



**PLANNING COMMISSION MEETING AGENDA
TUESDAY MAY 20, 2025**

7:30 PM REGULAR MEETING

1. Call to Order
2. Roll Call
3. Approval of Minutes:
 - a. April 15, 2025, Planning Commission Meeting Minutes.
 - b. May 6, 2025, City Council Meeting Minutes (For Information Only).
4. **PUBLIC HEARING** - Tyler and Kaitlin Johnson (Applicant/Owner) are requesting the following actions for the property located at 4610 Lake Sarah Dr. S. (PID No. 02-118-24-21-0001) in the City of Independence, MN.
 - a. A variance to allow the subdivision of property in the RR-Rural Residential and S-Shoreland Overlay zoning districts that does not meet the minimum lot size.
 - b. A minor subdivision to allow the subdivision of the subject parcel into two (2) lots.
5. Open/Misc.
6. Adjourn.



PLANNING COMMISSION MEETING AGENDA
TUESDAY APRIL 15, 2025

7:30 PM REGULAR MEETING

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 Thompson at 7:30 p.m.

2. **Roll Call**

PRESENT: Steve Thompson, Tearse, Volkenant, Dumas, Story & Alternate Usset (vote counted in Gardner's absence).

ABSENT: Butch Gardner

STAFF: City Administrator Kaltsas, Administrative Services Director Simon

VISITORS: Karl Berber

3. **Approval of Minutes:**

- a. February 18, 2025, Planning Commission Meeting Minutes (no meeting in March).
- b. March 4, 2025, City Council Meeting Minutes (For Information Only).

Motion by Tearse, seconded by Volkenant to approve the minutes. Ayes: Thompson, Volkenant, Dumas, Tearse, Story and Usset. Nays: None. Absent: Gardner. Abstain: None. Motion Approved. 5-0

4. **PUBLIC HEARING:** Buell Consulting, LLC – on behalf of Verizon (Applicant) and Larry and Susan Vensel (Owner) requests that the City consider the following action for the property located at 87 McCulley Rd., Independence, MN (PID No. 36-118-24-44-0009):

- a. A Conditional Use Permit to allow a new telecommunications tower on the subject property.
- b. Site plan review and conditional use permit to allow a new 180-foot-tall telecommunications tower on the subject property.

Discussion:

Kaltsas – NW corner – rolling terrain, zoned AG, RR, 4 acres in size. Seeking CUP and site plan approval that would allow a new 185 ft telecommunications tower. All Telecommunication

towers are considered CUP. 5ft lightning rod, required setback is equal to height of tower or fall zone will occur within lesser distance than setback. Sealed engineer opinion. Proposed tower would meet setbacks. Gravel access drive from existing driveway. Fence in 50x50 equipment area and 2 future lease sites that could be utilized at a future date. City has criteria in ordinance listed. Setbacks required and proposed. Meets applicable setbacks with engineer certification. Applicant including lightening rod. Driveway shared with residential driveway that would provide for parking area outside. Verizon and can support two additional carriers. Cabinets at base of tower. Tower would have to be a monopole type of structure. How can you screen base equipment? Screening of cabinets and base level equipment. Landscape plan was provided, fence and evergreen trees. Fence went from 6 to 8ft. Landscape plan we have discretion as well. Lighting doesn't meet our requirements. Any recommendations would need to be changed. May be permits from Minnehaha watershed for permitting erosion control. They would have to obtain all applicable terms. Will not affect surrounding properties or adverse effects. Must be adequately mitigated. They need to provide that there is a gap in services. They did show the location and gap in service around that location. In Independence we have 4 other towers so with the area we cover, we have seen a demand for additional towers for the topography and gap. We have the discretion with the CUP if it is affecting surrounding properties. No comments from residents so far on this one.

JP Story– is this typical to come?

Mark Kaltsas – we did have one that was relocated to another parcel because it was too close to a property owner.

There is definitely a valley in that area where you don't have much service.

Leith Dumas – put slats in so you can't see through it?

Mark Kaltsas – Ostvig tree has them. They are proposing black slats. Maintenance of slats deteriorate and crack. Its harder to keep the look nice long term. We try to look for a better solution. Cedar, metal, vinyl. We don't have a fence ordinance that relates to that.

JP Story – everyone drives by there and can see it. It should be off the beaten path more.

Leith Dumas – how tall is equipment inside? Line of sight is 7ft plus 12 in of barbwire. Does that screen?

Mark Kaltsas – it won't screen. Its about 20 ft below McCulley Rd. If you go to the point right across, it is 20 ft below. If you go S to County Rd 19, its only 13ft below. You are going to see down. Evergreens will mitigate that down the road, but only fence for a while.

Leith Dumas – generator associated? Test once a week or once a month.

Mark Kaltsas – yes, only a couple min. They noted specs that the generator would be inside a sound box. We require them to be in an acoustic box.

JP Story – cedar fence looks bad above a certain height.

Steve Thompson – barbed wire

Mark Kaltsas – we don't prohibit barbed wire.

Steve Thomson – last tower?

Mark Kaltsas – I don't think it did. It has a berm around it fully up to 8 or 10ft. Some cities outlaw barbed wire.

Public Hearing Opened

Story seconded by Volkenant to close Public Hearing

Steve Thompson – cedar fencing or something besides chain link with slats?

JP Story – berming or cedar. Higher landscape density

Leith Dumas – after a while cedar looks like hell, no one keeps it up. You can get slats in lots of colors.

Tim Usset – brown seems better than black.

Steve Thompson – you mentioned Minnehaha Creek watershed district.

Mark Kaltsas – they have jurisdiction. They have a threshold for disturbed, soil and erosion control. We have a little more involvement if it was Pioneer Sarah Creek WM. They need to communicate with Minnehaha for permitting.

Tamarack like to be wet but doesn't help with coverage. Anita Volkeant

Leith Dumas – poplar grow 8-10ft a year. Lives 50-70 years.

Mark Kaltsas – spruce on 10 ft spacing. You could add a staggered layer and no slats.

Leith Dumas – it is down in a hole

Hal Terse – do people try to break into these things?

Mark Kaltsas – I don't think so.

Steve Thomson – delete barbed wire. Brown slats, 8ft, delete barbed wire.

Anita Volkenant – double layer with deciduous vs evergreen.

Mark Kaltsas – good recommendation. Swamp white, river birch. Deciduous staggered layer with evergreens

Motion by Story, seconded by Dumas to approve. Ayes: Thompson, Volkenant, Dumas, Tearse, Story and Usset. Nays: None. Absent: Gardner. Abstain: None. Motion Approved. 5-0

5. **PUBLIC HEARING:** Christine Parr (Applicant/Owner) requests that the City consider the following action for the Property located at 3850 County Line Road Independence, MN (PID No. 07-118-24-22-0006):

- a. An interim use permit (IUP) to allow a non-commercial kennel (five personal dogs) on the subject property.

