



MINUTES OF A MEETING OF THE
INDEPENDENCE PLANNING COMMISSION
TUESDAY AUGUST 29, 2023, AT 7:30 PM

1. Call to Order

2. Roll Call

Present: Dumas, Volkenant, Gardner (Chair), Tearse, Alternates: Story, Usset

Absent: Thompson

Staff: City Administrator Kaltsas; Administrative Services Director Simon

Visitors: See Sign-In Sheet:

3. Approval of Minutes:

a. *June 27, 2023, Planning Commission Meeting Minutes.

b. July 18, 2023, Planning Commission Meeting Minutes.

c. August 1, 2023, City Council Meeting Minutes (For Information Only)

*Minutes tabled from previous meeting as they were not included in the last packet.

Motion by Gardner to accept the minutes as written.

Ayes: Dumas, Volkenant, Gardner, Tearse, and Usset.

Nays: None. Absent: Thompson.

Abstain: None.

Motion Approved. 5-0

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, 32-118-24-42-0030, 32-118-24-43-0002, 32-118-24-42-0031, 32-118-24-42-0029, 32-118-24-42-0025, 32-118-24-42-0036, 32-118-24-34-0001 and 32-118-24-31-0001) in the City of Independence, MN:

a. A conditional use permit amendment to allow the modification and expansion of the main club house building associated with the golf course.

Kaltsas - applicant has discussed possibility of doing this for about 10 years. They have come to an agreement of what they want that expansion to look like and submitted plans

to represent that. It is zoned AG, public, semi-public by comprehensive plan. The original golf course was CUP under the amendment process. This request is asking for the ability to expand the existing golf shop/locker room/clubhouse. As you come into the clubhouse square there is a large plaza area. The building furthest south is the main building or primary clubhouse. Locker room is to the West and golf shop is to the North. Expand clubhouse to add additional space and another usable level to the clubhouse. Adding a couple thousand sq ft of usable area to the clubhouse. Combine locker room and pro shop by connecting the two buildings. Blue is additional space on the map. They would take a 5k and add another 7000 sq ft. That is across 2 stories, both upstairs and down. Total square footage is 12,500. Expansion has storage, restrooms on lower level and upper level expansion gathering area and wine room and others.

Overall site plan, it fits in the foot print of the overall golf course area. Expanding out and adding 2nd level for more usability of that space. Fire access road and entrance driveway remain in the original condition. Is there additional sq ft that would require more parking or fire issues or grading and drainage. There isn't. On the north course we already accounted for increase in membership and more parking. Lockers go with their current membership. CUPs, we look at criteria – does it have an adverse effect on surround properties, adverse effect that would cause mitigation strategies? The location, and interior to the site, this has no impact. IT doesn't increase members, etc. Just maximizes their space and create some usable spaces. The impact to the city and surround properties, doesn't cause further issues to be mitigated. High level of aesthetic quality. Lighting – anything changed or updated would need to be compliant with our ordinance.

Gardner – is there a limit on the membership?

Kaltsas – not yet. We have not placed a restriction on the number of members. We did ask when the north course expansion conversation was happening. There is a cap on their end that was approximately was a 30% increase in membership generally and we haven't got to the point of having to regulate that yet. Their rounds on their courses are what regulates that at some level. They are trying to serve their current and have the ability to increase in the 20-30% rate. At some point they can't increase the number to maintain their rounds.

Gardner – is this going to result in more events?

Kaltsas – no this is just lockers, storage, additional restrooms. They are making it more functional for their members on a day to day than large events.

Story – with increased course and expansion with bathroom, is there any septic issues?

Kaltsas - we are working on this through our building process and our building inspector would be involved and even the State to be involved to make sure it complies.

Dumas – the north course expansion would probably cause the need for the lockers, etc

Dailing – we have been out of lockers for about 10 years. There has been a lot of talk about this. We are adding a lot of parking, but ideally, they should be able to access the members area. The North side should be primarily employee parking and overflow parking. Members should be upfront.

Gardner – seems pretty simple to me.

Motion by Story, seconded by Tearse to allow a conditional use permit amendment to allow the modification and expansion of the main club house building associated with the golf course.

Ayes: Gardner, Dumas, Volkenant, Tearse, and Usset.

Nays: None.

Absent: Story and Thompson.

Abstain: None.

Motion Approved. 5-0

Sept 19th council

5. 2040 Comprehensive Plan – Update to Highlight Final Approval Details.

Received approval from Metcouncil, plan can be put into place following action from City council to adopt 2040 comp plan with the approval of the Metcouncil. The City will adopt along with the approval from Metcouncil, we need to put the plan in place by city council resolution. We don't have any action on this tonight, but just bringing it back to discuss.

