



PLANNING COMMISSION MEETING AGENDA  
TUESDAY JUNE 2, 2026

**7:30 PM REGULAR MEETING**

1. Call to Order
2. Roll Call
3. Annual Election of Commission Chair and Vice Chair/Alternate Discussion.
4. Approval of Minutes:
  - a. April 21, 2026, Planning Commission Meeting Minutes.
  - b. May 19, 2026, City Council Meeting Minutes (For Information Only).
5. **PUBLIC HEARING:** Alex Rykken (Applicant/Owner) requests that the City consider the following action for the property located at 6605 Hillstrom Road, Independence, MN (PID No. 22-118-24-13-0001):
  - a. A variance from the requisite structure setback from the OHWL of Pioneer Creek to allow the construction of a deck that is attached to the principal structure on the subject property.
6. **PUBLIC HEARING:** Mark Bjorgum (Applicant/Owner) requests that the City consider the following action for the property located at 230 Hart St., Independence, MN (PID No. 32-118-24-42-0053):
  - a. A variance to allow the construction of a new accessory structure that exceeds the height of the principal structure located on the subject property.
7. **PUBLIC HEARING:** Michael Keenan (Applicant) and Mark Moorhouse (Owner) are requesting the following actions for the property located at 3760 County Road 92 N. (PID No. 09-118-24-13-0001) in the City of Independence, MN.
  - a. A conditional use permit (CUP) to allow three (3) detached accessory buildings that exceed 5,000 SF. The applicant is proposing to develop a new primary residence and three detached accessory buildings (phased over several years) that exceed 5,000 SF. All detached accessory buildings constructed in the City of Independence that are greater than 5,000 SF can only be constructed upon issuance of a conditional use permit.
8. Open/Misc.
9. Adjourn.



PLANNING COMMISSION MEETING AGENDA  
TUESDAY, APRIL 21, 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, Robert Gardner at 7:30 p.m.

2. **Roll Call**

PRESENT: Gardner, Tearse, Volkenant and Alternate Usset  
ABSENT: Thompson, Dumas, Alternate Story  
STAFF: Mayor Spencer, City Administrator Kaltsas  
VISITORS: Scott Hohag, Nick Reynolds

3. Annual Election of Commission Chair and Vice Chair/Alternate Discussion.

No discussion occurred regarding this agenda item.

4. Approval of Minutes:

- a. January 20, 2026, Planning Commission Meeting Minutes.
- b. April 7, 2026, City Council Meeting Minutes (For Information Only).

**Motion by Tearse, seconded by Usset to approve the minutes. Ayes: Gardner, Volkenant, Tearse Usset. Nays: None. Absent: Thompson, Dumas and Story. Abstain: None. Motion Approved. 4-0**

5. **PUBLIC HEARING** – Scott Hohag (Applicant/Owner) requests that the City consider the following action for the property located at 6288 Drake Drive, Independence, MN (PID No. 26-118-24-32-0003):

- a. A conditional use permit (CUP) to allow a detached Accessory Dwelling Unit (ADU) to be located on the subject property.

City Administrator Mark Kaltsas presented the staff report for the conditional use permit request. The applicant is seeking approval to construct a 640-square-foot accessory dwelling unit within a detached accessory building on the 3.23-acre property at 6288 Drake Drive. The applicant is currently constructing a single-family home on the property.

Kaltsas explained that accessory dwelling units are considered a conditional use in all zoning districts within the city. He noted that the city adopted ADU provisions approximately ten years ago with specific criteria for evaluation. The proposed ADU meets all required criteria, including size limitations (33% of the principal structure or 1,200 square feet maximum), architectural compatibility requirements, and occupancy restrictions limiting use to relatives of the homestead owner-occupants.

The staff analysis confirmed the proposal complies with all applicable requirements. The proposed ADU at 640 square feet is subordinate to the 3,574-square-foot principal dwelling and falls well within the maximum allowed size of 1,179 square feet. The detached accessory building containing the ADU meets all setback requirements, and the total accessory structure square footage of 2,080 square feet is below the 2,813 square feet permitted on the property.

#### PUBLIC HEARING OPENED

Nick Reynolds, residing at 1015 Drake Court, expressed general support for the project, noting it would not adversely affect the neighborhood's rural residential character. He raised concerns about monitoring compliance with conditional use permits, referencing issues with another CUP in the area involving a landscaping business that appears to exceed its approved scope. He expressed concerns about number of employees, cars and occupants coming and going. He is worried about CUPs being issued for businesses that act and run as a commercial business, but the CUP does not allow the business to operate at that level. Kaltsas explained that the city monitors all 70+ conditional use permits through biennial inspections and responds to complaints as needed.

Applicant Scott Hohag introduced himself and noted that he also owns the adjacent property to the west, eliminating potential neighbor conflicts. He expressed appreciation for staff assistance throughout the process.

Following the public hearing, the commissioners discussed the application. The consensus was that the proposal met all requirements and would not adversely impact the surrounding area.

**Motion by Volkenant, seconded by Usset to close the public hearing. Ayes: Gardner, Tearse, Volkenant and Usset. Nays: None. Absent: Dumas, Thompson and Story. Abstain: None. Motion Approved. 4-0**

**Motion by Volkenant, seconded by Usset to Approve a CUP for a ADU at 6288 Drake Drive. Ayes: Gardner, Tearse, Volkenant and Usset. Nays: None. Absent: Dumas, Thompson and Story. Abstain: None. Motion Approved. 4-0**

Kaltsas noted the application will proceed to the May 5th City Council meeting for final consideration.

6. Open/Misc.

City Administrator Kaltsas announced that the city cleanup day is scheduled for Saturday, May 2nd. He also provided an update on the water feasibility study for the airport property, noting it has been completed and presented to the developer, who is considering alternatives. The project remains in a holding pattern pending further developer feedback.

Kaltsas reminded commissioners that the next Planning Commission meeting will be held on June 2nd instead of the regularly scheduled May 19th date, with one or two applications expected on that agenda.

7. Adjourn.

**Motion by Volkenant, seconded by Tearse to adjourn the meeting at 7:54pm. Motion Approved. 4-0**

Respectfully Submitted,

Amber Simon/Recording Secretary



CITY COUNCIL MEETING MINUTES  
TUESDAY MAY 19, 2026

**CITY COUNCIL MEETING TIME: 6:30 PM**

1. CALL TO ORDER

Mayor Brad Spencer called the meeting to order on Tuesday, May 19, 2026, at 6:30 PM

2. PLEDGE OF ALLEGIANCE

Mayor Spencer led the group in the Pledge of Allegiance.