Discussion:

Mark Kaltsas – East side of County Line Road on w side of city. AG, AG, 19.5 acres overall. Kennel for personal dogs. They just built this home. City defines kennel of 4 or more dogs obtain CUP or IUP. Situations vary from person to person for IUP. Applicants just built, reside inside house, fencing property to contain those dogs. Use would not impact surrounding properties or if there are any conditions needing for mitigation needs to be mitigated. Not boarding, just personal dogs. With kennels, we see issues with noise or roaming of dogs outside of enclosed area. Would contain dogs in fenced area. Number of dogs should be limited to 5, within fenced areas only with exhibit to show areas, would not increase noise, terminate on sale. City has received comments, written and verbal related to the use by applicants. Dogs are not currently contained and have been seen on other properties. Concerns related to this being a commercial use.

PUBLIC HEARING OPENED

Tony Parr – we graduated from Orono, 5 rescue dogs in our path. Dogs spend their time in our bed. Fence is approaching 6 figures, and we are fencing in an acre. We respect our neighbors and want to have a good relationship with them. One dog has about one year left to live.

Steve Thompson – more concrete restriction on your property. It would say within the fencing or in the house.

Hal Tearse – what happens when you go down in dogs, do more appear?

Mark Kaltsas – it would allow 5 but it doesn't say which 5 dogs.

Brad Spencer – there was a letter you received from neighbor to the South and they asked that dogs might be roaming on their properties. This is the Gabriel and properties. Just making sure that the fencing is a part of the CUP/IUP.

TP – cedar is in the front yard and it is staining tomorrow. Going in tomorrow.

Motion by Story, seconded by Volkenant to close public hearing Ayes: Thompson, Volkenant, Dumas, Tearse, Story and Usset. Nays: None. Absent: Gardner. Abstain: None. Motion Approved. 5-0

JP Story – met all dogs and Christine is a great pack leader. It shouldn't be a problem.

Motion by Story, seconded by Tearse to approve an interim use permit (IUP) to allow a non-commercial kennel (five personal dogs) on the subject property. Ayes: Thompson, Volkenant, Dumas, Tearse, Story and Usset. Nays: None. Absent: Gardner. Abstain: None. Motion Approved. 5-0

6. **PUBLIC HEARING:** Robert Youngquist (Applicant/Owner) requests that the City consider the following action for the Property located at 6625 Fogleman Road Independence, MN (PID No. 10-118-24-43-0010):
 - a. A minor subdivision to allow a lot line rearrangement to shift a portion of the north/south property line that divides the two properties approximately 80 feet to the east.

Discussion:

Mark Kaltsas – wants to build a detached accessory structure. Setbacks, etc. Determined that since he owns both properties, he could adjust the property line so he could build in a location he wanted. Applicant owns both properties. RR. In 2021 owner split this into these two parcels. New owner wants to build detached accessory building. Can't build across property line and can't build on the other parcel because no principal structure. Maintain frontage, taking out back corner. We like straight lines ideally. Applicant will likely come to ABRC due to height of building. He did talk to her owners, and they all supported. If it is approved, we need D & U easements.

JP Story – subdivided prior?

Mark Kaltsas – old owner brought it in 2021 and now new owner asking for this.

JP Story – why not make it all one parcel?

Mark Kaltsas – costly, we could take away an entitlement if we change it.

Steve Thompson – 2.5 is min so we are far enough away from minimum.

Mark Kaltsas – yes.

PUBLIC HEARING OPENED

Motion by Tearse, seconded by Volkenant to close public hearing Ayes: Thompson, Volkenant, Dumas, Tearse, Story and Usset. Nays: None. Absent: Gardner. Abstain: None. Motion Approved. 5-0

Motion by Tearse , second by Story to approve a minor subdivision to allow a lot line rearrangement to shift a portion of the north/south property line that divides the two properties approximately 80 feet to the east. Ayes: Thompson, Volkenant, Dumas, Tearse, Story and Usset. Nays: None. Absent: Gardner. Abstain: None. Motion Approved. 5-0

7. Open/Misc.
June date good

8. Adjourn.

Motion to adjourn at 8:20PM by Story, seconded by Volkenant. Ayes: Thompson, Volkenant, Tearse, Story and Usset. Nays: None. Absent: Gardner Abstain: None. Motion Approved. 5-0

Respectfully Submitted,

Carrie Solien/Recording Secretary



CITY COUNCIL MEETING AGENDA
TUESDAY MAY 6, 2025

CITY COUNCIL MEETING TIME: 6:30 PM

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 Spencer at 6:30 p.m.

2. Pledge of Allegiance

Mayor Spencer led the group in the Pledge of Allegiance.

3. Roll Call

PRESENT: Mayor Spencer, Councilor's Betts, McCoy, Fisher, Grotting and attorney Bob Vose
ABSENT: Amber Simon.
STAFF: City Administrator Kaltsas, Public Works Supervisor Ben Lehman.
VISITORS: Karl Gerber, Rob Sievers

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 April 15, 2025, Local Board of Appeals and Equalization City Council Meeting.
- b. Approval of City Council Minutes from the April 15, 2025, Regular City Council Meeting.
- c. Approval of Accounts Payable; (Batch #1 - Checks No. 23608-23616, Batch #2 - Checks No. 23617-23628 and #3 - Checks No. 23629-23643).
- d. Large Assembly and Gambling Permit:
 - Lyndale Lutheran Church – July 20, 2025.
- e. Agriculture Preserve Application for the following properties:
 - PID No.s 30-118-24-31-0001 & 15-118-24-41-0001, 15-118-24-24-0001, 15-118-24-44-0008, 10-118-24-34-0007, 31-118-24-21-0010 and 15-118-24-21-0001).
- f. Recommended Funds Transfer:
 - **RESOLUTION No. 25-0506-01** – Considering a transfer of \$44,003.03 from *Fund 430 – Escrows* to *Fund 100 – General Fund*.
- g. Dust Control Bid Award: Consider approval of the 2025 dust control bids as recommended by the Public Works Supervisor.



Motion to approve by Betts, seconded by Grotting to approve the Consent Agenda. Ayes: Spencer, Betts, Fisher, Grotting and McCoy. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED. 5-0

RESOLUTION No. 25-0506-01 – Considering a transfer of \$44,003.03 from Fund 430 – Escrows to Fund 100 – General Fund. Just repaying our general fund for payments made to vendors for escrows.

