



PLANNING COMMISSION MEETING AGENDA
TUESDAY OCTOBER 21, 2025

7:30 PM REGULAR MEETING

1. Call to Order
2. Roll Call
3. Approval of Minutes:
 - a. September 16, 2025, Planning Commission Meeting Minutes.
 - b. October 7, 2025, City Council Meeting Minutes (For Information Only).
4. **PUBLIC HEARING:** David Kittok (Applicant/Owner) requests that the City consider the following action for the property located at 8575 Hitsman Lane, Independence, MN (PID No. 17-118-24-24-0001):
 - a. A minor subdivision to allow a rural view lot subdivision. The proposed rural view lot would be 10 acres and located on the south side of Hitsman Lane.
5. **PUBLIC HEARING:** Jerrid Voss (Applicant/Owner) request that the City consider the following action for the property located at 7646 Turner Road, Independence, MN (PID No. 28-118-24-24-0004):
 - a. A conditional use permit to allow a detached accessory structure that exceeds the maximum square footage of 5,000 SF. The accessory structure would be used as a private indoor riding arena.
6. Open/Misc.
7. Adjourn.



PLANNING COMMISSION MEETING AGENDA
TUESDAY, SEPTEMBER 16, 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: Gardner, Thompson, Tearse, Volkenant, Alternates Story and Usset
ABSENT: Dumas
STAFF: City Administrator Kaltsas, Administrative Services Director Simon
VISITORS: Mayor Spencer, Mayor Emeritus Johnson, Councilmember Grotting, Residents Darrin Rosha, Sam Stern and Leslie Locke

3. **Approval of Minutes:**

- a. July 15, 2025, Planning Commission Meeting Minutes.
- b. September 2, 2025, City Council Meeting Minutes (For Information Only).

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

4. **PUBLIC HEARING:** AT&T (Applicant) requests that the City consider the following action for the property located at 3310 County Line Road, Independence, MN (PID No. 07-118-24-33-0004):

- a. A conditional use permit amendment to allow the upgrade and replacement of cellular antennas on the existing wireless tower and ground equipment located on the subject property.

City Administrator Mark Kaltsas presented AT&T's request for a conditional use permit amendment for the property at 3310 County Line Road. He explained that AT&T approached the

city about making modifications to antennas, radio equipment, and ground-mounted equipment associated with their cellular tower.

Kaltsas noted that the property is zoned agriculture, guided by the city's comprehensive plan as agriculture, and is about 6.8 acres in size. The existing cellular antenna and ground equipment are located in the southeast corner of the property. The city has previously granted two conditional use permits for the two users on the tower (AT&T and Verizon).

He detailed that AT&T is proposing to relocate three antennas, install three new antennas, remove twelve radios, install six new radios of one frequency and three of another, along with six new filters, a DC trunk cable, and an XMU baseband on their existing cabinet. Kaltsas explained that the changes represent an intensification of equipment on the tower compared to the current condition.

The city received a third-party structural analysis confirming the tower can handle the new equipment. Kaltsas noted that no public comments had been received prior to the meeting.

Commissioner Thompson asked whether the applicant submits electrical or RF engineering documentation about increased intensity. Kaltsas explained that RF emissions are federally regulated and not specifically reviewed by the city. He confirmed that a building permit would be issued for the changes to ensure structural integrity, and electrical permits might be needed from the state.

Chair Gardner opened the public hearing. There were no speakers.

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

Motion by Thompson, seconded by Story to approve the amendment to the CUP for AT&T Wireless at 3310 County Line Road, subject to staff recommendations 1 through 4. Ayes: Gardner, Thompson, Tearse, Volkenant and Story. Nays: None. Absent: Dumas. Abstain: None. Motion Approved. 5-0

Kaltsas noted that the matter would go before the City Council on October 7th.

5. **PUBLIC HEARING:** Greg A Jurvakainen (Applicants) and Carter Berkleman (Owner) request that the City consider the following action for the properties located at 6785 Highway 12, Independence, MN (PID No. 22-118-24-42-0001) and the property to the south that does not have an address but is identified by the following PID Number (PID No. 22-118-24-31-0002):

- a. A minor subdivision to allow a lot line rearrangement between the two subject properties. The minor subdivision would add approximately 50' to the south side of the 6785 Highway 12 property.

City Administrator Mark Kaltsas presented the request for a minor subdivision to allow a lot line rearrangement between the properties at 6785 Highway 12 and the unaddressed property to the south. The proposal would increase the 6785 Highway 12 property from 5.61 acres to 7.4 acres, while the larger property would decrease from 125.1 acres to 123.31 acres.

Kaltsas explained that the properties are located on the south side of Highway 12 just west of County Road 90. The property at 6785 Highway 12 has an existing home, while the unaddressed property has accessory buildings but no principal structure. Both properties are zoned agriculture and guided agriculture by the city's comprehensive plan.

The applicant approached the city about this lot line rearrangement to allow the existing house to be expanded without requiring variances from applicable setbacks. Kaltsas noted that the existing property is considered lawful nonconforming due to lot frontage on Highway 12 and because it has a septic easement on the adjacent property. The proposed rearrangement would incorporate the drain field onto the property with the house, improving the situation.

Chair Gardner noted that he had spoken with Mark Bendickson, a neighboring property owner, who had no issues with the proposal.

Chair Gardner opened the public hearing. There were no speakers.

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

Motion by Story, seconded by Tearse to approve the proposal for 6785 Highway 12 pending staff recommendations 1 through 3. Ayes: Gardner, Thompson, Tearse, Volkenant and Story. Nays: None. Absent: Dumas. Abstain: None. Motion Approved. 5-0

6. PUBLIC HEARING: Scott Kirchner (Applicant) and Leroy Kowalke Et Al (Owner) requests that the City consider the following action for the Property located at 6551 County Road 6, Independence, MN (PID No. 34-118-24-12-0001):

- a. A minor subdivision to allow a rural view lot subdivision. The proposed rural view lot would be 16.9 acres and located on the south side of County Road 6 along the east property line.
- b. A variance to allow a rural view lot to exceed the maximum size of 10 acres.

City Administrator Mark Kaltsas presented the request for a minor subdivision to allow a rural view lot subdivision along with a variance to allow the rural view lot to exceed the maximum size of 10 acres.

Kaltsas explained that the property is located on the north and south sides of County Road 6, just west of the intersection with County Road 90. The property is currently vacant, zoned agriculture, and guided by the city's comprehensive plan as agriculture.

He noted that the applicant had previously approached the city in June and received approval for a 10-acre rural view lot on the south side of County Road 6. Now, the applicant is requesting consideration of an additional rural view lot eligibility based on an interpretation of the ordinance that would consider the property as two quarter-quarter sections, even though it falls short of the full 80 acres due to the railroad right-of-way that cuts through the property.

Kaltsas explained the city's ordinance regarding rural view lot eligibility, which states that a lot of record originally subdivided into a quarter-quarter section (40 acres) that has not been further subdivided shall be deemed a 40-acre parcel for determining eligibility. He noted this provision was created to address properties that were slightly smaller than 40 acres due to surveying errors.

In this case, the applicant is requesting both an interpretation that would grant a second rural view lot eligibility and a variance to allow a 16.9-acre rural view lot instead of the maximum 10 acres. The larger lot size would incorporate a 1.47-acre remnant piece on the south side of the Luce Line Trail that would otherwise be awkwardly attached to the proposed parcel on the North side of the Luce Line Trail.

The commissioners discussed whether the property qualified as a "nominal 80" acres. They noted that even including road rights-of-way, the property was approximately 76.8 acres, falling short of 80. They also discussed that the property had already been subdivided once with the approval of the first rural view lot.

Chair Gardner opened the public hearing.

Sam Stern, a resident at 175 Game Farm Road, expressed concern about increasing housing density in the area. He noted that when he bought his property in 2004, he was told he couldn't subdivide his land due to the 40-acre minimum requirement. He worried that making exceptions would set a precedent and change the rural character of Independence.

Leslie Locke, a resident at 75 Ingerson Road, stated that "80 is 80" and that residents have had to abide by the established rules. She expressed concern that changing the rules would push out current residents who use their properties for agricultural purposes, noting that seven residents on her road have horses.

Darrin Rosha, a resident at 315 Ingerson Road, argued that the nominal rule is an equitable provision designed to address errors that weren't the fault of the landowner. He emphasized that the applicant purchased the property knowing how many acres it contained and that it fell short

of 80 acres. He stated there was no equitable justification for granting the variance and urged the commission to preserve the rural character of Independence.

Kaltsas read a letter from Gary Spiech of 225 Ingerson Road, who stated opposition to any changes to the code to accommodate the new property owner, noting the owner knew the rules when purchasing the property.