3. ROLL CALL

PRESENT: Spencer, Fisher, Grotting

ABSENT: McCoy, Betts

STAFF: Administrative Services Director Simon, Public Safety Director DuRose

VISITORS: Jody Farley (NorthShore Gymnastics)

4. \*\*\*\*CONSENT AGENDA\*\*\*\*

Mayor Spencer stated that the consent agenda items would be considered routine and acted on by one motion unless someone would like to remove an item for discussion. The consent agenda

- a. Approval of City Council Minutes from the May 5, Regular City Council Meeting.
- b. Approval of Accounts Payable; (Batch #1 - Checks No. 24365-24391).
- c. Non-City Assembly Permit Requests:
  - Tour De Tonka – August 1, 2026
  - Polo Classic – August 2, 2026

**Motion by Spencer, seconded by Grotting to approve the consent agenda. Ayes: Spencer, Fisher, Grotting. Nays: None. Absent: McCoy, Betts. Abstain: None. Motion Approved. 3-0**

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

**Council member Fisher Attended the following meeting:**

- LMCC

**Council member Grotting Attended the following meeting:**

- None

**Mayor Spencer Attended the following meeting:**

- Meeting with Mayor Maas- Kusske and Chief DuRose for Annual Chief review
- Mayor Maas-Kusske's grandpa's funeral
- MP Fire Dept (West Suburban) Banquet – retirement for Scott Hartmann
- NW League of Mayors
- Gary Kroells' Mass for his father

**Amber Simon Attended the following meeting:**

- HC Election Training

6. West Hennepin Public Safety – Director Matthew DuRose: Presentation of the April 2026 Activity Reports.

Director DuRose presented the April 2026 monthly activity report for West Hennepin Public Safety. He highlighted several key points:

The department continues to refine the format of the activity report to more accurately reflect statistics and operational activity, including the carving out of incidental activities in other jurisdictions — such as traffic stops made while assisting a neighboring agency — to ensure those incidents are not counted as Independence or Maple Plain calls.

Call volume continues to rise, up approximately 9% over the same period last year, which itself reflected an increase over 2024. Recent activity has included a notable volume of administrative requests, primarily background checks from other law enforcement agencies. Director DuRose noted this may reflect seasonal hiring trends.

The department is not issuing burn permits at this time, in keeping with the ongoing statewide burn ban. Director DuRose reported that the community has been largely compliant and understands the restrictions.

The department continues to see scam activity targeting residents and has been providing information to city newsletters to help residents and families protect themselves.

Two hiring processes are currently active: one for a part-time police officer position and one for a full-time vacancy. Both candidates are in the background investigation phase, with an estimated start date of approximately August 1st.

Director DuRose also announced the publication of the West Hennepin Public Safety 2025 Annual Report, now live on the department website and promoted via Facebook. He acknowledged Reserve Officer Lisa for her significant effort in redesigning the report format. The Council had no questions.

7. Consider approval of the issuance of a 501(C)(3) Facilities Revenue Note for the North Shore Gymnastics Project, SERIES 2026, and related documents and actions therefor.
  - a. **RESOLUTION No. 26-0519-01** - Approving the Issuance of the Conduit Bonds.

The Mayor provided brief background, noting that the Council had previously discussed this item and that the remaining step had been finalizing contract language. A representative of North Shore Gymnastics, Jody, was present to answer any questions; the Council had none. The Mayor clarified for the record that these conduit bonds represent no debt obligation or financial liability to the City of Independence. The city is serving as the issuing authority because North Shore Gymnastics' home city of Maple Plain does not have the requisite issuing capacity. The City of Independence will receive a modest fee for its role.

**Motion by Grotting, seconded by Fisher to approve RESOLUTION 26-0519-01 approving issuance of Conduit Bonds. Ayes: Spencer, Fisher, Grotting. Nays: None. Absent: McCoy, Betts. Abstain: None. Motion Approved. 3-0**

8. Discussion on New Options for Cities Relating to In-Person Early Voting Days for the Upcoming Local, State and National Elections.

Amber Simon presented information on recently enacted legislation giving cities the option to reduce in-person early voting from 46 days to 18 days prior to an election. She explained that under the current 46-day window, voter turnout at City Hall is very sparse in the early weeks — sometimes only one to a few voters per week — with the bulk of activity concentrated in the final two weeks. The current setup also creates operational friction, as staff must continually switch between managing early voting and handling routine city hall business at the front desk.

Simon noted that the proposed 18-day model would allow the city to designate a dedicated voting space — similar to the setup used on Election Day — providing a more focused and secure environment for voters. She also highlighted that under the 18-day window, ballots are fed directly into the tabulating machine on-site, rather than being transported to Hennepin County by courier. This was seen as a security improvement, particularly in light of concerns from the prior election cycle regarding courier handling of ballots.

It was clarified that residents wishing to vote before the 18-day window could still do so via mail-in ballot, which follows essentially the same process. Required extended voting hours — including weekend days and evening hours in the final weeks before the election — would

remain unchanged. Director Simon also confirmed that voting services at Vinland would continue as in prior years. The Mayor expressed support for the change, noting that the extended 46-day window raises questions about voters casting ballots before candidates may withdraw.

The Council directed staff to notify the county of the city's preference to adopt the 18-day in-person early voting option, with a response deadline of June 2, 2026.

**Motion by Spencer, seconded by Fisher to indicate the city's preference to reduce in-person early voting from 46 days to 18 days. Ayes: Spencer, Fisher, Grotting. Nays: None. Absent: McCoy, Betts. Abstain: None. Motion Approved. 3-0**

9. Proclamation Recognizing and Thanking – First Presbyterian Church of Maple Plain's Good Works Philanthropy Group for the volunteer services performed in the City of Independence in Association with the Community Clean-Up Day.

The Mayor read aloud a proclamation recognizing the First Presbyterian Church of Maple Plain's Good Works Philanthropy Group for their volunteer contributions at the City of Independence Community Clean-Up Day held on May 2, 2026. The group assisted with unloading vehicles and provided food for participants. The Mayor noted this was the second consecutive year the group has supported the event and commended their dedication. A copy of the proclamation is to be sent to the organization.