Motion to approve RESOLUTION No. 25-0506-01 by McCoy, seconded by Fisher to approve the Consent Agenda. Ayes: Spencer, Betts, Fisher, Grotting and McCoy. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED. 5-0

5. Reports of Boards and Committees by Council and Staff.

Fisher attended the following meetings:

- New Chief of Police Matt LaRose Swearing in
- Retirement for Gary Kroells
- Workshop
- City Clean up day

Betts attended the following meetings:

- New Chief of Police Matt LaRose Swearing in
- Retirement for Gary Kroells
- Workshop

Grotting attended the following meetings:

- Retirement for Gary Kroells
- Workshop
- Mary Printe Funeral (Marvin's sister)

McCoy attended the following meetings:

- New Chief of Police Matt LaRose Swearing in
- Retirement for Gary Kroells
- West Suburban Fire Department
- Workshop
- West Suburban Pancake Feed
- Mary Printe Funeral (Marvin's sister)

Mayor Spencer attended the following meetings:

- Planning Commission Meeting
- Mary Printe Funeral (Marvin's sister)
- New Chief of Police Matt LaRose Swearing in
- Retirement for Gary Kroells
- West Suburban Fire Department
- Delano Sportsman Club New Trap shoot fundraiser



- Orono blue red fundraiser
 - West Suburban Fire Dept breakfast
 - City Clean up Day
 - Mary Printe Funeral (Marvin's sister)
6. Buell Consulting, LLC – on behalf of Verizon (Applicant) and Larry and Susan Vensel (Owner) requests that the City consider the following action for the property located at 87 McCulley Rd., Independence, MN (PID No. 36-118-24-44-0009):
- a. **RESOLUTION No. 25-0506-02-** Considering approval of a Conditional Use Permit and Site Plan Review to allow a new telecommunications tower on the subject property.

This item's coming before you after being considered at the Planning Commission meeting, and it's a request for a new telecommunications tower to be located on the property at 87 McCulley Road. The applicant Buell, consulting, approached the city about the possibility of constructing a new telecommunications tower on the subject property. That time we talked about the process which included conditional use permit, as all new telecommunications. Towers are subject to approval of a conditional use permit, and then all conditional use permits are subject to site, plan, review. Property itself is zoned agriculture. It's guided by the city's comprehensive plan is rural residential, and it's approximately 4 acres in size. There is an existing house and accessory structure on the property. It's located just at the northwest corner of County Road, 19 and McCulley Road. The proposed structure is a new telecommunication, Monopole, that would be 180 feet in height, with a 5-foot lightning rod. The city did a full review relating to the proposed tower, and then how it meets our criteria and performance standards laid out in the ordinance for telecommunications towers, a couple of key points that we go through setbacks for the Tower. The tower must meet certain setbacks. In this case the applicant is asking that the city consider a reduced setback, which is something the city can consider if they have a structural engineer certify that the tower would fall within the setback provided or shown, and that it would not fall outside of that zone. That applicant did provide that that correspondence, but with that they're proposing 180-foot-tall Monopole with base equipment. The applicant has proposed base equipment at the base of the tower in an enclosed area that would be 50 by 50, essentially an overall size, it would be accessed via the existing driveway that serves the residential premise on the property that comes off of McCulley Road, so, as it relates to the Tower and the base equipment, the city does note that all towers must be of stealth, design, and blend into the surrounding environment. Now that includes base equipment, historically, or at least the last couple of towers that the city's considered. We've considered a monopole versus a lattice type structure, or something like that, as meeting the requirement or fulfilling the requirement of a stealth design, and then, as it relates to the base equipment of the tower, we asked the applicant to provide screening around the base equipment or enclose the base equipment. In this case the applicant's proposing to enclose the base equipment within a fenced area that would be a chain link fence with colored slats. That is something that the planning Commission talked a little more at length about ultimately saying that whether it's a chain link fence with slats which they aren't. They weren't high on that as an option, but they said, compared to other fences, there's always going to be maintenance. And just given this location. They didn't see that there would be a need to change the type of fencing or upgrade the type of fencing. And so, they did recommend approval, just changing the color of the slats from black or white to brown to try to blend into the surrounding area. We've considered a monopole versus a



lattice type structure, or something like that, as meeting the requirement or fulfilling the requirement of a stealth design, and then, as it relates to the base equipment of the tower, we asked the applicant to provide screening around the base equipment or enclose the base equipment. In this case the applicant's proposing to enclose the base equipment within a fenced area that would be a chain link fence with colored slats. That is something that the planning Commission talked a little more at length about ultimately saying that whether it's a chain link fence with slats which they aren't. They weren't high on that as an option, but they said, compared to other fences, there's always going to be maintenance. And just given this location. They didn't see that there would be a need to change the type of fencing or upgrade the type of fencing. And so, they did recommend approval, just changing the color of the slats from black or white to brown to try to blend into the surrounding area. We've considered a monopole versus a lattice type structure, or something like that, as meeting the requirement or fulfilling the requirement of a stealth design, and then, as it relates to the base equipment of the tower, we asked the applicant to provide screening around the base equipment or enclose the base equipment. In this case the applicant's proposing to enclose the base equipment within a fenced area that would be a chain link fence with colored slats. That is something that the planning Commission talked a little more at length about ultimately saying that whether it's a chain link fence with slats which they aren't. they weren't high on that as a option, but they said, compared to other fences, there's always going to be maintenance. And just given this location. They didn't see that there would be a need to change the type of fencing or upgrade the type of fencing. And so, they did recommend approval, just changing the color of the slats from black or white to brown to try to blend into the surrounding area.

Motion to approve RESOLUTION No. 25-0506-02 to approve conditional use and site plan to allow a new telecommunications tower on the subject property by McCoy, seconded by Betts. Ayes: Spencer, Betts, Fisher and McCoy. Nays: Grotting None. Absent: None. Abstain: None. MOTION DECLARED CARRIED. 4-1

7. Christine Parr (Applicant/Owner) requests that the City consider the following action for the Property located at 3850 County Line Road Independence, MN (PID No. 07-118-24-22-0006):
 - a. **RESOLUTION No. 25-0506-03-** Considering approval of an interim use permit (IUP) to allow a non-commercial kennel (five personal dogs) on the subject property.

The applicants approach the city about the possibility of obtaining a conditional use, or in this case, now an interim, use to allow kennel so that they can have their 5 personal dogs located on the property. Property is zoned agriculture. It's guided by the city's comprehensive plan is agriculture. It's approximately 20 acres in overall size, and the applicant just recently constructed a new home on the property. The city noted that kennels are any structure or premise on which 4 or more dogs over 6 months of age are kept, and so to go to 5 dogs, even if they're personal or private dogs, requires a kennel, conditional use or interim use. So, the city has utilized the interim. Use as a way to do dog kennels, noting that ownership changes, conditions change, and there is definitely an end date that can be identified with certainty. And so, with that, rather than granting conditional uses for kennels, we look at these types of kennels as interim uses. And so we have criteria in the ordinance relating to granting interim use. They're similar to the conditions and criteria for granting a conditional use. Essentially, the interim use cannot take away reasonable use and enjoyment of the surrounding properties.