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

The commissioners discussed the application further, with Commissioner Thompson noting that the property did not qualify as 80 acres, did not meet the special provision for nominal 40-acre parcels, and had already been subdivided once. The commission felt there was no path to approving the application under current ordinances.

Motion by Thompson, seconded by Story to deny the application for a minor subdivision and variance to extend the size of a rural lot beyond 10 acres, reasoning that the property is short of 80 acres, it does not qualify for nominal 80 acres as the ordinance only addresses 40 acres, and it has been subdivided in the past. Ayes: Gardner, Thompson, Tearse, Volkenant and Story. Nays: None. Absent: Dumas. Abstain: None. Motion Denied. 5-0

The commissioners discussed the application further, with Commissioner Thompson noting that the property did not qualify as 80 acres, did not meet the special provision for nominal 40-acre parcels, and had already been subdivided once. The commission felt there was no path to approving the application under current ordinances.

Kaltsas noted that the matter would go to the City Council on October 7th.

6. Open/Misc.

City Administrator Kaltsas provided an update on the gravel road restoration project, which had been delayed due to rain. He mentioned that silt fence installation and product delivery had begun, and residents on affected roads would receive letters about the timing for their particular phase.

There was brief discussion about a large barn being built on the southeast corner of County Road 6 and 110. Kaltsas explained it would house a ceramics/pottery studio for the owner who is an artist, along with living space for a family member.

7. Adjourn.

Motion by Thompson, seconded by Tearse to adjourn the meeting at 8:34pm.

Motion Approved. 5-0

Respectfully Submitted,

Amber Simon/Recording Secretary

City of Independence
Minor Subdivision to Permit a Rural View Lot for the
Property Located at 8575 Hitsman Lane

<i>To:</i>	Planning Commission
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	October 21, 2025
<i>Applicant:</i>	David Kittok
<i>Owner:</i>	David Kittok
<i>Location:</i>	8575 Hitsman Lane

Request:

David Kittok (Applicant/Owner) requests that the City consider the following action for the property located at 8575 Hitsman Lane, Independence, MN (PID No. 17-118-24-24-0001):

- a. A minor subdivision to allow a rural view lot subdivision. The proposed rural view lot would be 10 acres and located on the south side of Hitsman Lane.

Property/Site Information:

The subject property is located on the north and south sides of Hitsman Lane and south of Highway 12. The property has an existing house and agriculture accessory buildings located on the north side of Hitsman Lane. The property is comprised of wetlands, wooded areas and upland pasture areas throughout. The property has the following characteristics:

Property Information: 8575 Hitsman Lane

Zoning: Agriculture

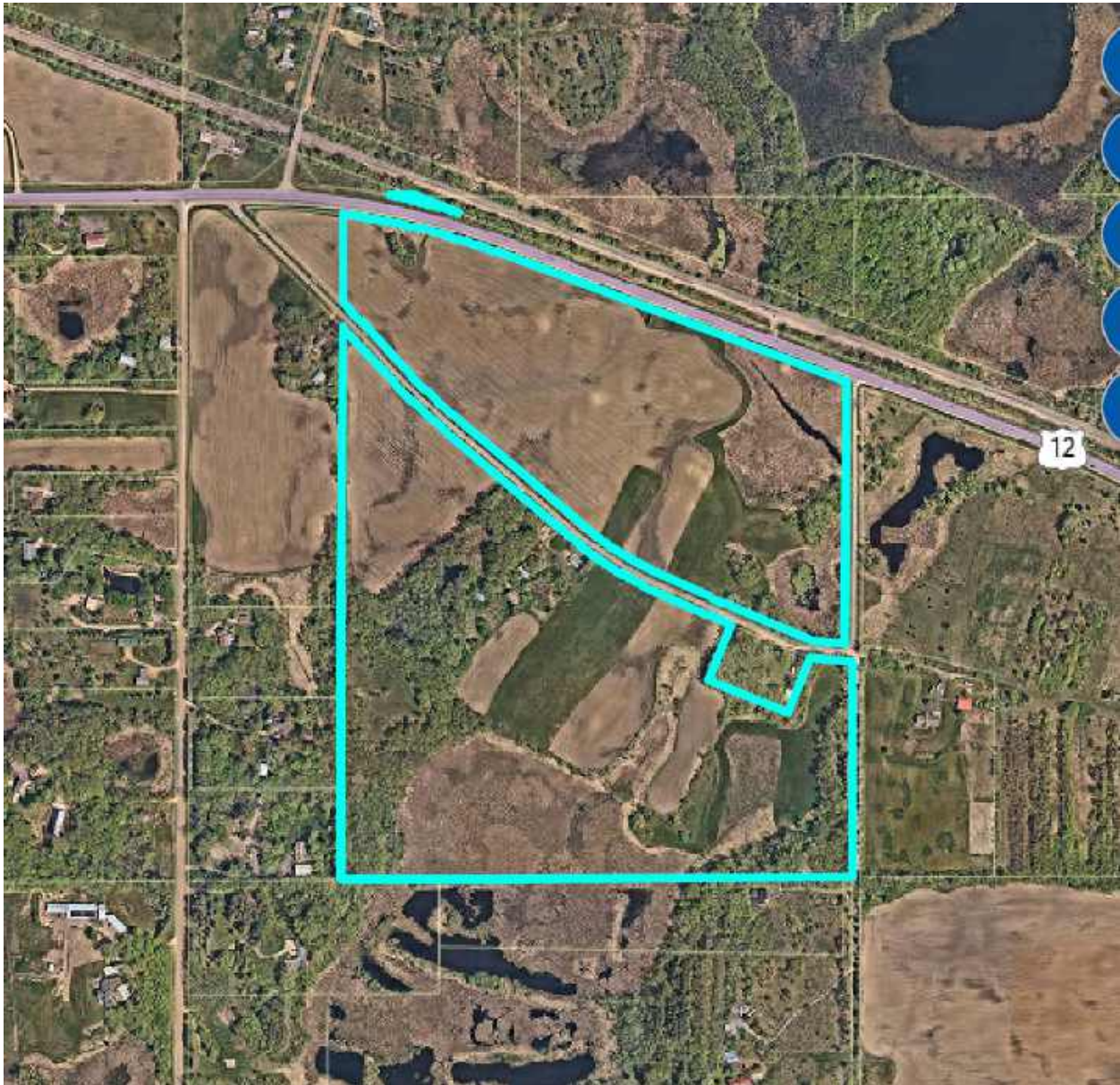
Comprehensive Plan: Agriculture

Acreage (BEFORE): 103.54 acres

Acreage (AFTER): Remainder Tract – 91.87 acres

Proposed Tract A – 11.67 acres (10.00 Acres outside of right of way)

Site Aerial – 8575 Hitsman Lane



Discussion:

The applicant approached the City about the possibility of creating a rural view lot in accordance with applicable standards. The applicant is proposing to create one (1) rural view lot in accordance with the provisions set forth in the City's Zoning Ordinance. The subject property has a total acreage of 103.54 acres including the Hitsman Lane right of way. The provisions in the Agriculture Zoning District allow one (1) rural view lot for every 40 acres of land under the same ownership. Under the current zoning standards, the subject property has the ability to realize two (2) rural view lots for a total of three (3) lots on this property.

Rural view lots must have the following characteristics:

Lot size required:	between 2.5 and 10 acres
Lot size proposed:	Proposed 10-acre Parcel – 10 acres
Minimum lot frontage required:	300 LF (for property between 5-10 acres)
Minimum lot frontage proposed:	~1,450 LF (property has two sides of frontage on Hitsman Lane)
Ratio of lot frontage to lot depth required	- no more than 1:4
Ratio of lot frontage to lot depth proposed	- ~1:1.5 (1,000:500)

In addition to the minimum size necessary to subdivide, the ordinance requires a minimum of 2.5 acres of buildable upland, 300 LF of frontage on a right of way and no greater than a 1:4 ratio of lot frontage to lot depth for each rural view lot. Based on the proposed subdivision, the rural view lot would have approximately 6.5 acres of useable upland and approximately 1,450 LF of frontage on Hitsman Lane.

The proposed subdivision would produce a 10-acre rural view lot. The applicant is proposing to split off a portion of the property that is not currently utilized for agriculture production due to the topography and existing vegetation. There are several wetland areas located on the north and east sides of the property. Any proposed home on the property would likely have access onto the east/west portion of Hitsman Lane. The lot is generally configured in a manner that worked with the existing conditions of the property (contours, vegetation, wetlands, etc.). The proposed lot configuration provided appears to align well with the existing property conditions and adjacent lots.