10. Open/Misc.

The Mayor reported on several notable legislative and funding developments:

The state bonding bill included \$4,000,000 for Highway 12 improvement efforts in the city — the largest single-district earmark the Mayor could identify in the bill. The original request had been \$16,000,000 for implementation and \$4,000,000 for design work. While the appropriation reflects only partial funding, the Mayor expressed gratitude to Senator Lehman and Representative Robbins for their advocacy, noting the outcome exceeded initial expectations. The city is awaiting final bill language to understand timing and conditions for accessing the funds, and expressed hope that the appropriation can be leveraged for meaningful forward progress rather than absorbed back into MnDOT's general budget.

Senator Amy Klobuchar has included \$1,000,000 in federal special project earmarks for paving improvements at the Vinland Center. The appropriation has advanced to final approval stages, which the Mayor described as a positive milestone, noting that many such projects do not reach this point.

The city also secured a two-year extension — to 2029 — on \$450,000 in previously allocated railroad crossing improvement funding for the crossing on Townline Road just west of Loretto. The original funds were set to expire at the end of 2027, a timeline the Mayor indicated was not achievable given the scope of work and funding gap.

11. Adjourn.

**Motion by Fisher, seconded by Grotting to adjourn the meeting at 6:53PM. Ayes: Spencer, Fisher, Grotting. Nays: None. Absent: McCoy, Betts. Abstain: None. Motion Approved. 3-0**

**CITY OF INDEPENDENCE, MINNESOTA  
PLANNING COMMISSION**

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**Variance Request – Structure Setback from Ordinary High-Water Level  
Property Located at 6605 Hillstrom Road, Independence, MN**

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<b>To:</b>	Planning Commission
<b>From:</b>	City Planner
<b>Meeting Date:</b>	June 2, 2026
<b>Applicant:</b>	Alex Rykken
<b>Owner:</b>	Alex Rykken
<b>Location:</b>	6605 Hillstrom Road, Independence, MN
<b>PID:</b>	22-118-24-13-0001
<b>Application Type:</b>	Variance from Ordinary High-Water Level (OHWL) Structure Setback

**6605 Hillstrom Rd.**



## Request:

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**PUBLIC HEARING** – Alex Rykken (Applicant/Owner) requests that the City consider the following action for the property located at 6605 Hillstrom Road, Independence, MN (PID No. 22-118-24-13-0001):

- A variance from the required 100-foot structure setback from the Ordinary High-Water Level (OHWL) of Pioneer Creek to allow the construction of a deck attached to the principal structure on the subject property. The proposed deck would be located approximately 89.8 feet from the OHWL, with deck stairs located approximately 85.4 feet from the OHWL.

## Property / Site Information:

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The subject property is located at 6605 Hillstrom Road in the City of Independence, Minnesota. The property is legally described as Lot 6, Block 1, Hillstrom Gardens 2nd Addition, Hennepin County, Minnesota. The property is zoned Rural Residential and is subject to the City's Shoreland Overlay District regulations due to its proximity to Pioneer Creek.

<b>Property Address:</b>	6605 Hillstrom Road, Independence, MN
<b>PID:</b>	22-118-24-13-0001
<b>Legal Description:</b>	Lot 6, Block 1, Hillstrom Gardens 2nd Addition, Hennepin County, MN
<b>Zoning:</b>	Rural Residential (RR) / Shoreland Overlay District
<b>Comprehensive Plan:</b>	Rural Residential
<b>Total Lot Area:</b>	Approximately 89,166 SF (per survey)
<b>Principal Structure:</b>	Existing single-family dwelling (3,474 SF)
<b>Required OHWL Setback:</b>	100 feet from Ordinary High-Water Level of Pioneer Creek
<b>Existing House Distance to OHWL:</b>	89.8 feet (existing lawful nonconforming condition)
<b>Proposed Deck Distance to OHWL:</b>	89.8 feet (deck); 85.4 feet (stairs)
<b>Existing Impervious Coverage:</b>	11.7% of lot (11,513 SF)

<b>Proposed Impervious Coverage:</b>	11.9% of lot (11,667 SF)
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## Discussion

Alex Rykken (Applicant/Owner) is requesting approval of a variance from the required 100-foot structure setback from the Ordinary High-Water Level (OHWL) of Pioneer Creek to allow the replacement and modest extension of an existing attached deck on the principal structure located at 6605 Hillstrom Road (PID No. 22-118-24-13-0001).

The subject property is located adjacent to Pioneer Creek and is subject to the Shoreland Overlay District regulations of the City's Zoning Ordinance, which require a minimum setback of 100 feet from the OHWL of Pioneer Creek for all structures. The existing principal structure on the property was constructed in compliance with applicable setbacks at the time of construction. However, over time, natural creek migration and erosion has caused the OHWL of Pioneer Creek to shift closer to the existing home, resulting in the existing dwelling and attached deck being located within the required 100-foot OHWL setback. The existing house is located approximately 89 feet from the OHWL and is therefore a legally nonconforming structure.

The applicant is proposing to replace the existing deck, which is aging and deteriorating, and extend it to serve as a protective barrier beneath second-story dining area windows. The home includes a second-story dining area with multiple outward-opening awning windows located approximately 15 feet above the hard patio surface below. The applicant has represented that these windows open widely and create a fall hazard, particularly for young children. The proposed deck extension is specifically designed to address this documented safety concern by providing a protective surface beneath the windows.

The proposed deck would be located approximately 89.8 feet from the OHWL, and the deck stairs would be located approximately 85.4 feet from the OHWL. The proposed improvements would result in a minor increase in impervious surface coverage from 11.7% to 11.9%, which remains well within the 25% maximum impervious surface coverage applicable to shoreland properties. No grading, vegetation removal, or other ground disturbance toward the creek is proposed.

### Variance Criteria Analysis

A variance may be granted by the City Council in cases where the applicant demonstrates practical difficulties in complying with the zoning code. The variance criteria are established in the City's Zoning Ordinance (Section 520.21, Subd. 1) as follows: (1) the variance is in harmony with the general purposes and intent of the 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. Staff analysis of each criterion is provided in italics below.

