it seems the CUP is for the property, not just for the spots on the property.

Kaltsas said when the city does CUPs, they try their best to be as specific as possible to define what it is and where it is. This is consistent. The SUP is constrained to the following areas for the following purposes. It does run with the land as long as they follow the rules.

Gardner motioned for the Public Hearing to be Opened.

PUBLIC HEARING OPEN

Jon Dailing said we don't have any extra land. The old North property is now being utilized for the new golf course. The previous owner of the newly acquired property reached out to Windsong about purchasing this property. He said they don't need a whole lot of room for what they are using it for, it is just a convenient location for us.

Gardner asked if he would have any trouble moving that side yard setback to the 30-ft setback. Dailing said it is a really low area right there and you can't see it from the neighbors, but they would not have any issues with that. He said he has already talked with the neighbor about this. Gardner said the city should make a condition to manage screening.

Motion by Thompson, seconded by Volkenant to close the public hearing. Ayes: Gardner, Thompson, and Usset. Nays: None. Absent: Dumas, Tarse and Story. Abstain: None. Motion Approved. 4.0.

Gardner said we trust these applicants and we just want to apply future landscaping buffers.

Motion by Thompson, seconded by Usset to approve a CUP amendment to allow the inclusion of 550 CSAAH 92 N. for storage of materials and equipment associated with the golf course with additions to add a 30ft sideyard setback on the Southern property line and partner with the city for landscaping buffer plans. Ayes: Gardner, Thompson, and Usset. Nays: None. Absent: Dumas, Tarse and Story. Abstain: None. Motion Approved. 4.0.

5. **PUBLIC HEARING:** James Ruehl (Applicant) and Jeffery Athmann (Owner) are requesting the following action for the property located at 6935 Pagenkopf Rd. (PID No. 15-118- 24-32-0005) in the City of Independence, MN:
 - d. A conditional use permit to allow the construction of an accessory structure greater than 5,000 SF.

Property/Site Information:

The property is located on the west side of Pagenkopf Road south of the intersection of Valley Road and Lake Sarah Road. The property has no structures and is primarily comprised of tillable acreage woodlands and wetlands. The property has the following characteristics:

Property Information: 6935 Pagenkopf Road

Zoning:

Agriculture

Comprehensive

Plan:

Agriculture

Acreage: 35.32

acres

Discussion:

The subject property was recently subdivided as a part of a larger subdivision of the Pagenkopf Family property. The applicant approached the City with plans to construct a new horse farm and associated facility on the subject property. The proposed facility would consist of a new 27,504 square foot building. The building would be comprised of a 1,200 SF living quarters (principal residence), a barn with 6 horse stalls, an equipment storage room, and a riding arena. In addition, there will be two horse shelters in the Paddock area. This is proposed to be a private facility and the living quarters will be the residence for the owner's family.

The building will be located on the northern part of the property and situated to allow a future building site for a home just to its south. The fenced pasture for the horses will be to the west and south of the buildings. The proposed project is proposed to be constructed in two phases: the first phase consisting of the living quarters, barn and the equipment room, and the second phase consisting of the indoor arena. While there is no specific timeline for the indoor arena, it is expected that it will be built in the next 5 years.

The proposed 27,500 square foot building would exceed the maximum square footage permitted of 5,000 without a conditional use permit. The applicant would like the City to consider granting a conditional use permit to allow the proposed 27,500 SF building.

All accessory structures greater than 5,000 square feet require a conditional use permit

530.01 Agricultural District established.

Subd. 3. Accessory uses.

(d) Detached agricultural storage buildings, barns, or other structures, accessory to an existing single-family dwelling and subject to the following criteria:

3. The maximum square footage of any individual accessory building or structure shall be 5,000

square feet.

Phase I of the proposed facility will initially be comprised of the residence, a barn with six (6) horse stalls and an equipment storage room. The square footage of the Phase I facility is approximately 11,000 square feet. The proposed Phase II indoor riding arena is approximately 16,500 square feet in size (84' x 198'). The proposed building would be used solely for the applicant's personal use and own horses. There would be no commercial use or commercial boarding of horses allowed within the proposed accessory structure.

The applicant has provided the City with a site survey, floor plan and building elevations of the proposed building.

The proposed building has the following characteristics:

Required Setbacks:

Front Yard: 85 feet from centerline
Side Yard: 30 feet principal structure 15 feet accessory structure
Rear Yard: 40 feet
Wetland Buffer: 10 feet

Proposed Setbacks:

Front Yard: 113 feet from CL of Pagenkopf Rd.
Side Yard: N/A - far exceeds requirement
Rear Yard: N/A - far exceeds requirement
Wetland Buffer: 26 feet at closest point

The proposed building meets all applicable building setbacks.

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.

The City has visited the site and discussed the proposed site improvements with the applicant. The conditional use permit would allow an accessory structure larger than 5,000 SF. The City is being asked to determine whether or not the proposed structure larger than 5,000 SF would meet the criteria for granting a conditional use permit. The applicant has designed the site to take advantage of the existing views, maximize useable land for the private horse facility and set the site up to accommodate a future single-family residence on the property. There is a natural high area that runs down the center of the property and best accommodates the proposed and future structures. There are several considerations that should be noted by the Planning Commission during your review.