The remainder of the property (Remainder tract) is comprised of approximately 91.87 acres and will have one principal rural view lot building entitlement remaining. The existing house and accessory buildings are all located on the south side of Hitsman Lane and will not be impacted as a result of the proposed subdivision.

The city has not yet received an on-site septic report verifying that the proposed 10-acre parcel can accommodate a primary and secondary on-site septic system. The applicant will also need to revise the exhibit to show the requisite permitter drainage and utility easements and provide the legal descriptions.

The newly created 10-acre Tract will be required to pay the City's requisite Park Dedication fee. For this property the requirement is \$7,250.00. This fee will need to be paid prior to recording the subdivision.

*Park dedication fee of \$3,500 per lot up to 4.99 acres,
plus \$750 per acre for each acre over 5 acres*

The city should note the following:

- The applicant will be required to provide the full perimeter drainage and utility easements for both the proposed 10-acre Tract and Remainder Tract.
- The applicant will be required to submit verification of a primary and secondary on-site septic location for the proposed 10-acre Tract prior to City Council consideration of the requested minor subdivision.
- The city will address the property once approved.

The proposed rural view lot subdivision appears to meet all applicable standards of the city. The proposed subdivision is in keeping with the character of the surrounding area and maintains a larger agricultural property that could realize one (1) additional rural view lot in the future.

Neighbor Comments:

The City has received many inquiries from surrounding property owners requesting information about the proposed subdivision. The city has sent out or made available the proposed subdivision exhibit.

Recommendation:

Staff is seeking a recommendation from the Planning Commission regarding the request for a rural view lot subdivision. Should the Planning Commission make a positive recommendation to the City Council, the following findings and conditions:

1. The proposed rural view lot subdivision meets all applicable conditions and restrictions stated Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
2. City Council approval of the rural view lot subdivision is subject to the following:
 - a) The Applicant shall pay the park dedication fees in the amount of \$7,250.00, for the newly created 10-acre Tract, prior to the applicant receiving final approval to record the subdivision by the City.

- b) The Applicant shall pay for all costs associated with the City's review of the requested minor subdivision.
- c) The Applicant shall record the subdivision and City Council Resolution with the county within six (6) months of approval.
- d) The Applicant shall execute and record the requisite drainage and utility and right of way easements with the county within six (6) months of approval.
- e) The Remainder Parcel will have one (1) remaining rural view lot eligibility.

Attachments:

- 1. Application
- 2. Proposed Subdivision Exhibit (Before and After)



**CITY OF
INDEPENDENCE
MINNESOTA**

Date Submitted: 08-15-2025

Applicant Information

Name: David Samuel Kittok

Address: 8575 Hitsman Lane
MAPLE PLAIN, Minnesota 55359

Primary Phone: 6126695861

Secondary Phone: 7634981067

Email: dave.kittok@heighttechnology.com

Owner Information

Name: David Samuel Kittok

Address: 8575 Hitsman Lane
MAPLE PLAIN, Minnesota 55359

Primary Phone: 6126695861

Secondary Phone: 7634981067

Email: dave.kittok@heighttechnology.com

Property Address:

PID:

Planning Application Type: Subdivision

Subdivision Type: Minor Subdivision (3 lots or less)

Description:

Supporting Documents: Site Survey (Existing Conditions), Site Survey (Proposed Conditions)

Signature:

David Kittok

Certificate of Survey

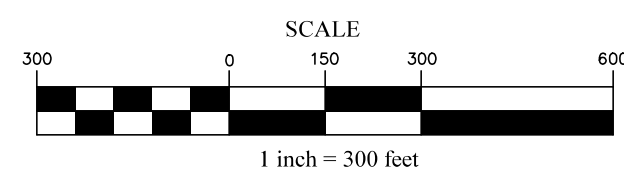
Prepared for:
David Kittok

Site Address:
8575 Hitsman Lane
Independence, MN

PID No.: 17-118-24-240001

Legend

- Found Iron Monument
- Set Iron Monument (LS 48328)
- ⊙ Cast Iron Monument



Existing Description (Doc. No. 10886139)

The East 122 1/2 rods of the Northwest Quarter of Section 17, Township 118, Range 24, except that part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 118, Range 24, lying Northerly of the Great Northern Railroad; and also except that part described as follows:

Commencing at a point 9 1/2 rods Westerly from the dividing line, between the Northeast Quarter and the Northwest Quarter of Section 17, Township 118, Range 24, in the center of the public road as now traveled; thence Southerly 16 rods; thence at right angles Westerly 20 rods; thence at right angles Northerly 16 rods; thence Easterly at right angles 20 rods to the place of beginning, also except railroad land and subject to road easement.

Proposed Tract A:

That part of the Northwest Quarter of Section 17, Township 118, Range 24, Hennepin County, Minnesota, described as follows:

Commencing at the northeast corner of said Northwest Quarter; thence on an assumed bearing of South 0 degrees 02 minutes 43 seconds East, along the east line of said Northwest Quarter, 1284.00 feet to the point of beginning of the land being described; thence North 62 degrees 14 minutes 57 seconds West, 865.44 feet; thence South 27 degrees 45 minutes 03 seconds West, 523.54 feet to the intersection with the center line of Hitsman Lane per the recorded plat thereof, in the office of the Hennepin County Recorder, Document No. 4064377; thence southeasterly along said center line of Hitsman Lane to the intersection with the east line of said Northwest Quarter; thence North 0 degrees 02 minutes 43 seconds West, along said east line, 474.87 feet to the point of beginning.

Subject to the right of way of Hitsman Lane, per the recorded plat thereof, in the office of the Hennepin County Recorder, Document No. 4064377.

Remnant Tract Description:

The East 122 1/2 rods of the Northwest Quarter of Section 17, Township 118, Range 24, except that part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 118, Range 24, lying Northerly of the Great Northern Railroad; and also except that part described as follows:

Commencing at a point 9 1/2 rods Westerly from the dividing line between the Northeast Quarter and the Northwest Quarter of Section 17, Township 118, Range 24, in the center of the public road as now traveled; thence Southerly 16 rods; thence at right angles Westerly 20 rods; thence at right angles Northerly 16 rods; thence Easterly at right angles 20 rods to the place of beginning, also except railroad land and subject to road easement.

Also except that part of the Northwest Quarter of Section 17, Township 118, Range 24, Hennepin County, Minnesota, described as follows:

Commencing at the northeast corner of said Northwest Quarter; thence on an assumed bearing of South 0 degrees 02 minutes 43 seconds East, along the east line of said Northwest Quarter, 1284.00 feet to the point of beginning of the land being described; thence North 62 degrees 14 minutes 57 seconds West, 865.44 feet; thence South 27 degrees 45 minutes 03 seconds West, 523.54 feet to the intersection with the center line of Hitsman Lane per the recorded plat thereof, in the office of the Hennepin County Recorder, Document No. 4064377; thence southeasterly along said center line of Hitsman Lane to the intersection with the east line of said Northwest Quarter; thence North 0 degrees 02 minutes 43 seconds West, along said east line, 474.87 feet to the point of beginning.

Subject to the right of way of Hitsman Lane, per the recorded plat thereof, in the office of the Hennepin County Recorder, Document No. 4064377.