The City's Zoning Ordinance (Section 520.21, Subd. 2) further provides that an applicant must demonstrate practical difficulties in complying with the zoning code. Practical difficulties means that: (a) the property owner proposes to use the property in a reasonable manner; (b) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and (c) the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

#### 1. The variance is in harmony with the general purposes and intent of the zoning code:

*The purpose of the OHWL setback requirement is to protect the natural character of Pioneer Creek, preserve riparian vegetation and water quality, and prevent encroachment of structures toward the creek corridor. The proposed deck replacement and modest extension does not represent an increased encroachment toward the creek and the deck structure remains at approximately the same distance from the OHWL as the existing deck (89.8 feet vs. approximately 89 feet existing). Impervious surface coverage increases by only 0.2% (from 11.7% to 11.9%). No grading or vegetation removal is proposed. The proposed improvements are consistent with the general intent of the shoreland setback ordinance.*

**2. The variance is consistent with the comprehensive plan:**

*The subject property is guided for Rural Residential use in the City's Comprehensive Plan, consistent with its current zoning designation. The proposed deck replacement and extension is a minor residential improvement that maintains the existing character and use of the property and is consistent with the residential land use guided for this area.*

**3. Practical difficulties exist in complying with the zoning code:**

*The applicant's practical difficulty is well-documented and compelling. The existing principal structure was constructed in compliance with applicable setback requirements at the time of construction. The current nonconforming condition arises not from any action by the property owner, but from the natural migration and erosion of Pioneer Creek over time, which has caused the creek's OHWL to move closer to the existing home. This represents a circumstance unique to the property that was not created by the landowner. The applicant's need to replace an aging and deteriorating deck represents a reasonable use of the property. The added dimension of a documented safety hazard, open second-story awning windows approximately 15 feet above a hard surface below, further supports a finding of practical difficulty.*

**4. The proposal represents the minimum variance necessary:**

*The applicant has represented that the deck extension is narrow in design, is not intended for occupancy or gathering, does not extend beyond the existing house footprint toward the creek, and serves primarily a safety function rather than expanding the intensity of use on the property. The proposed improvements appear to represent the minimum variance relief necessary to allow for reasonable and safe use of the principal structure.*

**5. The variance will not alter the essential character of the locality:**

*The subject property is located in a rural residential area along Pioneer Creek. The proposed deck replacement and modest extension maintain the existing scale and character of development on the property and in the surrounding area. The deck will not be visible from the creek corridor or nearby areas in any meaningful way. The proposal does not introduce any new or incompatible use to the area and is consistent with the character of the surrounding neighborhood.*

**Additional Considerations**

Staff notes that the existing nonconforming condition of the principal structure relative to the OHWL setback is the result of natural creek movement over time and is not a condition created by the property owner. The proposed project does not materially increase the degree of encroachment toward the creek and in fact represents a modification of an existing nonconforming condition rather than a new encroachment.

There are several factors to consider relating to granting a variance. The City's ordinance has established criteria for consideration in granting a variance as detailed above. The City will need to determine if the requested variance meets all of the applicable criteria and restrictions.

## **Neighbor Comments**

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No neighbor comments have been received at the time of preparation of this staff report. Any written comments received prior to or at the public hearing will be forwarded to the Planning Commission for consideration.

## **Recommendation**

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Should the Planning Commission recommend approval of the requested variance, the following findings and conditions should be included:

- The proposed variance request meets all applicable conditions and restrictions stated in Chapter V, Section 520.19 and 520.21, Zoning, in the City of Independence Zoning Ordinance.
- The City finds that the criteria for granting a variance have been satisfied by the applicant. Specifically, the City finds the following:
  - The practical difficulty arises from the natural migration and erosion of Pioneer Creek over time, which has caused the OHWL to encroach toward the existing principal structure which is a condition unique to the property and not created by the landowner.
  - The proposed deck replacement and modest extension do not materially increase the degree of encroachment toward Pioneer Creek and is consistent with the existing development pattern on the property.
  - The variance is in harmony with the general purposes and intent of the City's zoning code and Shoreland Overlay District regulations.
  - The variance is consistent with the City's Comprehensive Plan.
  - The proposed improvements will not alter the essential character of the locality.
- The variance shall permit the proposed deck to be constructed in accordance with the approved plans and survey attached to this application. Any modification, alteration, or expansion of the approved deck beyond what is shown in the approved plans will require additional review and approval by the City.
- The applicant shall apply for and receive all applicable building permits from the City prior to commencing construction of the proposed deck.
- The proposed deck shall not be further expanded toward Pioneer Creek without additional review and approval by the City.
- The Applicant shall pay for all costs associated with the City's review of the requested variance.

**Attachments:** Application  
Survey  
Deck Plans

**LEGAL DESCRIPTION:**

Lot 6, Block 1, HILLSTROM GARDENS 2ND ADDITION, Hennepin County, Minnesota.

**SCOPE OF WORK & LIMITATIONS:**

1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
5. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
6. Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with a proposed design of the site or with construction. If there are cantilevers shown on the survey, they are counted as hardcover under the house calculations.

**STANDARD SYMBOLS & CONVENTIONS:**

"●" Denotes iron survey marker, set, unless otherwise noted.

EXISTING HARDCOVER	
House	3,474 Sq. Ft.
Existing Deck	294 Sq. Ft.
Bituminous Driveway	4,468 Sq. Ft.
Porch	364 Sq. Ft.
Concrete Surfaces	1,268 Sq. Ft.
Stone Areas	58 Sq. Ft.
Pavers	1,246 Sq. Ft.
Ret. Walls	341 Sq. Ft.
<b>TOTAL EXISTING HARDCOVER</b>	<b>11,513 Sq. Ft.</b>
<b>AREA OF LOT TO OHW</b>	<b>98,166 Sq. Ft.</b>
<b>PERCENTAGE OF HARDCOVER TO LOT</b>	<b>11.7%</b>

**Advance**  
Surveying & Engineering, Co.

18202 Minnetonka Boulevard, Suite 401  
Deephaven, Minnesota 55391  
Phone (952) 474-7964  
Web: www.advsur.com

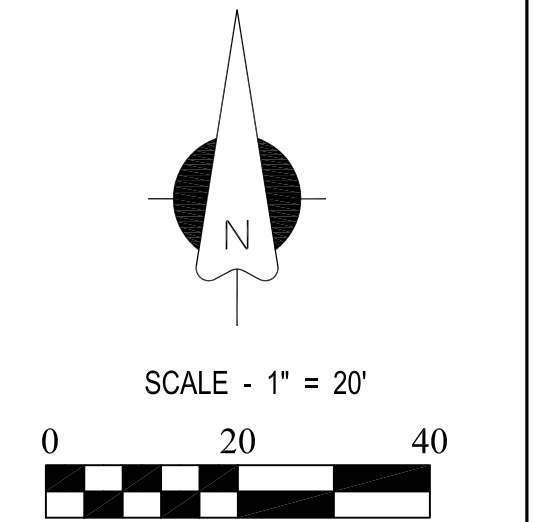
I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Thomas M. Bloom*  
Thomas M. Bloom

# 42379  
LICENSE NO.

APRIL 2, 2026  
DATE:

**DRAWING ORIENTATION & SCALE**



**CLIENT NAME / JOB ADDRESS**

**WIX**  
**CONSTRUCTION**

6605 HILLSTROM  
ROAD  
INDEPENDENCE,  
MN

**LEGEND**

	- CATCH BASIN
	- GAS METER
	- FIRE HYDRANT
	- POWER POLE
	- MANHOLE
	- TELEPHONE PED.
	- ELEC. TRANSFORMER
	- WELL
	- GATE VALVE
	- LIGHT POLE
	- TREE
	- FENCE LINE
	- SANITARY SEWER LINE
	- WATER LINE
	- GAS LINE
	- STORM DRAIN LINE
	- OVERHEAD UTILITY LINE
	-BITUMINOUS SURFACE
	- CONCRETE SURFACE

DATE	REVISION DESCRIPTION

DATE SURVEYED: APRIL 1, 2026

DATE DRAFTED: APRIL 2, 2026

SHEET TITLE  
**EXISTING**  
**CONDITIONS**  
**SURVEY**

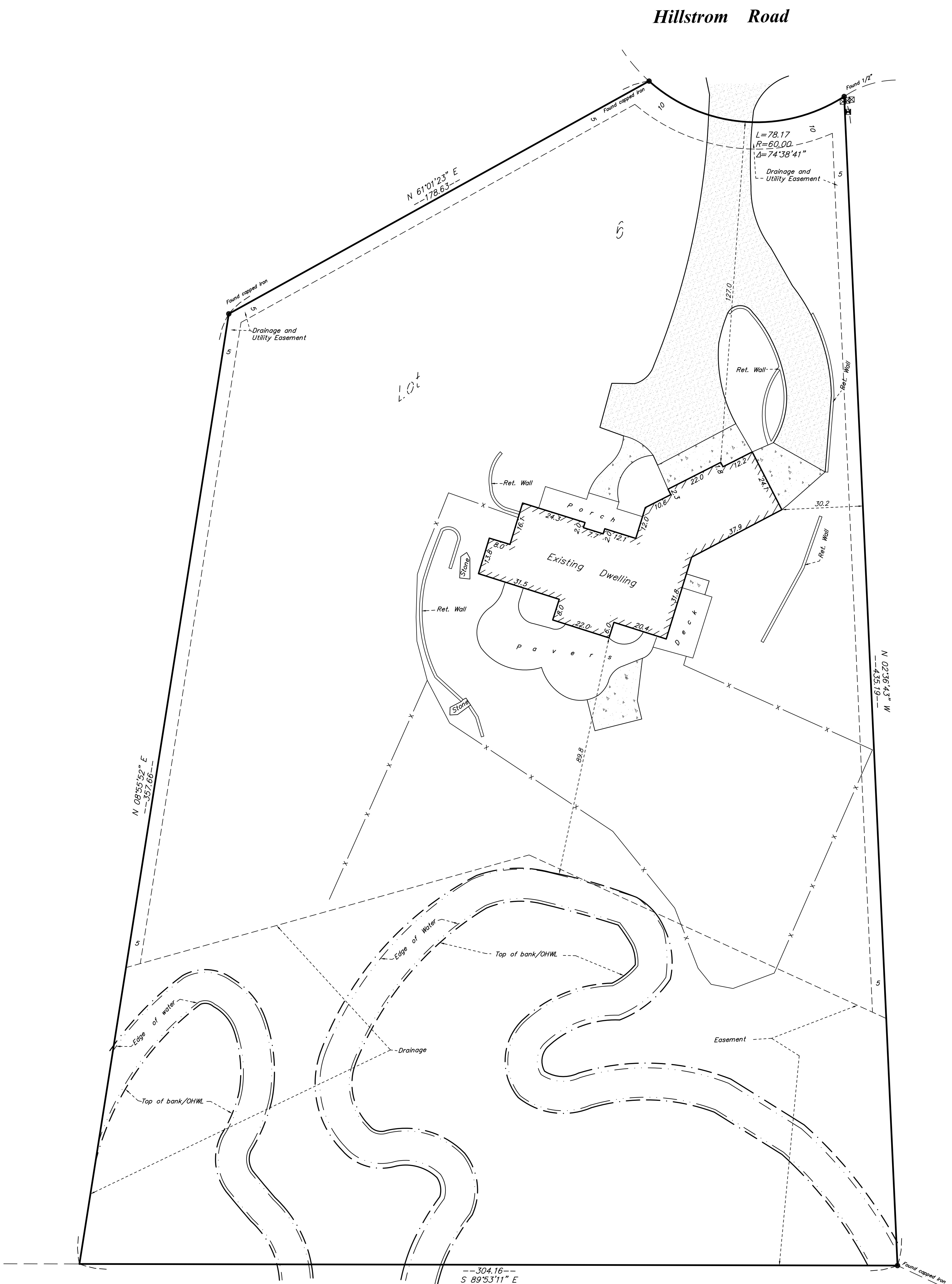
DRAWING NUMBER  
**260419 TB**

SHEET SIZE **22 X 34**

SHEET NUMBER

**S1**

SHEET 1 OF 1



**LEGAL DESCRIPTION:**

Lot 6, Block 1, HILLSTROM GARDENS 2ND ADDITION, Hennepin County, Minnesota.

**SCOPE OF WORK & LIMITATIONS:**

- Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
- Showing the location of observed existing improvements we deem necessary for the survey.
- Setting survey markers or verifying existing survey markers to establish the corners of the property.
- This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
- Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
- Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with a proposed design of the site or with construction. If there are cantilevers shown on the survey, they are counted as hardcover under the house calculations.
- While we show a proposed location for this home or addition, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements and proposed yard grades carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.

**STANDARD SYMBOLS & CONVENTIONS:**

"●" Denotes iron survey marker, set, unless otherwise noted.