Additional Notes/Considerations:

- The applicant has completed a wetland delineation for the property. The City has approved the delineation and reviewed the prescribed wetland buffers.
- The applicant is proposing to construct a stormwater detention and conveyance system to both regulate rate of runoff and water quality in accordance with applicable stormwater requirements. The City is in the process of finalizing a review of the proposed stormwater system. The applicant will be required to obtain all applicable permits (PSCWMO) relating to the proposed stormwater system.
- The applicant has provided a narrative and additional illustrations of the proposed building. This includes additional information relating to the proposed building materials, building height, and architectural details.
- The applicant is proposing to install wall mounted building lighting. The proposed “wall pack” lights appear to meet applicable lighting requirements; however, a photometric plan will be required to be submitted. The City typically reviews building lighting during the building permit review process.
- The applicant does indicate the location of a manure pit on the property. The applicant will be subject to meeting all provisions within the City’s Manure Management Policy.
- The Fire Chief has reviewed the proposed facility and requested that the applicant provide a secondary fire service road on the northwest side of the building.

- The proposed facility will be located along Pagenkopf Rd. There are several residential properties located on the north side of the road across from the proposed new facility. The applicant has noted that the proposed facility will be for private use only and be compatible with the surrounding land use. It should be noted that the proposed Phase II indoor riding arena would be setback from the right of way of Pagenkopf Road a distance of 80 feet. There is currently no landscaping proposed along the most public facing portion of the facility. Staff will look for Planning Commission discussion and feedback relating to the proposed proximity to the adjacent road and whether or not any mitigation measures are warranted.
- The applicant has noted that there is a longer-term plan to convert the proposed 1,200 square foot residence to an accessory dwelling unit and construct a single-family home on the property. The applicant is aware of the current ADU requirements and understands that the approval of any future single-family home will be subject to the standards and processes in place at the time it is proposed.
- The applicant has prepared detailed site plans, grading plan, stormwater plans and building plans for the proposed site improvements. The City has reviewed the plans to ensure that the proposed facility meets applicable standards but will perform a full review of the project and associated improvements at the time an application for a building permit is made.

Neighbor Comments:

The City has not received any written or oral comments regarding the proposed conditional use permit.

Recommendation:

Staff is seeking a recommendation from the Planning Commission pertaining to the request for a conditional use permit. Should the Planning Commission recommend approval of the application to the City Council, the following findings and conditions should be included:

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 be issued subject to the following items being completed:
 - a. Obtaining all applicable permits from the Pioneer Sarah Creek Watershed Management Commission.
 - b. The Conditional Use Permit for the proposed facility will be

subject to the applicant constructing the residence in accordance with applicable residential requirements and obtaining and completing a building permit for all applicable improvements required for a dwelling unit.

- c. The applicant shall provide the City with a photometric plan confirming conformance with applicable requirements. All lighting will be required to comply with the City's applicable lighting standards.
3. The conditional use permit will be reviewed annually by the City to ensure conformance with the conditions set forth in the resolution.
4. No commercial use of the proposed detached accessory structure shall be permitted.
5. No future expansion of the structure shall be permitted without the further review and approval by the City through the conditional use permit amendment process.
6. The owner of the property will be required to meet all requirements of the City's Manure Management Policy. The City will want to further review the proposed manure management for this property.
7. The maximum number of horses permitted on the property would be subject to the City's applicable animal unit density requirements.
8. The applicant shall pay for all costs associated with reviewing the application and recording the resolution.

Kaltsas described this property as being South of Valley Road, there are no structures on the land currently, it is tillable acreage, zoned AG and guided by the comp plan as Ag. It is 35 acres overall in size. It was subdivided years back when Pagenkopfs used their eligibilities to subdivide. It has since been acquired. The owners want to construct a residence with a horse riding facility. There would be a 12,000sqft residence connected to the stable and indoor riding arena. He said the city has seen a lot more of these in the city to combine storage with residence. Long term they would like to consider a larger SFD and make this an accessory structure. Overall the structure would be 27,000sqft. They could build in two phases so it could be completed at any given time. Phase one would be include the residence. Any building over 5,000sqft requires a CUP. Larger buildings can have an impact on surrounding properties. The applicant did apply for a CUP and it is only for the square footage of the building. There is no other use being requested of this site. The driveway would be off of Pagenkopf Rd. They did ask for a secondary access on the backside of the building and the watershed district said the applicants would be required to add two stormwater ponds. All setbacks are met around the property.

The city met with an architect to review the plans and they talked about provisions. Additional considerations were the wetlands being delineated. A stormwater conveyance system will be

done and is required. The building will have metal roofing and siding, vertical tongue and groove and the color scheme is shown in the packet. They are required to provide a lighting plan as well. There are requirements for the manure pit. The fire chief reviewed the plans and required there be a secondary service road. Any additional changes would have to be brought back to the city. This meeting is only for the size of the building.