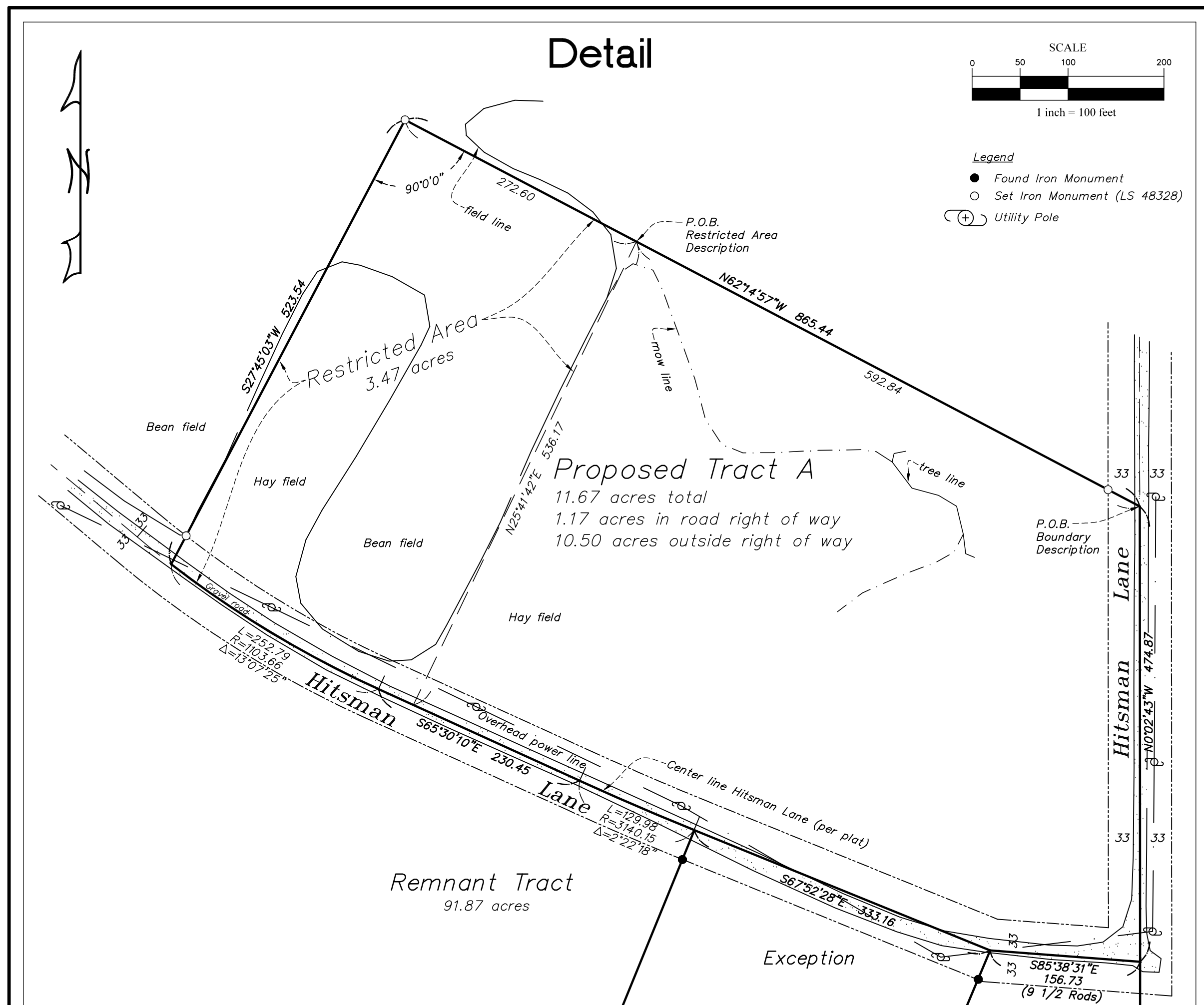
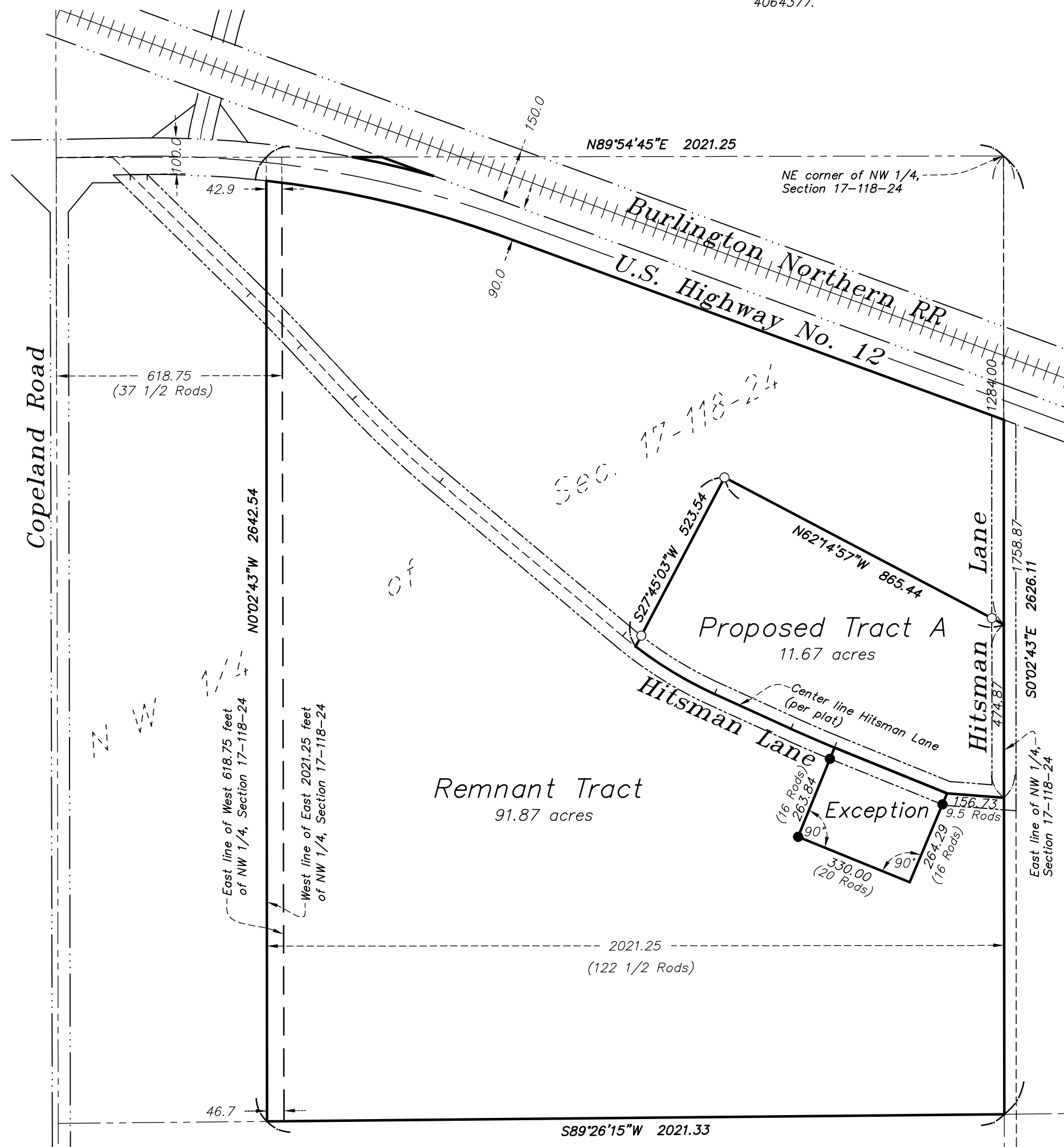
Restricted Area Description:

That part of the Northwest Quarter of Section 17, Township 118, Range 24, Hennepin County, Minnesota, described as follows:

Commencing at the northeast corner of said Northwest Quarter; thence on an assumed bearing of South 0 degrees 02 minutes 43 seconds East, along the east line of said Northwest Quarter, 1284.00 feet; thence North 62 degrees 14 minutes 57 seconds West, 592.84 feet to the point of beginning of the land being described; thence continuing North 62 degrees 14 minutes 57 seconds West, 272.60 feet; thence South 27 degrees 45 minutes 03 seconds West, 523.54 feet to the intersection with the center line of Hitsman Lane per the recorded plat thereof; in the office of the Hennepin County Recorder, Document No. 4064377; thence southeasterly along said center line of Hitsman Lane to the intersection with a line that bears South 25 degrees 41 minutes 42 seconds West from the point of beginning; thence North 25 degrees 41 minutes 42 seconds East, 536.17 feet to the point of beginning.

Note:

There are several properties along Copeland Road that have boundary descriptions that are described as part of the West 37 1/2 rods (618.75 feet) of the Northwest Quarter. The boundary described in Doc. No. 10886139 calls for the East 122 1/2 rods (2021.25 feet) of the Northwest Quarter. The width of said Northwest Quarter is shorter than the typical 2640 feet, and so an overlap exists.



■City of Independence

***Request for a Conditional Use Permit to
Allow an Accessory Structure Larger than 5,000 SF on the
Property located at 7646 Turner Road***

<i>To:</i>	Planning Commission
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	October 21, 2025
<i>Applicant:</i>	Jerrid Voss
<i>Property Owner:</i>	Jerrid Voss
<i>Location:</i>	7646 Turner Road

Request:

Jerrid Voss (Applicant/Owner) request that the City consider the following action for the property located at 7646 Turner Road, Independence, MN (PID No. 28-118-24-24-0004):

- a. A conditional use permit to allow a detached accessory structure that exceeds the maximum square footage of 5,000 SF. The accessory structure would be used as a private indoor riding arena.