EXISTING HARDCOVER	
House	3,474 Sq. Ft.
Existing Deck	294 Sq. Ft.
Bituminous Driveway	4,468 Sq. Ft.
Porch	364 Sq. Ft.
Concrete Surfaces	1,268 Sq. Ft.
Stone Areas	58 Sq. Ft.
Pavers	1,246 Sq. Ft.
Ret. Walls	341 Sq. Ft.
<b>TOTAL EXISTING HARDCOVER</b>	<b>11,513 Sq. Ft.</b>
AREA OF LOT TO OHW	98,166 Sq. Ft.
<b>PERCENTAGE OF HARDCOVER TO LOT</b>	<b>11.7%</b>

PROPOSED HARDCOVER	
House	3,474 Sq. Ft.
Decks	489 Sq. Ft.
Bituminous Driveway	4,468 Sq. Ft.
Porch	364 Sq. Ft.
Concrete Surfaces	1,268 Sq. Ft.
Stone Areas	58 Sq. Ft.
Pavers	1,205 Sq. Ft.
Ret. Walls	341 Sq. Ft.
<b>TOTAL PROPOSED HARDCOVER</b>	<b>11,667 Sq. Ft.</b>
AREA OF LOT TO OHW	98,166 Sq. Ft.
<b>PERCENTAGE OF HARDCOVER TO LOT</b>	<b>11.9%</b>

**Advance**  
Surveying & Engineering, Co.

18202 Minnetonka Boulevard, Suite 401  
Deephaven, Minnesota 55391  
Phone (952) 474-7964  
Web: www.advsur.com

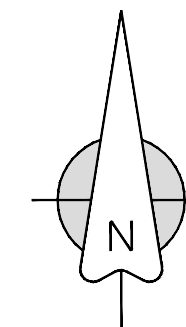
I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Thomas M. Bloom*  
Thomas M. Bloom

# 42379  
LICENSE NO.

APRIL 6, 2026  
DATE:

**DRAWING ORIENTATION & SCALE**



SCALE - 1" = 20'



**CLIENT NAME / JOB ADDRESS**

**WIX CONSTRUCTION**

6605 HILLSTROM ROAD  
INDEPENDENCE, MN

**LEGEND**

- CATCH BASIN
- GAS METER
- FIRE HYDRANT
- POWER POLE
- MANHOLE
- TELEPHONE PED.
- ELEC. TRANSFORMER
- WELL
- GATE VALVE
- LIGHT POLE
- TREE
- FENCE LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- STORM DRAIN LINE
- OVERHEAD UTILITY LINE
- BITUMINOUS SURFACE
- CONCRETE SURFACE

DATE	REVISION	DESCRIPTION

DATE SURVEYED: APRIL 1, 2026

DATE DRAFTED: APRIL 6, 2026

SHEET TITLE  
**PROPOSED SURVEY**

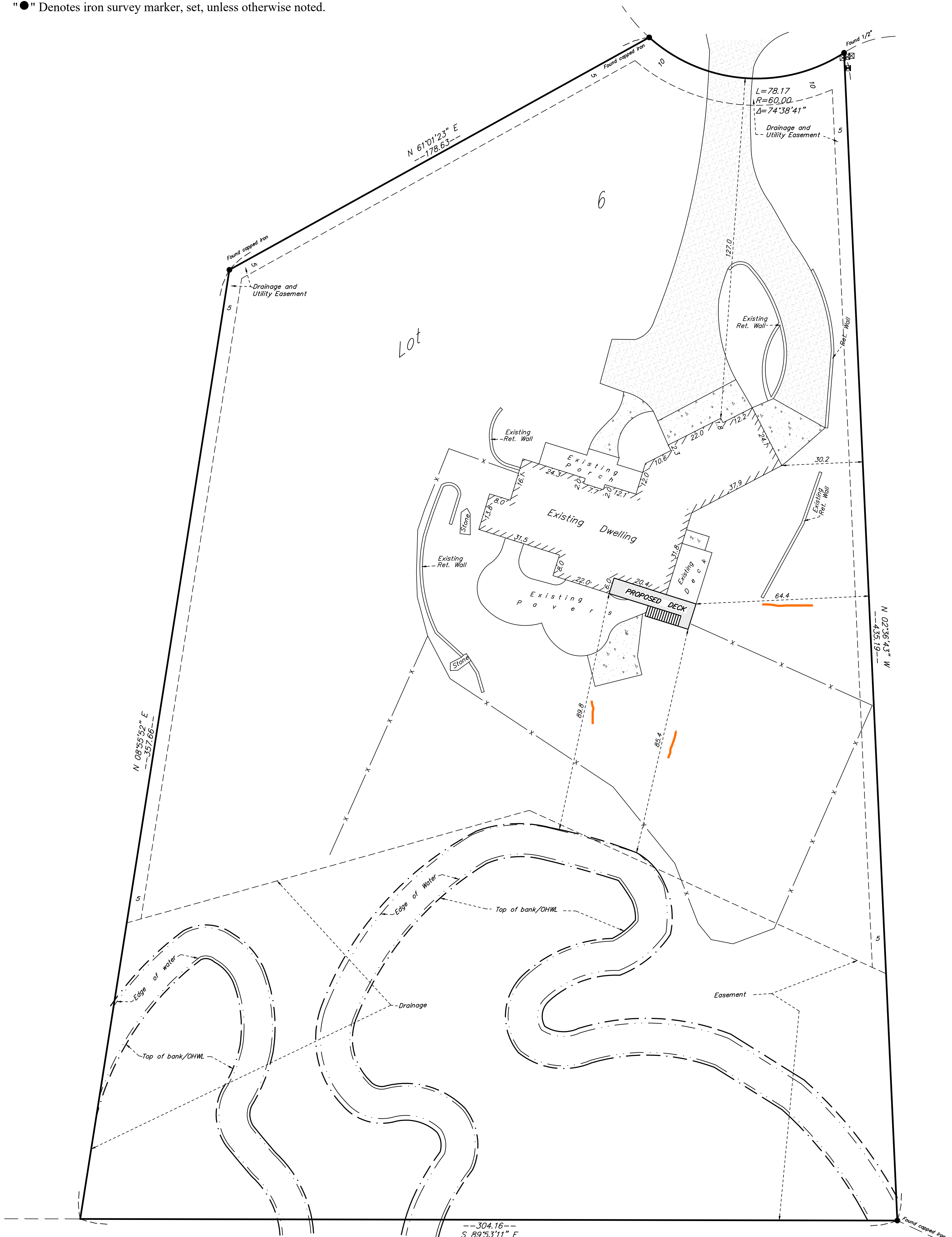
DRAWING NUMBER  
**260488 JR**

SHEET SIZE **22 X 34**

SHEET NUMBER

**S1**

**Hillstrom Road**



Site Copy  
City of Independence

\*MINIMUM 24  
HOUR NOTICE  
For all inspections  
763-479-0527

Building Permit Plan Review

B.O. *Bruce Smith*  
Date **4-10-2026**  
REVIEWED FOR CODE COMPLIANCE



Can not hang  
Ledger on Bay  
window

DECKS, STAIRS & PORCHES  
ALL STRUCTURAL MEMBERS MUST BE  
APPROVED WOOD OF NATURAL  
RESISTANCE TO DECAY OR  
TREATED WOOD.