In this particular case the applicant has 5 personal dogs. They noted that the dogs would be kept within the principal structure, or within a fenced area on the property that would help to mitigate any increase in noise, odors, fumes, dust, vibrations on the surrounding properties due to them being limited and kind of contained within designated areas. The interim use permit would expire upon conveyance of the property, the sale or cessation of the kennel, whichever occurs first. And so, with that the city did hold a public hearing at the last planning commission meeting, I will note, there was a written comment that came into the city prior to that planning commission relating to a concern about dogs running at large on some adjacent properties. I think it was verified and determined by the city that those dogs are not the dogs that are associated with the request or the application that's in front of you. That these dogs haven't that these dogs weren't involved with that incident where there was a concern expressed by adjacent property owners with that planning commission, reviewed the application. They did talk to the applicant. The applicant presented some additional information relating to what the dogs were, who they looked like what their personalities a little bit. Things like that. Commissioners confirmed that no additional dogs could be added to the kennel without an amendment, a formal amendment to the IUP that was confirmed. The commissioners also noted that the applicant would be subject to the dogs being contained within the approved fence areas on the property at all times, and the applicant noted that that is their plan, and they are agreeing to that condition. And so, with that planning commission recommended approval to the City Council with the conditions that are noted in the report, I'd be happy to answer any questions relating to the Application Council members have any questions for Mark? Christine, you're here so do you have any? Is that presented the way that you understand it? Is that appropriate? Do you want to say anything, or you don't have to meet them 5 min for a rebuttal right? No, I'll just say I was here last time, I think, I said, howdy! It's honorable Mayor and council. We moved in in February with our 5 dogs, and we're glad to be home. We grab both of us graduated from Orono High School in 1984. We intend to be respectful neighbors and look for ways to be neighborly, and we walked around the neighborhood, or drove around and delivered ferns yesterday to our neighbors. So we've got a nice relationship going there. The dogs aren't rottweilers, and they're super cool dogs. So yeah, we won't give you a problem about this. and I'll add that I did through the property and the fence construction is well underway, and the dogs are extraordinarily well behaved, and I'm jealous for the dog wash in the garage.

Motion to approve RESOLUTION No. 25-0506-03 granting approval of an interim use permit to allow kennel to be located at 3850 Co Line Rd. by Mayor Spencer, seconded by Betts. Ayes: Spencer, Betts, Fisher, Grotting and McCoy. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED. 5-0

8. Robert Youngquist (Applicant/Owner) requests that the City consider the following action for the Property located at 6625 Fogleman Road Independence, MN (PID No. 10-118-24-43-0010):
 - a. **RESOLUTION No. 25-0506-04** - Considering approval of a minor subdivision to allow a lot line rearrangement to shift a portion of the north/south property line that divides the two properties approximately 80 feet to the east.

This also was an item before the planning commission at their last meeting. This is a request to for a minor subdivision to allow a lot line rearrangement to adjust the lot line that runs north and south between the 2 subject properties located at 6,625 Fogelman Road, and the adjacent property to the



east, the properties on the south side of Fogelman Road, west of County Road, 90, the existing property at 6,625 has an existing home and accessory building, the existing property that is identified by the PID number to the West East, I'm sorry is vacant. The Property zoned row residential, guided row residential by the comprehensive plan in the before condition. The west parcel is 7.7 1, and the east parcel is 4.5 5. They are both kind of squared off rectangular properties in the after condition, or what's being proposed, the west parcel would grow to 8.1 7 acres, and the east parcel would shrink to 4.0 9 acres. You can see that the applicant is considering constructing a proposed pole building in that southeast corner of their existing property where their residence is located. They like that location. They own both properties, and they approach the city about the possibility of doing a lot line rearrangement. They'd like to shift that back corner of their property 80 feet, so that they have the requisite setbacks. It doesn't change really anything with the vacant parcel. There's still an entitlement on that parcel. It still has a minimum of 2.5 acres. It still has the requisite 250 lineal feet of frontage, and it would still meet the one to 4. Lot width to lot, depth ratio. And so with that. the applicant is just requesting that we would consider the Lot line rearrangement to adjust that back corner planning commission held a public hearing. There were no comments provided the planning commission. It was noted that the applicant is going to be coming back to the city if this gets approved, requesting an ABRC. Review of the height of the proposed pole barn, and so he preemptively went around to the neighbors that all surround the property. showed them the proposal, and got them all to sign a letter confirming their support of the pole barn. And so that's probably why we had nobody at the public hearing, as they've all signed off on this with that planning commission, found that the criteria for a approval of a minor subdivision to allow a lot line rearrangement had been satisfied by the applicant, and they recommended approval to the city Council with the conditions and findings noted in the resolution. So, with that I'd be happy to answer any questions. any questions about this. just out of curiosity. If he wanted to put an ADU there he could. But you'd have to. could he? He could do it if he did, septic and well out there he could do an ADU within that proposed Pole building. He'd have to run it. He'd have to run the sewer to the existing septic system, but he certainly could. He could get it over there that would be allowed or permitted, I guess, with a cop. Did the planning discussion include kind of the non-standard lot line for sure, which wasn't here, so that that took away part of the concern that we normally have because he's, Our Square. The rest of the planning commission noted, but they said, it's kind of in the back rather than trying to angle the line from the front all the way back, and then, having a skewed line. They thought that the quote unquote cookie bite is probably the preferred way to do it where you jog it over in a square manner.

Motion to approve RESOLUTION No. 25-0506-04 granting approval of an interim use permit to allow kennel to be located at 3850 Co Line Rd.by Betts, seconded by Fisher. Ayes: Spencer, Betts, Fisher, Grotting and McCoy. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED. 5-0

Our next item is pertaining to the 2025 gravel road reconstruction project, Mayor Spencer recused himself from the discussion as he is an employee of a municipal bond underwriter. I am going to recuse myself from the discussion about the municipal bonds and turn the meeting over to our acting Mayor, Council member.

9. Consider Approval of the 2025 Gravel Road Reconstruction Project:



- a. **RESOLUTION No. 25-0506-05 - Awarding Sale of General Obligation Bonds.**
- b. **RESOLUTION No. 25-0506-06 – Awarding the 2025 Gravel Road Reconstruction Project to the Lowest Bidder.**