Property/Site Information:

The property is located on the north side of Turner Road east of the intersection of Turner Road and County Road 92 N. The property has an existing home and two additional detached accessory structures. The property is primarily comprised of open space and pasture. The property has the following characteristics:

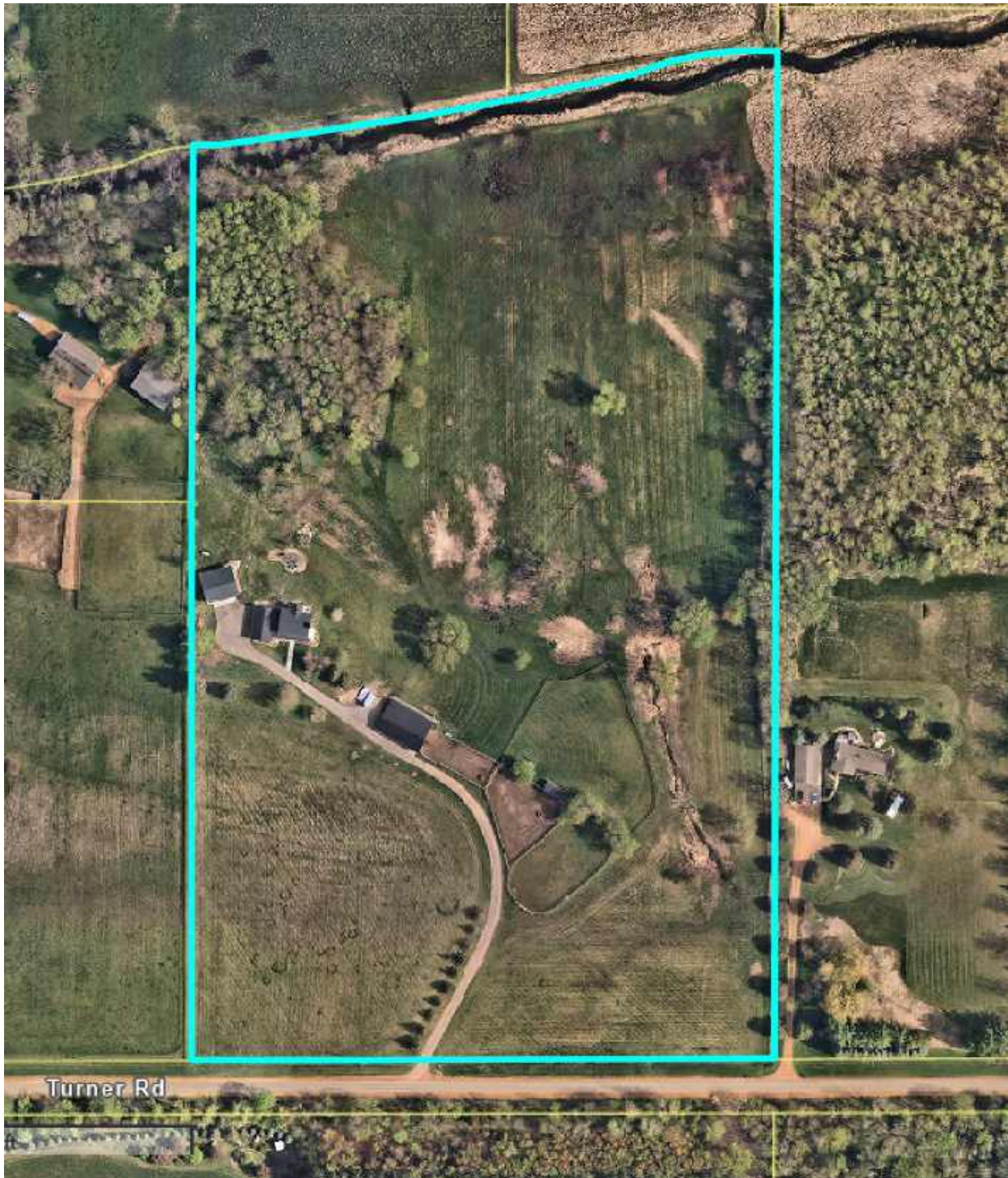
Property Information: **7646 Turner Road**

Zoning: *Agriculture*

Comprehensive Plan: *Agriculture*

Acreage: *19.48 acres*

7646 Turner Road



Discussion:

The applicant approached the City with plans to construct a new indoor riding arena and stable on the subject property. It was noted that the proposed 10,600 SF (8,400 SF riding arena, 2,200 SF stable) detached accessory structure 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 10,600 SF accessory building to be added to the property.

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.*

The proposed detached accessory building is 10,600 square feet in size. There is an existing ~2,500 SF detached accessory structure and a ~1,500 SF detached garage already on the property. For properties greater than 10 acres, there are no maximum total allowable detached accessory structure square footage limitations. The proposed building would be used for personal use as a stable and indoor riding arena. There would be no commercial use of the accessory structure permitted. The proposed detached accessory structure would be constructed using materials and colors as shown on the attached elevations and building plans. The building would be oriented so that entrance would be facing southwest.

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

The proposed site and buildings have the following characteristics:

Site Area: 19.48 Acres

Required Setbacks:

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

Proposed Setbacks:

Front Yard: 169 feet
Side Yard: 172 feet (east side), +300 feet (west side)

Rear Yard: N/A (500+ feet from rear property line)

The proposed detached accessory structure would meet 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 detached accessory structure 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 accessory structure larger than 5,000 SF would meet the criteria for granting a conditional use permit.

Additional Notes/Considerations:

- The applicant is proposing to construct a detached accessory structure to provide stables and an indoor riding arena for personal use.
- The applicants live on the subject property.
- The applicant has not submitted any information pertaining to building lighting. All building lighting will need to comply with the City's lighting standards. The City typically reviews building lighting during the building permit review process.

- No additional building screening is proposed by the applicant. The proposed building is located in a part of the city where stables and larger accessory structures are commonly found. The proposed building would be located approximately 150 feet from Turner Road. Staff will be seeking additional direction from Planning Commission related to the building screening and possible mitigation measures.

The applicant has prepared a site plan and building plans for the proposed site improvements. The City will want the applicant to submit a grading and drainage plan with the building permit to ensure runoff from the building is adequately routed and or mitigated prior to exiting the property.

The following conditions should be considered:

1. The conditional use permit will be reviewed annually by the City to ensure conformance with the conditions set forth in the resolution.
2. The applicant shall provide a proposed grading and drainage plan for review by the City.
3. The applicant shall provide the City with information and details pertaining to any and all building and site lighting. All lighting will be required to comply with the City's applicable lighting standards.
4. No commercial use of the proposed detached accessory structure shall be permitted.
5. No future expansion of the detached accessory structure shall be permitted without the further review and approval by the City through the conditional use permit amendment process.

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 with the following findings and conditions:

1. The proposed conditional use permit request meets all applicable conditions and restrictions stated in Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
2. The conditional use permit will be reviewed annually by the City to ensure conformance with the conditions set forth in the resolution.
3. The applicant shall provide a proposed grading and drainage plan for review by the City.

4. The applicant shall provide the City with information and details pertaining to any and all building and site lighting. All lighting will be required to comply with the City's applicable lighting standards.
5. No commercial use of the proposed detached accessory structure shall be permitted.
6. No future expansion of the detached accessory structure shall be permitted without the further review and approval by the City through the conditional use permit amendment process.
7. The applicant shall pay for all costs associated with reviewing the application and recording the resolution.

Attachments:

1. Application
2. Site Survey
3. Building Floor Plan
4. Building Elevations



**CITY OF
INDEPENDENCE
MINNESOTA**

Date Submitted: 09-10-2025

Applicant Information

Name: Jerrid Voss

Address: 7646 Turner Road
Independence, Minnesota
55359

Primary Phone: 6125625066

Email: jerrid@hansonbuilders.com

Owner Information

Name: Jerrid Voss

Address: 7646 Turner Road
Independence, Minnesota
55359

Primary Phone: 6125625066

Email: jerrid@hansonbuilders.com

Property Address:

PID:

Planning Application Type: Conditional Use Permit

Description:

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

Signature:

That part of the Southeast 1/4 of the North 1/4 of Section 28, Township 118, Range 24, Hennepin County, Minnesota described as follows: Beginning at the southeast corner of said Southeast 1/4 of the Northwest 1/4; thence on an assumed bearing West along the South line of said Southeast 1/4 of Northwest 1/4 a distance of 1304.80 feet to the southwest corner of said Southeast 1/4 of the Northwest 1/4; thence North 78 degrees 25 minutes 10 seconds East along the west line of said Southeast 1/4 of the Northwest 1/4 a distance of 1052 feet to the center line of Pioneer Creek; thence North 78 degrees 51 minutes 10 seconds East along said center line a distance of 194.53; thence North 81 degrees 47 minutes 58 seconds East along said center line a distance of 769.84 feet; thence North 78 degrees 59 minutes East along said center line a distance of 200 feet; thence North 76 degrees 42 minutes 25 seconds East along said center line a distance of 162.44 feet to the east line of said Southeast 1/4 of Northwest 1/4; thence South 0 degrees 27 minutes 20 seconds West a distance of 1275.00 feet to the point of beginning. Except the West 580 feet of said Southeast 1/4 of Northwest 1/4, Hennepin County, Minnesota.