Usset asked if this if this is going to be for private use or commercial use.

Kaltsas said and boarding would require an additional CUP. This meeting is only for the building size. Horse barns are permitted use in the AG district.

OPEN PUBLIC HEARING

Patrick Cady on Valley Road said he lived there for 40 years. He said he is not opposed but is surprised by this big of a project. He said they have trouble with Valley Rd and he feels like they are neglected for dust control. He asked how this project will effect traffic and the road conditions.

Gardner said it looks like it is a commercial building but is in fact only for private use. If they do anything that generates traffic, they need a CUP.

Kaltsas said we do allow horse farms in the city. We have a mix of commercial and private horse barns. They can be converted but this is just for private use. They don't have to ask us for a horse barn, but they do have to ask for a building over 5,000 sqft. There is no max size of building when you have over 10 acres of land.

Patrick Cady said there is only one person on Valley that has gotten a notice of this happening. With some anxiety of what is going to happen, it would be nice if more of us were notified. He said it seems to be setting a precedent of more of these happening. He said he would love to keep the rural atmosphere. More and more of this is going to happen and the nature of our area will be changed without us knowing about it.

Connie Bergman lives on the back side of this property. She asked how many horses are going to be in this building. She said there was a property that had an issue with manure disposal and it affected other properties and their water situation.

Kaltsas said the ordinance states that you can have one animal unit for the first 2 acres and 1 additional animal for each additional acre you have. The applicants are only building 6 horse stalls in this building.

Connie Bergman said this is what she would be looking at out her front yard. She is concerned about the massive structure.

Bill Liska said he lives directly across from this building. He said he has me the applicants in the past. He said he has several questions but one was about the number of animals.

Kaltsas said they are building 6 stalls. He said the city regulates differently on commercial use than they do for personal use. If you have acreage, you can have as many animal units as the

ordinance states. But if it is commercial, they take into consideration the usable upland and pasture land.

Bill Liska asked about manure and smell control. He said living directly across the street, they would like to understand how this is controlled and where it goes.

Kaltsas said the smells would be controlled and manure would be monitored. The city can enforce this. Spreading manure is looked at and it cannot exceed nitrogen levels. They show a manure management pit on the NW side of the property.

Bill Liska asked about road and maintenance. He said the road was rough and dusty this year and you could hardly go 15 mph.

Gardner said this is a SFD. It is not commercial. If you have trouble with the quality of the road, residents should come down to the city and talk to Shawn, the public works supervisor.

Chad Kelly lives at the property South of the subject property. He said looking at this with 6 horse stalls, yeah right. It is huge. They could have 34 horses on this property according to the ordinance. Is there any proof that they have to show that they own these horses?

Gardner said they cannot turn this into a business. It takes monitoring and they cannot rent stalls.

Kaltsas said the city would monitor this and if there were peoples coming in on a regular basis people will call the city and we would find out. It is fairly common with farms. We do enforce this. The manure pit is a concrete structure.

Motion by Thompson, seconded by Usset to close the Public Hearing.

PUBLIC HEARING CLOSED

Thompson said the CUP is just that these are connected and over 5,000sqft. If it was broken up it wouldn't be a CUP. The topic of screening came up with the arena, and asked if it is at the road ROW or up against the building in the green space.

Kaltsas said there is a swale system against the road. He asked if they are considering approving over 5,000sqft does that impact surrounding properties. Some buildings get so large that they impact sunlight on some properties. They are not proposing screening, but he asked if this property warrant additional screening.

Gardner said its missing a responsible landscaping plan.

Thompson asked what a better look would be. He said it looks clean. He asked if there are any windows from the road. He also asked if a landscaping plan would include shielding the manure pit.

Volkenant asked for more clarity on the swale.

Kaltsas said the water comes from the North heading to the West and into the pond.

Gardner asked if this is going to go in stages.

Kaltsas said they will build the facility minus the riding arena to state. He said it depends on the cost. He asked if a landscaping plan is required to be don't at phase one or at the time the arena is built.

Thompson asked if/when that occurs, if it will require a building permit.

Kaltsas said yes, we are permitting this site plan. They will want to know that they can build this before they move forward. We say any deviation would require reevaluation.

Gardner said they have a reasonable amount of pond space. No one is against the size so far.

Kaltsas said they require that the rate of runoff and quality is maintained.

Motion by Thompson, seconded by Usset to approve the CUP for a private facility subject to staff recommendations and to include an additional comprehensive landscaping screening plan for the riding arena and manure pit before going to city council. Ayes: Gardner, Thompson, Volkenant and Usset. Nays: Story. Absent: Dumas, Tarse and Story. Abstain: None. Motion Approved. 4.0.

6. Open/Misc.

7. Adjourn.

Motion by Thompson, seconded by Volkenant to adjourn the meeting at 8:45p.m.

Meeting adjourned.

Respectfully Submitted,
Amber Simon/ Recording Secretary