The city had adopted and approved a 2025 gravel road Reconstruction project. We had also, with that approved our 2025 Capital Improvement Plan, 5 Year Plan, and we went out to bid on our gravel road project. We put that out to public bid. We initially had an engineer's estimate right about 1.95 million. On that we received 2 bids on the project, both of those above. What our engineers estimate was one of the things that I noted in the report, and that you'll see in the bids is that we have approximately 34,000 tons of material that we have spec on this project. That's a significant amount. With that the price per ton was a little bit higher than what we anticipated. And it is something. Now that I've looked at with our engineer across a lot of bids that have just come in in the last say, month or so, and we're seeing the pricing is consistent. It's consistently high on this material. And so, with that that really drove the pricing on our bid all of the other bid items, and we line item, all those out came in at below, or kind of reasonably within the amount estimated by our engineer. With that said. We looked at adjusting our project scope just so that we could reduce the overall amount of the project to an amount that was consistent with our available revenue, and we've done that. And we've communicated that with the bidder, and we are good to award the project for a total project cost with soft costs of 2 million and 2,069,000. And so, with that we would. We had an engineer's recommendation to award the project to new look contracting for that for the total amount identified with that, we also are selling general obligation bonds to pay for that cost in the amount of 2 million dollars. I'm going to let Tammy come up and talk through that piece of it. Ultimately you have 2 resolutions to consider tonight. One is awarding the sale in general obligation bonds to fund the project, and then the second is awarding the construction contract for the project so, and I'd be happy to go into any detail or answer more questions relating to what we just discussed. Acting Mayor, members of the City Council finance, and I'm here to speak to the 1st resolution, the award bonds. With respect to the process. These bonds are general obligation bonds. The pledge is property tax, levy Northland, on behalf of the city, took bids this morning these bonds were sold. The bids were taken competitively. There were 5 bids received as part of the process writer to going out to bid the city did seek a rating from S. And T. Gold on the bonds, and the city's current rating of double a plus, was affirmed. If you haven't had a chance, I'd recommend you read the rating report. It speaks to the strength of the city's management as well as your reserves that rating along with the structure and the size, the final paramount at 2 million, the low bid was at approximately 3.5%. So great results. The cover bid was just right. On top of that Kennedy and Grayen, serving as bond counsel, prepared the resolution awarding the sale of bonds. It would be my recommendation to you, serving as advisor that the Council approve the resolution awarding the sale of the bonds with that acting Mayor, members of the Council, happy to answer any questions that you may have any questions from the Council.

Motion to approve RESOLUTION No. 25-0506-05 Awarding Sale of General Obligation Bonds by Fisher, seconded by Betts. Ayes: Betts, Fisher, Grotting and McCoy. Nays: None. Absent: None. Abstain. Spencer. MOTION DECLARED CARRIED. 4-0

Motion to approve RESOLUTION No. 25-0506-06 Awarding the 2025 Gravel Road Reconstruction Project to the Lowest Bidder by McCoy, seconded by Fisher. Ayes: Spencer, Betts, Fisher, Grotting and McCoy. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED. 5-0



10. Consideration and Approval of Public Works Capital Equipment Purchase:

- a. Consider approval of the purchase of an aerial bucket truck for use in clearing and maintain public right of ways.

Motion to approve the purchase of an aerial bucket truck for use in clearing and maintaining public right of ways by Grotting, seconded by McCoy. Ayes: Spencer, Betts, Fisher, Grotting and McCoy. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED. 5-0

11. Consideration and Approval of a new Boardwalk in Pioneer Creek Park to Replace the Existing Metal Bridge Across Pioneer Creek.

Honorable Mayor Council. We've talked about it a couple workshops. We have an existing bridge. It's nearing end of life before it ends its life, and we don't want to have any issues with it. We've looked at other alternatives. We looked at doing a new bridge, and we've looked at a boardwalk option. We think the boardwalk option is our most cost, effective option, and so we've looked at constructing in place of the metal bridge an 8-foot wide, 50-foot-long boardwalk across the creek. This would serve the Frisbee golf course and the walking trail. We noted that that existing bridge has been used for over 20 years. It was built by public works staff. It floods out if we get flood or heavy rains in that area, and so it becomes unusable. This new boardwalk would be elevated enough that I think it would take quite a bit to get to the level above this, which continues to maintain, or allows me access to be maintained to that side of the park. The cost of the boardwalk is \$24,750. The city has funds available in its park fund to make this purchase, and I think this would be a good improvement to that park. It would kind of give us a more permanent structure down there. Ultimately there would be some long-term maintenance. But I think we'll get our value out of this proposed boardwalk. So, I'd be happy to answer any questions on that.

Motion by Grotting to approve the new Boardwalk in Pioneer Creek Park to replace the existing metal bridge across Pioneer Creek. Location to be agreed upon. Motion seconded by McCoy. Ayes: Spencer, Betts, Fisher, Grotting and McCoy. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED. 5-0

12. Consider Approval of Minor Amendments to the Joint Powers Agreement (JPA) with West Hennepin Public Safety (WHPS):

- a. **RESOLUTION No. 25-0506-07** – Approving Minor Changes to the WHPS JPA.

Several changes to the joint powers. Agreement at their last Commission meeting in April. The changes reflect updates to language in the agreement by removing various outdated references and then cleaning up a couple of references that were in the agreement relating to city clerk. Both cities have since gone to an administrator type management system, so that position doesn't exist in either city. And so just to bring the agreement current. The agreement then also would remove the authority of the city administrators to sign checks, so that it only is granted that permission is only granted to council appointed commissioners, and that's just really to just narrow down that pool because we don't need 6 signatures or 4 signature signatories, I should say, for that account. The Commission did review it. Ultimately, they made a recommendation. I know that I talked to Council Member Beth. She had asked about the references in there, and I did confirm that they are correct. The references are city administrator, clerk is stricken from



that agreement, and then the chairman has been stricken, and it's replaced with just chair or vice chair. And so those are the those are the primary changes. And so, to approve that we did draft a resolution approving those amendments to the joint powers. So, with that, I'd be happy to answer any questions, or they did approve them at their meeting last Monday night. Last Tuesday night they had their meeting on a Tuesday, not a Monday last week. But yep. yeah. Well, I can't believe this comment. This is a comment that this amendment is going to happen is the 2 cities are just going to sign a new joint powers agreement that's got these changes in it. What happens then is 5, 1020 years from now we have 2 Joint Powers Agreement in our files, and we don't know which one is. We don't know what to do about that. So, if we could just put a date at the top of the agreement. People know that this is the agreement, not that other one in the file. It's a good comment executed. Cover that at the end of the agreement. Well, so what happened is that some person who used to be called a clerk, but apparently is now the administrator of both cities finds the 2 documents and asked to go through. And, you know, look for the last page of both. And sometimes that last page got pulled up. It's just been my experience that if we just put it at the top, so everybody knows. Oh, this is the discount is newer than this one. And let's look at this person. So, if we would, if you would make a motion just suggesting that we add that date to the top, I'm sure we could have Maple Plain, Lake 0 1 and Lake Independent. We don't have to do that. We just put a date at the top or put a provision in there. It says it replaces an excellent idea. I think it's a great idea.

Motion to approve RESOLUTION No. 25-0506-07 Approval of Minor Amendments to the Joint Powers Agreement (JPA) with West Hennepin Public Safety (WHPS) with notes added as suggested by attorney by Spencer, seconded by Betts. Ayes: Spencer, Betts, Fisher, Grotting and McCoy. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED. 5-0

13. Open/Misc.

14. Adjourn.

Motion by to adjourn by McCoy, seconded by Grotting to adjourn the meeting at 7:27pm. Ayes: Spencer, Betts, Grotting, and McCoy. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED. 5-0

City of Independence

Request for Variance and Minor Subdivision for the Property Located at 4610 Lake Sarah Drive S.