Majority of plan that was presented is intact. Most of the plan is identical. There are changes that were stipulated by Metcouncil. Big item that we talk about is our 2040 land use plan that guides the land over the 20 years, but we look at a 10 year horizon. We know that every 10 years we must update this plan anyway. While it is a 2040 adopted in the 2020 time period, it really is a 10-year plan because we know in 2030 we will have to adopt a 2050 comprehensive land use plan. Land use planning act is a legislative statute dictates that Cities within the 7-county metro area we are required to adopt every 10 years and Metcouncil has jurisdiction over that plan. There are a couple of cities in the 7-county metro area that have the most complicated plans. We don't fit the mold they have tried to create. They challenge the Metcouncil norm. Watertown and Independence they don't know how to deal with. One of the big things we kind of went after is the notion that we weren't going to put a placeholder of density onto 2040 comp plan. Wanted to try to get out from underneath the placeholder we put in amended comp plan in 2010 to allow Lindgren Lane to be connected to sanitary sewer. In the 2010 land use plan, the city identified an area north of Maple Plain that we through some density on. What kind of density do we need to offset Lindgren Lane sewer connection because we really need to provide sanitary sewer to Lindgren Lane their individual septic systems were failed and

the community septic sites were failing. What do we do with 39 houses that need sewer. We went back to Metcouncil in this plan and said we want to stop counting, in your density calculation for the City of Independence, all of this area we had to bail out with sewer. That included not only Lindgren Lane but houses all along Independence Road. We provided sewer to get to Lindgren Lane, we came from County Road 11 down into Independence Road and then into Lindgren Lane. We as a city had to count that lack of density towards our overall density. We couldn't comply with it and we have no interest in trying to comply with that. There were some policy changes that were in our favor over the past couple years. It allowed us to show the areas that were south of the city, to decrease the density to something that is less than 3 units per acre. The purple area for Bridgevine, they allowed us to include it in this calculation and comp plan. We redefined the area along Budd North of the city to limit it to redevelopment potential. The other piece that changed is the orange piece that is "high density" development. It represents affordable housing that Metcouncil has adopted affordable housing standards for each city. Our city is 54 units affordable housing. At least 8 units per acre is required. We put it out by Delano where there is grocery, pharmacy, etc but they won't count it because it's not on the Metcouncil sewer system. The areas in yellow south of the city are representing low density (2.7 units per acre) minimum. We put it at 2.7 max as well. Medium density is 3.5-3.7 and in our old plan we were at 4.7. High density is 30-50 units per acre. That piece of property (orange) borders Maple Plain veteran's park. It's not suitable for low density, near the other apartment complex. 2.7 is something that no one in Independence is ready for because it is a lot of lots. We still have the ability to adopt standards, lot width, sizes, frontage to depth etc. They must correspond to 2.7 units per acre.

We had to come up with a sewer plan to do this. Can we sewer it or not sewer it? The areas around MP that's where we would accommodate it. Bring sewer line from Metcouncil regional lift station, city of Independence down Willow to County Road 19 through Jerde Tree Farm (Scotts), to county road 83 (have a lift station at County rd 83) then serve the remainder of the airport property. We don't have enough units for the full developments of that property and the properties north of Maple Plain.

When they showed us our population projection it was roughly 300 sewer units. We disagreed. If we turn on our own sewer we can grow as fast as we want to grow. Tried to change the number with Metcouncil so it gave us room to grow. We are three years away from getting a new plan. The phasing is described as A1 and A2, B1 and B2 and C and D. The affordable house must be completed in the 10 years it was adopted.

We updated affordable housing and some park names. Other thing to mention on the land use map, Metcouncil has been getting into AG Preserve. For property to be AG Preserve it must be long term guided. Historically, if the property came out of AG preserve, we must amend our plan to take it out. They want to control what happens to the property.

Story – how does Medina handle Metcouncil

Kaltsas – they have a lot more land use categories, but they also have Hamel with a density high population that helps them offset.

Story – how do our MP neighbors feel about this?

Kaltsas they accepted on Budd Ave. We will get some push back; they wanted grocery back and medical back. They need our growth to have what they want as well.

One size doesn't fit all.

6. Open/Misc.

7. Adjourn.

Motion by Story, seconded by Tearse to adjourn Planning Commission Meeting at 8:34pm.

Ayes: Gardner, Dumas, Volkenant, Tearse, and Usset.

Nays: None.

Absent: Story and Thompson.

Abstain: None.

Motion Approved. 5-0

Meeting adjourned.

Respectfully Submitted,
Carrie Solien, Recording Secretary