- 1) **Site Address:** 7646 Turner Road, Independence, Minnesota 55359
- 2) A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted herein.
- 3) **Flood Zone Information:** X (area determined to be outside of the 0.2% annual chance floodplain) and Zone AE (Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.) per Flood Insurance Rate Map, Community Panel No. 270530138F, effective date of November 4th, 2016.
- 4) **Parcel Area Information:**

Gross Area:	848,550 s.f.	~ 19,480 acres
R/W Area:	23,918 s.f.	~ 0.549 acres
Net Area:	872,468 s.f.	~ 20,029 acres

*We do not affirmatively insure the quantity of acreage set forth in the description
- 5) **Benchmark:** Elevations are based on MN/DOT Geodetic Station Name: CREEK which has an elevation of: 953.66 feet (NAVD88). Contours were derived from a combination of field observations and LiDAR data from the Minnesota Department of Natural Resources.
- 6) **Zoning Information:** The current Zoning for the subject property is Agricultural per the City of Independence's zoning map dated February 27th 2019. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Principal Structure Setbacks - Street(s): 85 feet from centerline of Road
Side: 30 feet
Rear: 40 feet
Height: 35 feet

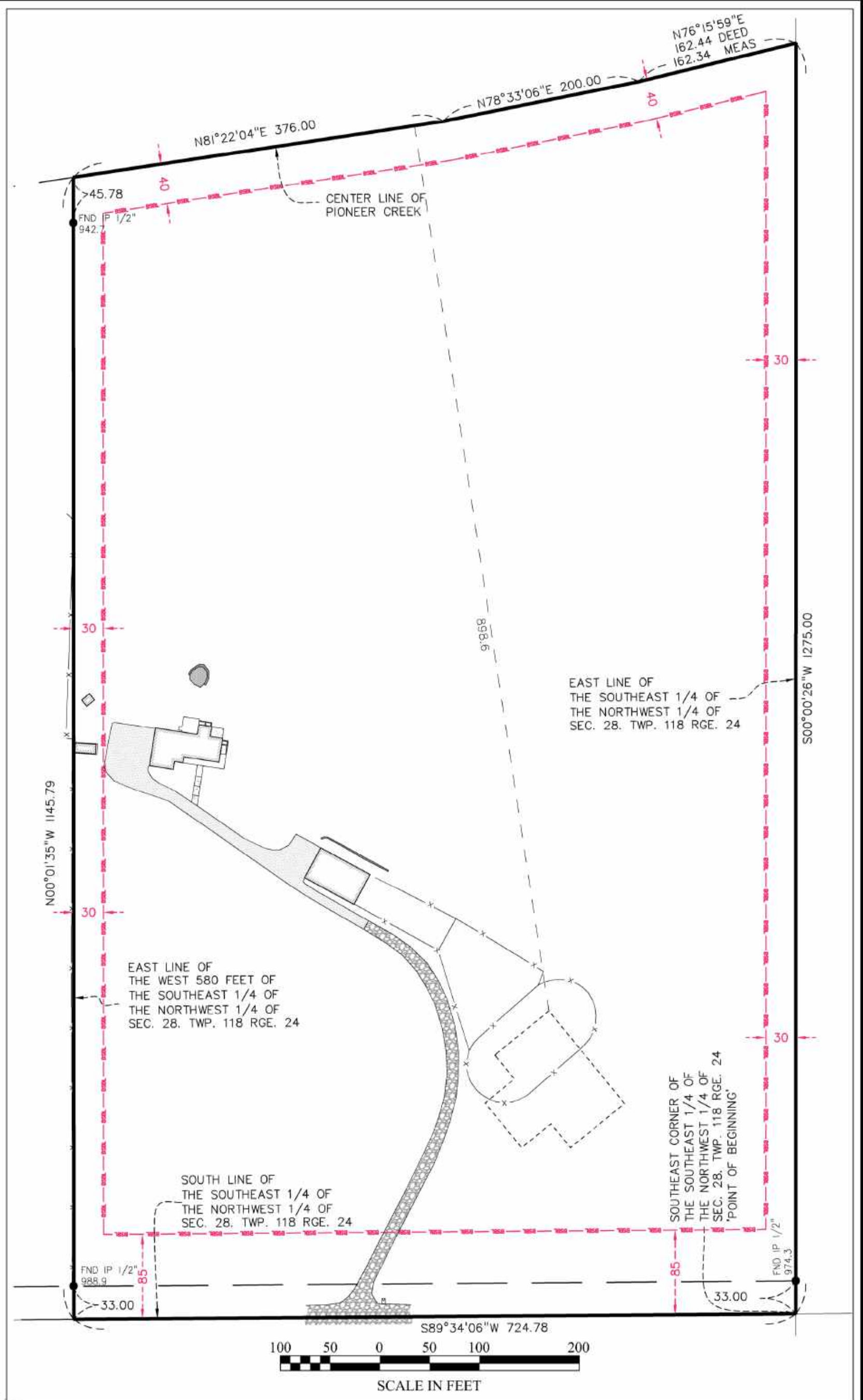
*Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process prior to any planning or construction.

We have not received the current zoning classification and building setback requirements from the insurer.

7) **Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.



Fence ties are shown on the side of the boundary line that the fence is located on.