<i>To:</i>	Planning Commission
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	May 20, 2025
<i>Applicant:</i>	Tyler & Katie Johnson
<i>Owner:</i>	Tyler & Katie Johnson
<i>Location:</i>	4610 Lake Sarah Drive S.

Request:

Tyler and Kaitlin Johnson (Applicant/Owner) are requesting the following actions for the property located at 4610 Lake Sarah Dr. S. (PID No. 02-118-24-21-0001) in the City of Independence, MN.

- a. A variance to allow the subdivision of property in the RR-Rural Residential and S-Shoreland Overlay zoning districts that does not meet the minimum lot size.
- b. A minor subdivision to allow the subdivision of the subject parcel into two (2) lots.

Property/Site Information:

The subject property is located at 4610 Lake Sarah Drive S. The property is located along the west shoreline of Lake Sarah. There is an existing home and detached garage located on the property.

Property Information: 4610 Lake Sarah Drive S

Zoning: Rural Residential (Shoreland Overlay)

Comprehensive Plan: Rural Residential

Acreage (North Parcel Proposed): 1.0 acres (43,560 square feet)

Acreage (South Parcel): .62 acres (26,920 square feet)

4610 Lake Sarah Drive S (blue outline)



Discussion:

In 2024, the applicant approached the City about the possibility of subdividing their existing property into two lots and constructing a new home on the new (north parcel). The initial application proposed to subdivide the property such that the existing home and garage would be located on a 1-acre parcel and a new .6-acre property on the lake would be created. In addition to the subdivision of the property, the applicant was seeking several setback variances to allow

the construction of a new home on the newly created property. The applicant ultimately withdrew the original application following Planning Commission consideration.

The applicant has now revised the application and is again seeking a variance to permit the subdivision of a property that does not meet the minimum lot size for sewered lots in the S-Shoreland Overlay District. The applicant has determined that they can construct a home on the proposed property that would meet all applicable building setbacks with no additional variances (see attached site plan).

The existing property has an existing home with detached garage that is accessed via Lake Sarah Drive S. The property also touches the end of the cul-de-sac on Shady Beach Circle with \pm 50 LF of frontage. It has been noted that the city has had several different property owners of this property inquire about a similar subdivision over the past 7-10 years.

The applicant is proposing to construct a new home on the proposed north parcel and sell the south parcel. The applicant has prepared a site plan and conceptual house plans for the proposed home and associated site improvements. The proposed home would be a two-story structure at grade.

Minimum Lot Size Variance:

The minimum lot size in the S-Shoreland Overlay District for sewered lots is one (1) acre. The existing property is 1.62 acres. In order to subdivide the property into two conforming lots, the minimum acreage would need to be two (2) acres. The applicant is asking the city to consider a .38-acre variance to allow the south parcel to be .62 acres in total size. Should the variance to allow a reduction in minimum lot size be considered, the city could grant the requested minor subdivision.

Lot Development:

The applicant has prepared a site plan showing the proposed subdivision along with the allowable building area for a new home/garage. The proposed home would have following setbacks:

<u>Required:</u>	<u>Proposed:</u>
Lake (OHWL): 100'	100'
Side: 30'	30' (west side), 30' (south side)
Street: 85' from centerline, 50' from PL*	85' to centerline of street/ 50' to property line
Detached Accessory Buildings: 15'	15'

*whichever is greater – setback from property line would be greater

Setbacks for properties located in the shoreland ordinance are as follows:

Subd. 2. Lot standards.

	Unsewered Areas			Sewered Areas		
	NE Waters	RD Waters	Tributary Streams	NE Waters	RD Waters	Tributary Streams
Lot Area	2.5 acres	2.5 acres	2.5 acres	1.0 acre	1.0 acre	1.0 acre
Water frontage and lot width at building line	200 ft	200 ft	200 ft	125 ft	100 ft	100 ft
Structure setback from ordinary high water mark	150 ft	100 ft	100 ft	150 ft	100 ft	100 ft
Structure setback from roads and highways	85 ft from centerline or 50 ft. from right-of-way, whichever is greater					
Structure height limitation	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft
Maximum lot area covered by impervious surface	25%	25%	25%	25%	25%	25%
Sewage system setback from ordinary high water mark	150 ft	75 ft (RR) 150 ft (AG)	75 ft (RR) 150 ft (AG)	125 ft	75 ft	75 ft

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

520.21. Standards for granting variances. Subdivision 1. The City Council may grant a variance from the terms of this zoning code, including restrictions placed on nonconformities, in cases where: 1) the variance is in harmony with the general purposes and intent of this zoning code; 2) the variance is consistent with the comprehensive plan; and 3) the applicant establishes that there are practical difficulties in complying with the zoning code (Amended, Ord. 2011-08)

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

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

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

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

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

Consideration of the criteria for granting a variance:

- a. The applicant has revised the application so that the proposed lakeshore lot (north parcel) would meet the 1-acre minimum lot size. This would preserve the city's historic findings that lakeshore lots must maintain a minimum lot size of 1-acre.
- b. The proposed south parcel is .62 acres. The surrounding area has a mixture of lot shapes/sizes that are similar to the proposed subdivision.



- c. The subject property is somewhat unique in that it has frontage on two public roads. The proposed subdivision would create a property that is similar to adjacent properties to the east. The applicant is proposing to develop a single-family home on the property and that is consistent with the Rural Residential/Shoreland Overlay zoning districts.
- d. It has been noted that several of the surrounding properties (many of the lots located on the lakes) do not comply with applicable setbacks. This area of the City contains an array of properties that do not conform to applicable setbacks and are considered sub-standard lots of record.
- e. The character of the surrounding area is residential. The proposed single-family home is in keeping with the City's comprehensive plan.

The Planning Commission will need to determine if the requested variances meet the requirements for granting a variance and then if the minor subdivision meets applicable criteria. Several additional considerations that could be considered are as follows:

1. The proposed new lot is now 1-acre and would comply with S-Shoreland Overlay minimum lot sizes. It would be similar in size and character to many of the lots in this area.
2. The applicant is not seeking any additional variances for the proposed structure. They are proposing to design a home that would meet all applicable setbacks, impervious surface requirements, etc. The city would review any proposed home or structure with a building permit submittal.
3. The proposed property would be connected to the city's sanitary sewer system via a connection to the sewer in Shady Beach Circle.
4. There is a wetland located on the property that has been delineated. The applicant is seeking relief from the requisite wetland buffer (by increasing the buffer on the south side of the wetland) which would need to be further reviewed by the watershed commission if the application is moved forward.
5. Note that the existing home on the south parcel does not meet applicable building setbacks and is currently considered lawful non-conforming property. The applicant is proposing to subdivide the property so that the south parcel would remain a lawful non-conforming property with lawful non-conforming buildings.