**SOUTH ELEVATION**  
SCALE: 1/8"=1'

\* Minimum Footing Depth is 42"

R303.8 Exterior stairway illumination. Exterior stairways shall be provided with an artificial light source located at the top landing of the stairway. Exterior stairways providing access to a basement from the outdoor grade level shall be provided with an artificial light source located at the bottom landing of the stairway.

- \*Stairs**
1. Min. width 36"
  2. 7 3/4" max. riser height
  3. 10" min. tread depth
  4. 6'8" min. head room
  5. Guards to be installed on open sides
  6. Risers 4" max. opening
  7. Handrail required with 4 or more risers

- \*Stair Guards**
1. 34" minimum height
  2. 4 3/8" max. opening
  3. Triangular openings on stairs 6" max.

- \*Handrail Height**
1. From the nosing 34"-38" to the top of the handrail.
  2. Return the ends to the safety terminal or newel post.

- \*Guards**
1. 36" Minimum height
  2. Less than a 4" opening

R507.9.1.1 Ledger details. Deck ledgers shall be a minimum 2-inch by 8-inch (51 mm by 203 mm) nominal, pressurepreservative-treated Southern pine, incised pressure-preservative-treated hem-fir, or approved, naturally durable, No. 2 grade or better lumber. Deck ledgers shall not support concentrated loads from beams or girders. Deck ledgers shall not be supported on stone or masonry veneer.



**EAST ELEVATION**  
SCALE: 1/8"=1'

**STEVE'S DRAFTING  
& HOME DESIGN**

3100 RHODE ISLAND AVE. S.  
ST. LOUIS PARK, MN 55426  
TEL (612) 221-5772  
FAX (952) 920-3722  
EMAIL: STEVEDRAFTING@GMAIL.COM

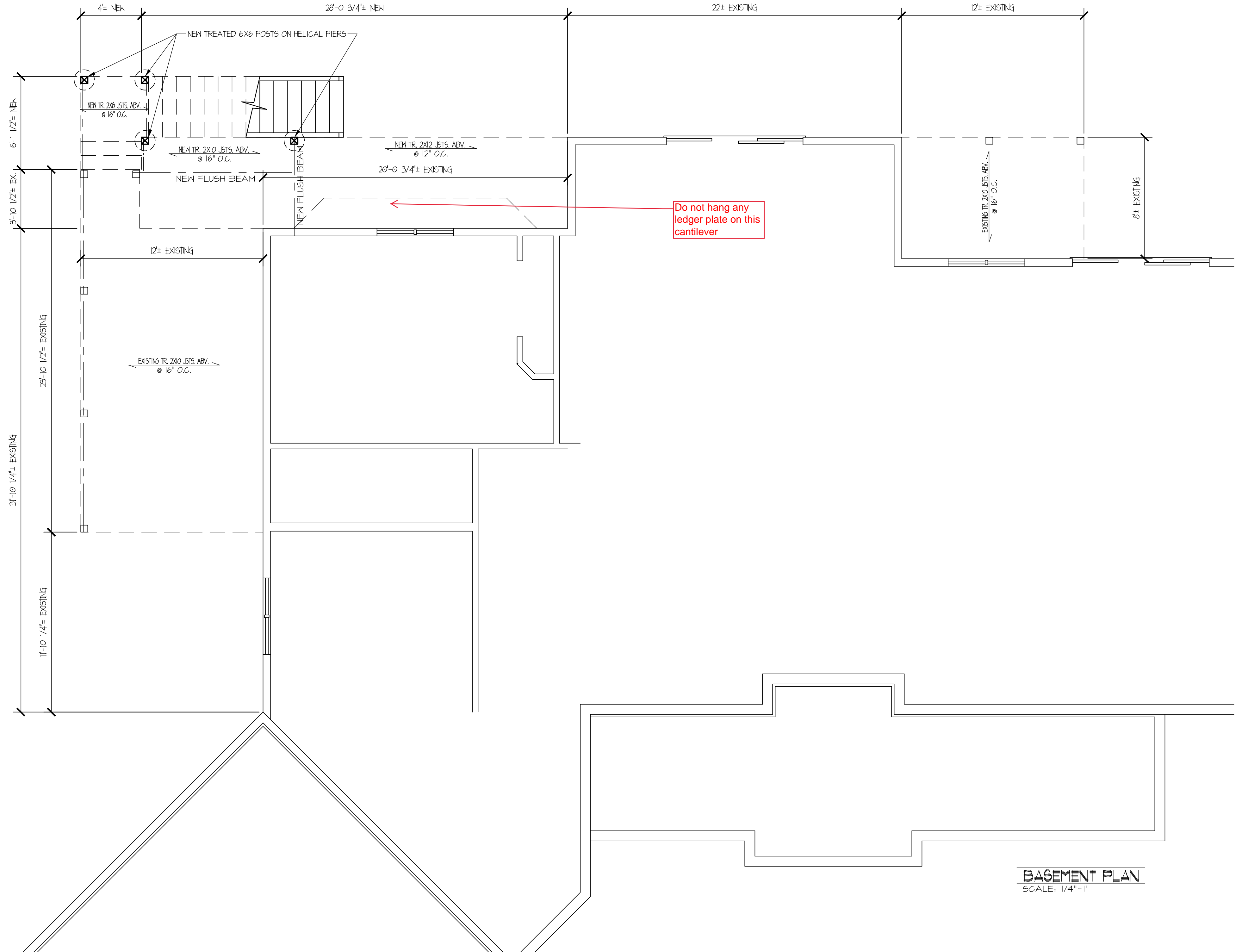
DATE	1/12/26	SCALE	AS NOTED	REVISIED	1/22/26
DRAN/SBM	CHECKED	SG. FT.			

PROJECT NAME:	<b>RYKKEN RESIDENCE</b>
LOT	6   BLOCK   COUNTY: HENNEPIN
DEVELOPMENT	HILLSTROM GARDENS, 2ND ADD.
STREET ADDRESS	6605 HILLSTROM ROAD
CITY, STATE	INDEPENDENCE, MN 55359

STEVE'S DRAFTING & HOME DESIGN ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE CONTRACTOR AND /OR OWNER MUST VERIFY AND CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS AND NOTIFY STEVE'S DRAFTING PRIOR TO START OF CONSTRUCTION. NO WARRANTIES EXPRESS OR IMPLIED INCLUDING COMPLIANCE OF THIS PLAN WITH APPLICABLE BUILDING CODE REQUIREMENTS ARE MADE, EXCEPT THOSE IN WRITING SIGNED BY THE MAKER.