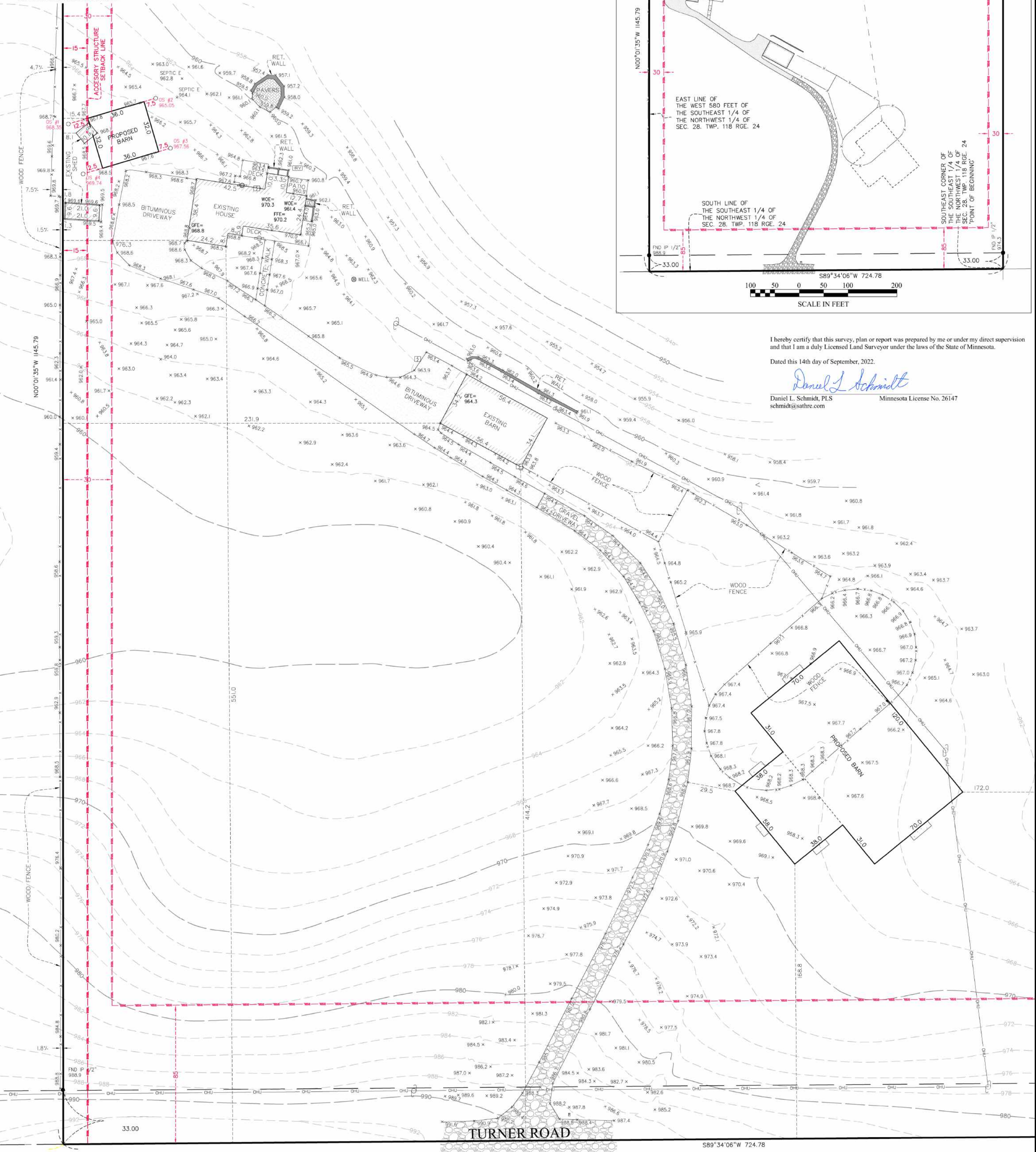


I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

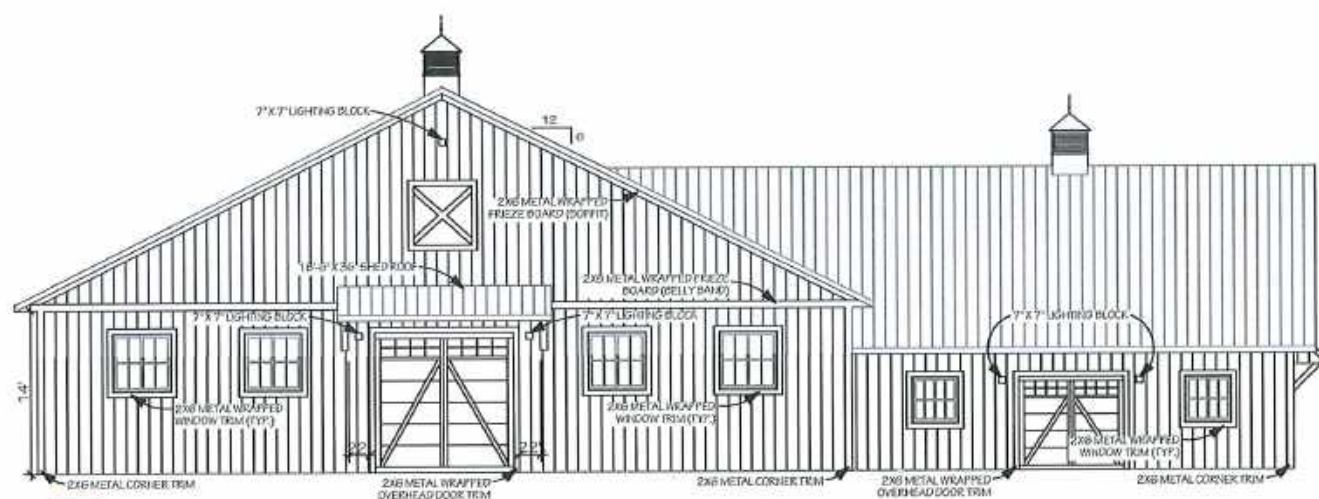
Dated this 14th day of September, 2022

Daniel L. Schmidt

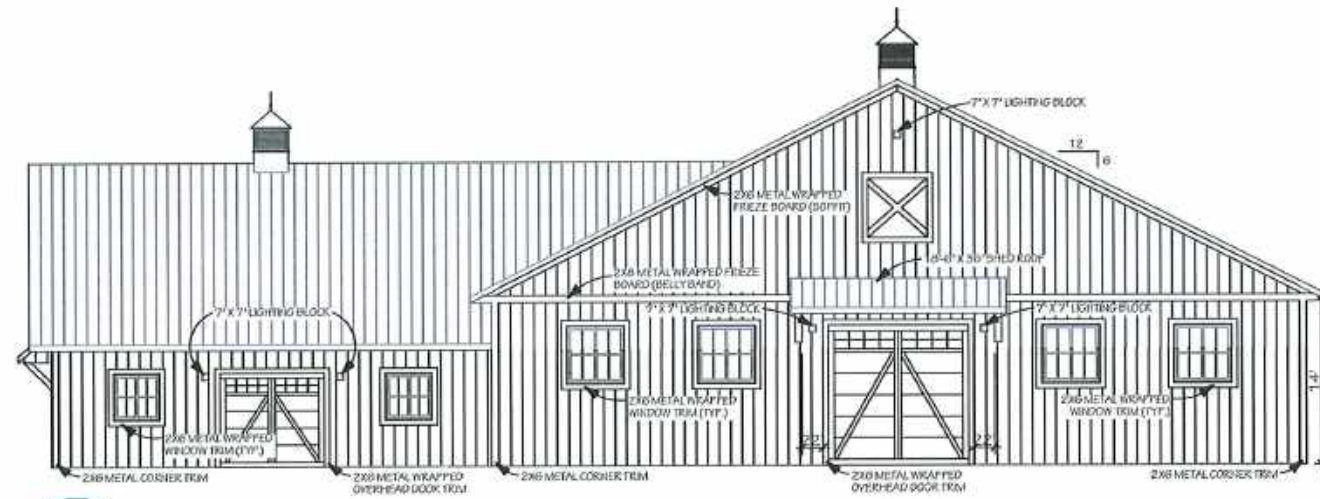
Daniel L. Schmidt, PLS
schmidt@sathre.com



FIELD CREW	NO.	BY	DATE	REVISION	USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGIMATE USE. ENGINEERS DESIGNERS SATHRE BERGQUIST INC. 14000 25TH AVENUE NORTH, SUITE 120 PLYMOUTH MN 55447 (952) 476-6000 WWW.SATHRE.COM	TWP:118-RGE.24-SEC.28 Hennepin County	CERTIFICATE OF SURVEY PREPARED FOR: JARRID VOSS	FILE NO. 93701-001
DM EMW ABE	1	JPR	9/16/2022	MOVED PROPOSED BARN				
DRAWN	2	ML	8/11/2025	PROPOSED BARN				
JPR	3	ML	9/5/2025	PROPOSED BARN DISTANCE TO NORTH LOT LINE				
CHECKED								
DLS								
DATE					INDEPENDENCE, MINNESOTA		1 1	
8/31/22								



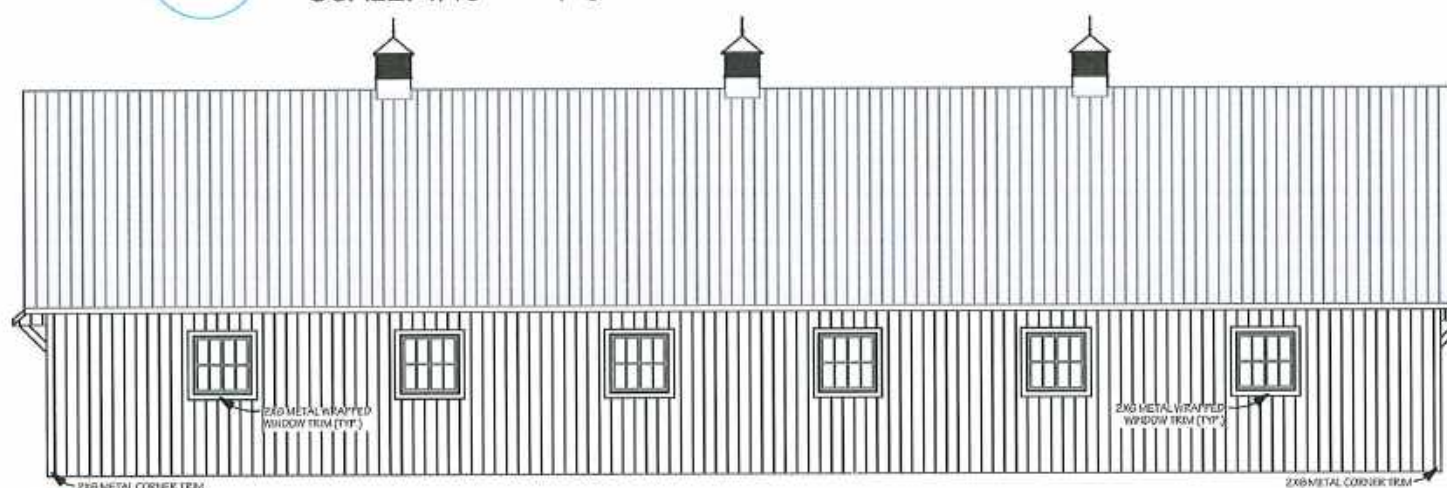
1
A2 WEST ELEVATION
SCALE: 1/16" = 1'-0"