Neighbor Comments:

The City has not received any comments relating to the request at the time this report was prepared. One neighboring resident requested a copy of the application/proposed plans.

Recommendation:

Staff is seeking a recommendation from the Planning Commission for the requested Minor Subdivision and Variance. Should the Planning Commission Recommend approval, the following findings and conditions should be considered:

1. The proposed Subdivision and Variance request meets all applicable conditions and restrictions stated in Chapter V, Section 520.19, Procedures on variances, in the City of Independence Zoning Ordinance.
2. The City finds that the criteria for granting a variance have been satisfied by the applicant. Specifically, the City finds the following:
 - a. Residential use of the property is consistent with the RR-Rural Residential District.
 - b. The character of the surrounding area is residential. The applicant is proposing to use the new lot for the construction of a single-family road.
3. The total impervious surface coverage for the S-Shoreland Overlay property will not exceed 25% of the total lot area.
4. The variance will permit the subdivision of a property that does not meet the minimum lot standards. The applicant is proposing to subdivide the property so that there is one 1-acre property that meets all applicable criteria and one .62-acre property that is less than the 1-acre minimum lot size. Any modification, rearrangement or alteration to the proposed lot configuration will not be permitted.
5. The applicant shall submit a grading and drainage plan to the City at the time of building permit application. The grading and drainage plan will be reviewed by the City to ensure that the proposed improvements do not adversely impact any of the surrounding properties relating to grading and drainage.
6. The applicant shall pay for all costs associated with the City's review of the requested variance and minor subdivision.
7. Any future improvements made to this property will need to be in compliance with all applicable standards relating to the Rural Residential and Shoreland Overlay zoning districts.

8. The applicant shall provide a revised exhibit indicating the requisite perimeter drainage and utility easements and legal descriptions. The applicant shall execute all documents to convey the easements to the City.
9. The applicant shall pay the park dedication fee of \$3,500 prior to the subdivision being recorded by the City.
10. The applicant shall pay for all costs associated with the City's review and recording of the requested variance and minor subdivision.
11. The Applicant shall record the City Council Resolution, minor subdivision and requisite D&U easement conveyance documents with the county within six (6) months of approval.
12. The variance approval will be valid for one year from the date of City Council approval. The applicant shall record the subdivision and app

Attachments:

1. Application
2. Site Survey – Existing and Proposed Conditions
3. Site Picture

View looking west from end of Shady Beach Cir. Cul-de-sac





**CITY OF
INDEPENDENCE
MINNESOTA**

Date Submitted: 04-10-2025

Applicant Information

Name: Katie & Tyler Johnson

Address: 4610 S Lake Sarah Drive
Independence, Minnesota
55359

Primary Phone: 8479179643

Email: kfapka@gmail.com

Owner Information

Name: Katie & Tyler Johnson

Address: 4610 S Lake Sarah Drive
Independence, Minnesota
55359

Primary Phone: 8479179643

Email: kfapka@gmail.com

Property Address:

PID:

Planning Application Type: Subdivision

Subdivision Type: Minor Subdivision (3 lots or less)

Description:

Supporting Documents: Site Survey (Existing Conditions)

Signature:

LEGAL DESCRIPTION OF PREMISES : (per Certificate of Title No. 1019980)

All that part of Government Lot 4, Section 2, Township 118, Range 24, Hennepin County, lying Easterly of a line across the following tract: Beginning at a point on the center line of the Delano Road, so-called, and on a line parallel with and distant 565.125 feet Easterly from the West line of said Government Lot 3, which point is 1717.1 feet North of the South line of said Government Lot 3, and 123.8 feet South of the shore of Lake Sarah; thence along the center-line of said Delano Road South 77 degrees 06 minutes East, 90.7 feet; thence South 70 degrees 51 minutes East 795.1 feet; thence South 60 degrees 13 minutes East, 143.5 feet to a point, said point to be hereinafter referred to as "Point A"; thence North 6 degrees 47 minutes East 223.9 feet; thence North 2 degrees 43 minutes West, 191 feet more or less to the shore of Lake Sarah; thence Easterly and Southeasterly along the shore of said Lake to the East line of Government Lot 4; thence South along the East line of said Government Lot 4 to its intersection with the centerline of Delano Road, so-called; thence in a Northwesterly direction along the center-line of the Delano Road, so-called, to the point of beginning; said line being described as follows: Commencing at said "Point A"; thence South 60 degrees 13 minutes East, a distance of 100.82 feet to the point of beginning of the line to be described; thence North 8 degrees 16 minutes 30 seconds East to the shore of Lake Sarah and there terminating, and lying Westerly of the West line of Registered Land Survey No. 1139.

• : denotes iron marker found

(908.3) : denotes existing spot elevation, mean sea level datum

—917— : denotes existing contour line, mean sea level datum

Bearings shown are based upon an assumed datum.

This survey intends to show the boundaries of the above described property, and the location of two existing buildings, spot elevations, topography, retaining walls, edge of wetlands, as delineated by Kjolhaug Environmental Services Company, and the proposed location of a proposed dividing line, house and driveway thereon. It does not purport to show any other improvements or encroachments.

PROPOSED LEGAL DESCRIPTIONS :

NORTH PARCEL

That part of the following described property:

All that part of Government Lot 4, Section 2, Township 118, Range 24, Hennepin County, lying Easterly of a line across the following tract: Beginning at a point on the center line of the Delano Road, so-called, and on a line parallel with and distant 565.125 feet Easterly from the West line of said Government Lot 3, which point is 1717.1 feet North of the South line of said Government Lot 3, and 123.8 feet South of the shore of Lake Sarah; thence along the center-line of said Delano Road South 77 degrees 06 minutes East, 90.7 feet; thence South 70 degrees 51 minutes East 795.1 feet; thence South 60 degrees 13 minutes East, 143.5 feet to a point, said point to be hereinafter referred to as "Point A"; thence North 6 degrees 47 minutes East 223.9 feet; thence North 2 degrees 43 minutes West, 191 feet more or less to the shore of Lake Sarah; thence Easterly and Southeasterly along the shore of said Lake to the East line of Government Lot 4; thence South along the East line of said Government Lot 4 to its intersection with the centerline of Delano Road, so-called; thence in a Northwesterly direction along the center-line of the Delano Road, so-called, to the point of beginning; said line being described as follows: Commencing at said "Point A"; thence South 60 degrees 13 minutes East, a distance of 100.82 feet to the point of beginning of the line to be described; thence North 8 degrees 16 minutes 30 seconds East to the shore of Lake Sarah and there terminating, and lying Westerly of the West line of Registered Land Survey No. 1139.

which lies northerly of a line drawn from a point on the westerly line of the above described property distant 269.10 feet northerly, as measured along said westerly line, from the southwest corner of said above described property to a point on the easterly line of said above described property distant 260.17 feet northerly, as measured along said easterly line, from the southeast corner of said above described property.

