



PLANNING COMMISSION MEETING AGENDA  
TUESDAY JANUARY 20, 2025

**7:30 PM REGULAR MEETING**

1. Call to Order
2. Roll Call
3. Annual Election of Commission Chair and Vice Chair.
4. Approval of Minutes:
  - a. November 18, 2025, Planning Commission Meeting Minutes.
  - b. January 6, 2026, City Council Meeting Minutes (For Information Only).
5. **PUBLIC HEARING** – Mike Kuka (Applicant/Owner) requests that the City consider the following action for the property located at 4405 County Road 92 N, Independence, MN (PID No. 04-118-24-31-0002):
  - a. A conditional use permit (CUP) to allow a detached accessory building to exceed 5,000 square feet. The applicant has an existing detached accessory building that is currently larger than 5,000 SF (approximately 8,000 SF) and considered lawful non-conforming. The applicant would like to add approximately 4,800 square feet to the existing building which will enlarge the structure and create the need for the conditional use permit.
6. Open/Misc.
7. Adjourn.