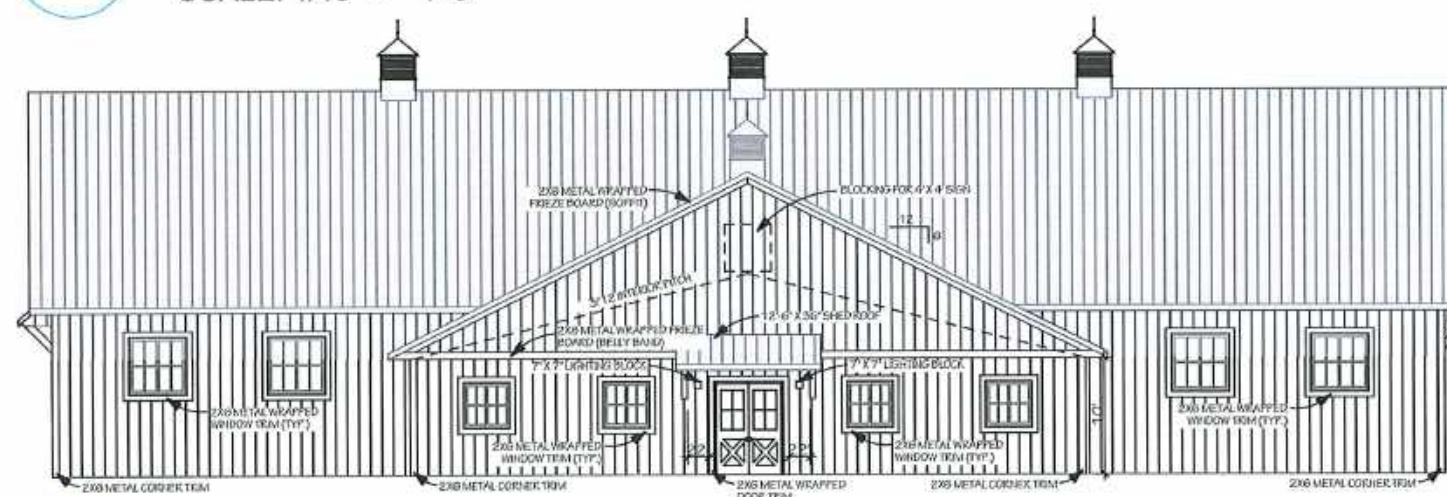
2
A2 EAST ELEVATION
SCALE: 1/16" = 1'-0"

ITEMS TO BE FURNISHED AND INSTALLED BY OWNER

DECORATIVE BRACKETS
DECORATIVE BARN DOORS
WALKDOORS
WINDOWS
WINDOW GRILLES
OVERHEAD DOORS



3
A2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



4
A2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

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DRAWN BY: S.K.
DATE: 8/6/2025
SHEET: 2 OF 2

PROJECT NAME: Voss Equestrian
PROJECT LOCATION: 7646 Turner Rd. Independence MN 55357
BUILDING DESCRIPTION: 70'-0" X 120'-0" X 14'-0" ARENA
58'-0" X 58'-0" X 10'-0" STALL BARN
DESIGN NUMBER:

592 Industrial Drive
Winnet, Minnesota 55395
320-485-2844 800-770-4726
Fax 320-485-3625
www.rambuildings.com
Contractor License Number 20171976

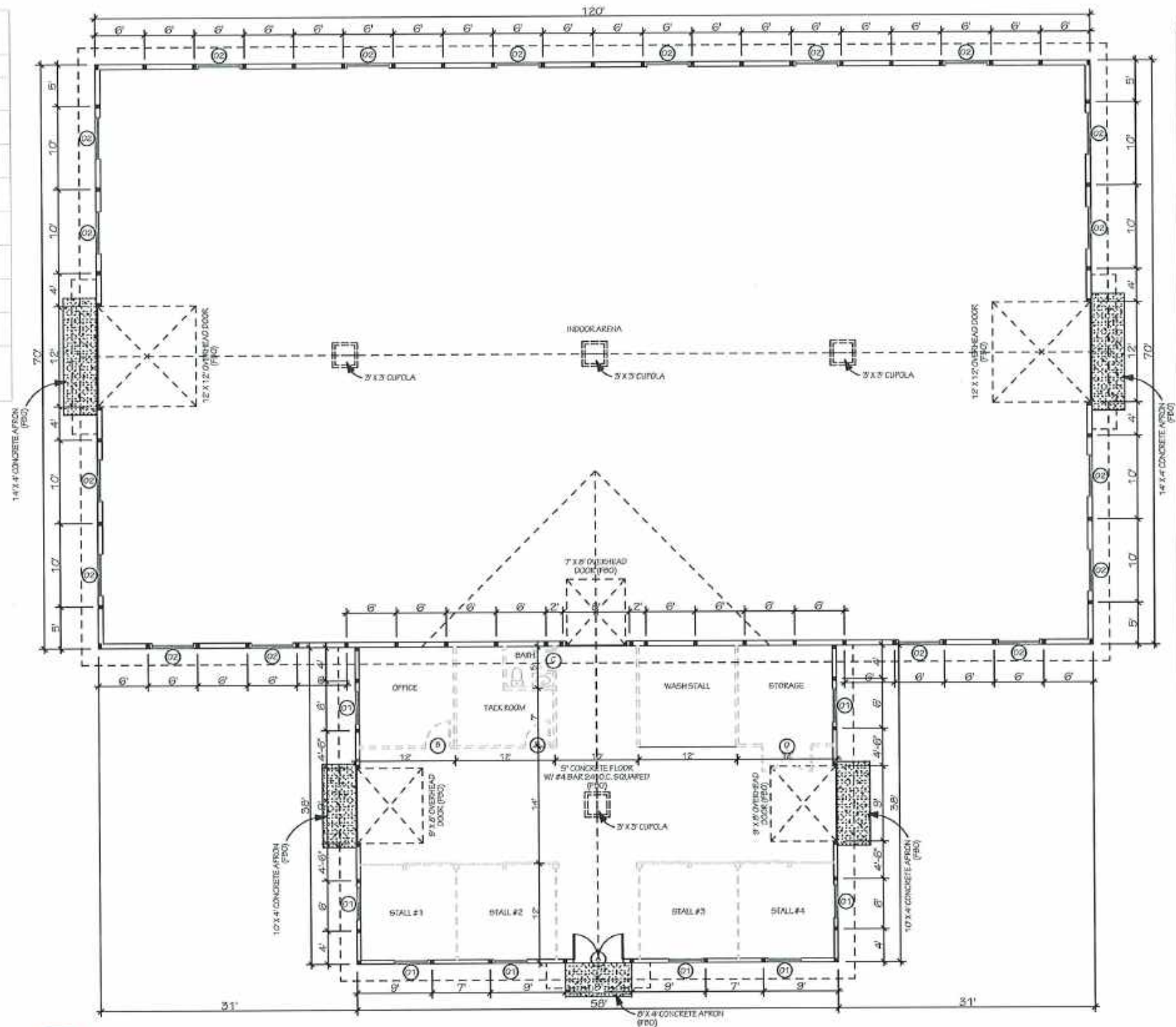


MAIN LEVEL ROOM FINISH SCHEDULE						
ROOM	FLOOR	WALLS	CEILING	BASE	CEILING HGT.	REMARKS
ALLEY (OPEN AREAS)	FBO	FBO	FBO		10'-0"	
STALL 1-4	FBO	FBO	FBO		10'-0"	
OFFICE	FBO	FBO	FBO		10'-0"	
TACK ROOM	FBO	FBO	FBO		10'-0"	
BATH	FBO	FBO	FBO		10'-0"	
WASH STALL	FBO	FBO	FBO		10'-0"	
STORAGE	FBO	FBO	FBO		10'-0"	
INDOOR ARENA	FBO	FBO	FBO		14'-0"	

FBO FURNISHED BY OWNER

ABBREVIATIONS:

REMARKS:



1
A1

SCALE: 1/16" = 1'-0"

BOOK TYPES						
Element ID	D1	D2	A	B	C	D
Quantity	8	16	1	2	1	1
View						
Dimensions	---	---	6"x6"	2'x6'-0"	2'x6'-0'-0"	6'x6'-0"
Remarks	4'-0" X 4'-0" Window (Top of Window @ 8' From F.F.) (Material Providibly Owner)	5'-0" X 5'-0" Window (Top of Window @ 12' From F.F.) (Material Providibly Owner)	Material Providibly Owner	FBO	FBO	FBO

DRAWN BY: S.K.
DATE: 8/6/2025
SHEET: 1 OF 2

PROJECT NAME: **Voss Equestrian**
PROJECT LOCATION: **7646 Turner Rd, Independence MN 55357**
BUILDING DESCRIPTION: **70'-0" X 120'-0" X 14'-0" ARENA
38'-0" X 58'-0" X 10'-0" STALL BARN**
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