SOUTH PARCEL

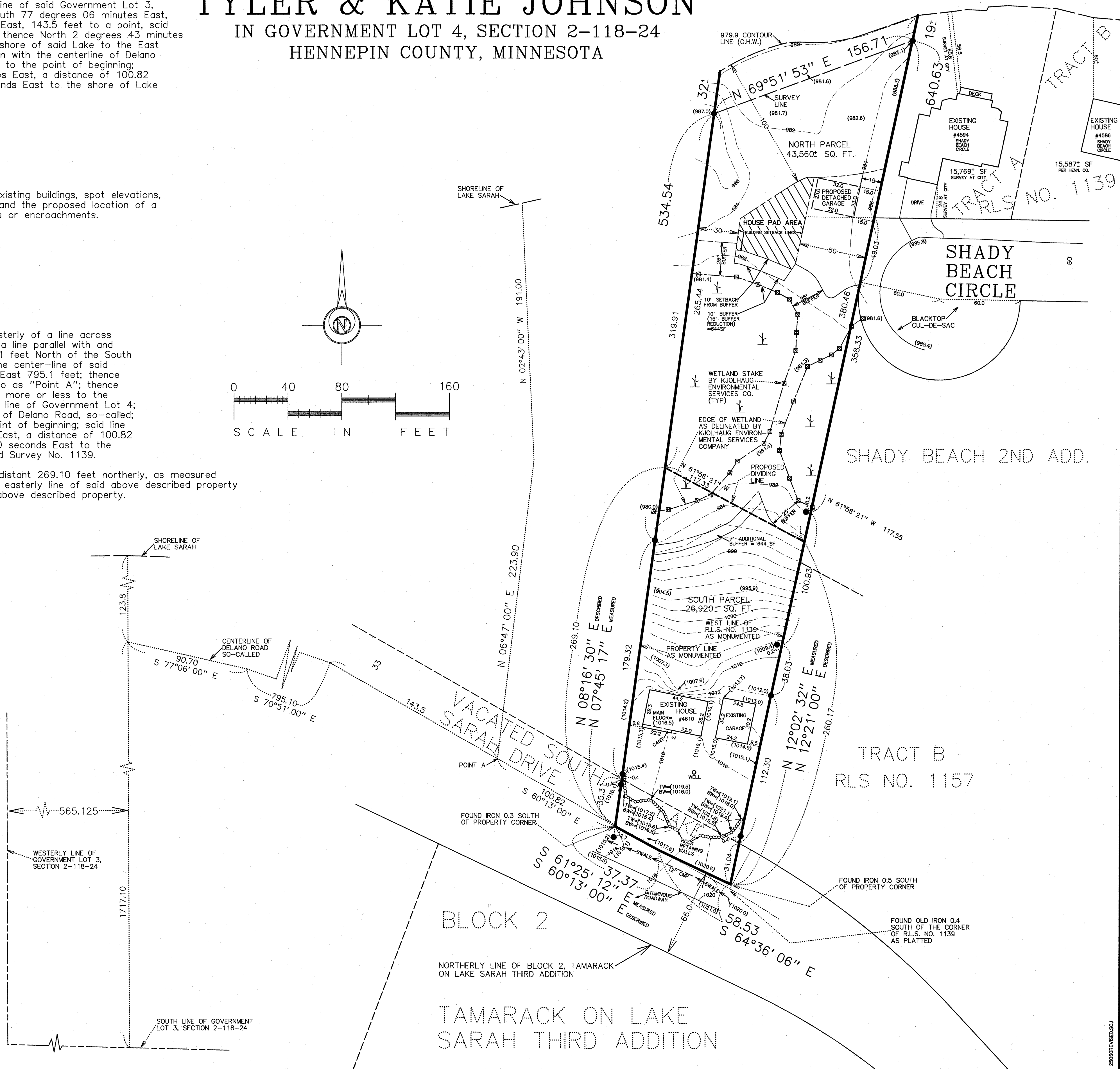
That part of the following described property:

All that part of Government Lot 4, Section 2, Township 118, Range 24, Hennepin County, lying Easterly of a line across the following tract: Beginning at a point on the center line of the Delano Road, so-called, and on a line parallel with and distant 565.125 feet Easterly from the West line of said Government Lot 3, which point is 1717.1 feet North of the South line of said Government Lot 3, and 123.8 feet South of the shore of Lake Sarah; thence along the center-line of said Delano Road South 77 degrees 06 minutes East, 90.7 feet; thence South 70 degrees 51 minutes East 795.1 feet; thence South 60 degrees 13 minutes East, 143.5 feet to a point, said point to be hereinafter referred to as "Point A"; thence North 6 degrees 47 minutes East 223.9 feet; thence North 2 degrees 43 minutes West, 191 feet more or less to the shore of Lake Sarah; thence Easterly and Southeasterly along the shore of said Lake to the East line of Government Lot 4; thence South along the East line of said Government Lot 4 to its intersection with the centerline of Delano Road, so-called; thence in a Northwesterly direction along the center-line of the Delano Road, so-called, to the point of beginning; said line being described as follows: Commencing at said "Point A"; thence South 60 degrees 13 minutes East, a distance of 100.82 feet to the point of beginning of the line to be described; thence North 8 degrees 16 minutes 30 seconds East to the shore of Lake Sarah and there terminating, and lying Westerly of the West line of Registered Land Survey No. 1139.

which lies southerly of a line drawn from a point on the westerly line of the above described property distant 269.10 feet northerly, as measured along said westerly line, from the southwest corner of said above described property to a point on the easterly line of said above described property distant 260.17 feet northerly, as measured along said easterly line, from the southeast corner of said above described property.

PROPOSED LOT DIVISION AND
CERTIFICATE OF SURVEY FOR
TYLER & KATIE JOHNSON
IN GOVERNMENT LOT 4, SECTION 2-118-24
HENNEPIN COUNTY, MINNESOTA

LAKE
SARAH



GRONBERG & ASSOCIATES, INC. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS 445 NORTH WILLOW DRIVE LONG LAKE, MN 55356 952-473-4141	
DATE 5-23-17	PROJECT PROJECT
BY 1"=200'	REMARKS 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.
APP'D 25-080	MINN. LICENSE Mark S. Gronberg Minnesota License Number 12755
DATE 3-25-18	REMARKS REVISED PROPOSED LOT LINE, LAKE ACCESS & DUCK USE ENCUMBRANCE
DATE 3-25-18	REMARKS PROPOSED HOUSE SHOWN ON LAKE LOT
DATE 8-8-24	REMARKS ADDITIONAL INFORMATION
DATE 3-7-25	REMARKS REVISION
DATE 4-7-25	REMARKS REVISION