**WIX CONSTRUCTION**

SHEET DESCRIPTION EXTERIOR ELEVATIONS	COPYRIGHT ©2026 STEVE'S DRAFTING & HOME DESIGN
	PLAN NUMBER C202606
	SHEET 1 OF X



Do not hang any ledger plate on this cantilever

**BASEMENT PLAN**  
SCALE: 1/4"=1'

**STEVE'S DRAFTING & HOME DESIGN**

3100 RHODE ISLAND AVE. S.  
ST. LOUIS PARK, MN 55426  
TEL (612) 221-5712  
FAX (952) 920-3722  
EMAIL: STEVEDRAFTING@GMAIL.COM

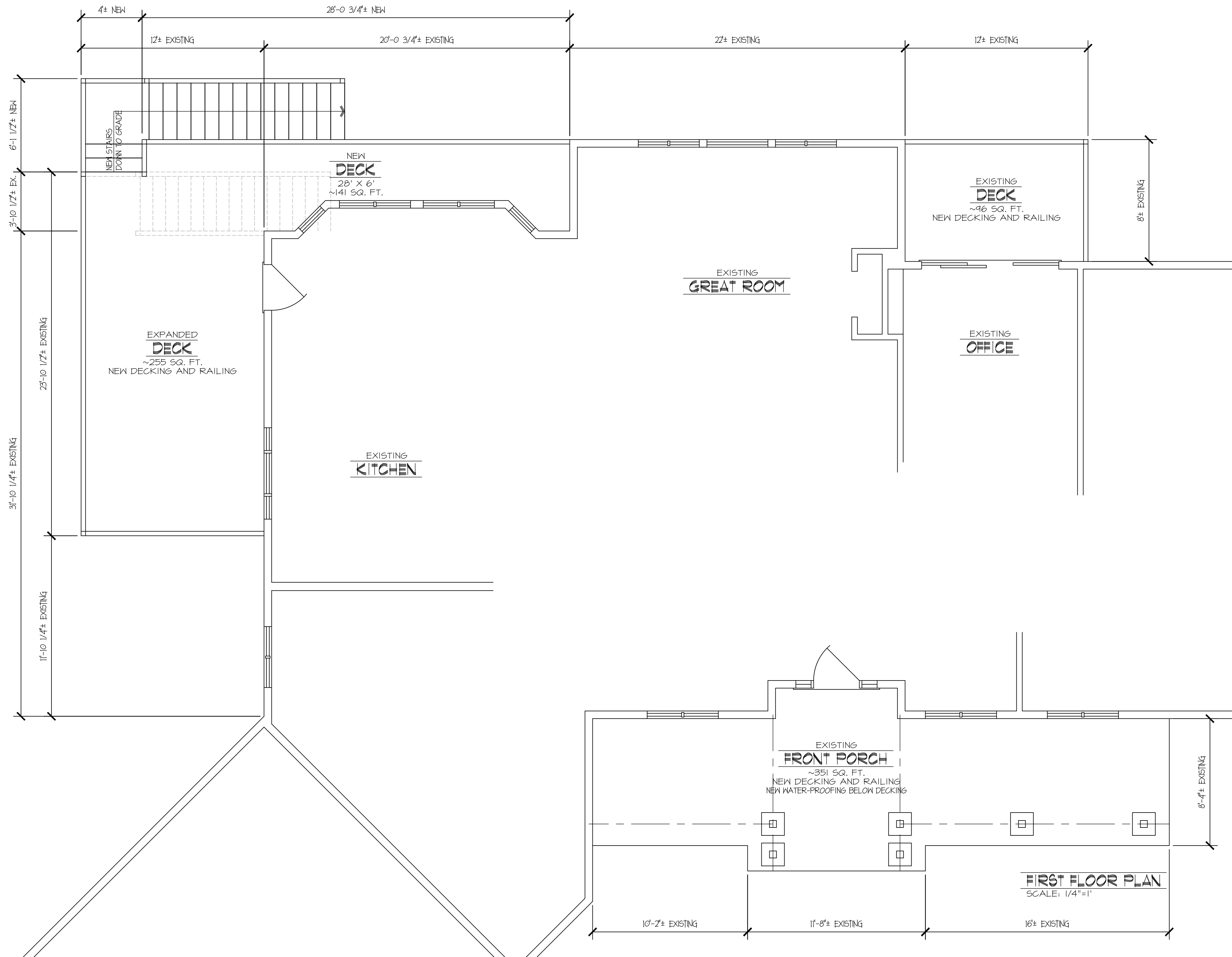
DATE	1/12/26	SCALE	1/4" = 1'
DRAWN/CHKD	SBM	SQ. FT.	
REVIS	1/22/26		

PROJECT NAME:	<b>RYKKEN RESIDENCE</b>
LOT	6 BLOCK
COUNTY:	HENNEPIN
DEVELOPMENT	HILLSTROM GARDENS, 2ND ADD.
STREET ADDRESS	6605 HILLSTROM ROAD
CITY, STATE	INDEPENDENCE, MN 55359

STEVE'S DRAFTING & HOME DESIGN ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE CONTRACTOR AND /OR OWNER MUST VERIFY AND CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS AND NOTIFY STEVE'S DRAFTING OF ANY ERRORS OR OMISSIONS FOR POSSIBLE CORRECTION PRIOR TO START OF CONSTRUCTION. NO WARRANTIES EXPRESS OR IMPLIED INCLUDING COMPLIANCE OF THIS PLAN WITH APPLICABLE BUILDING CODE REQUIREMENTS ARE MADE, EXCEPT THOSE IN WRITING SIGNED BY THE MAKER.

**WIX CONSTRUCTION**

SHEET DESCRIPTION	BASEMENT PLAN	COPYRIGHT	©2026
		STEVE'S DRAFTING & HOME DESIGN	
		PLAN NUMBER	C202606
		SHEET	X OF 2



**STEVE'S DRAFTING  
& HOME DESIGN**

3100 RHODE ISLAND AVE. S.  
ST. LOUIS PARK, MN 55426  
TEL (612) 221-5712  
FAX (952) 920-3722  
EMAIL: STEVEDRAFTING@GMAIL.COM

DATE	1/12/26	SCALE	1/4" = 1'
DRAWN/CHKD	SBM	SQ. FT.	
REVISIED	1/22/26		

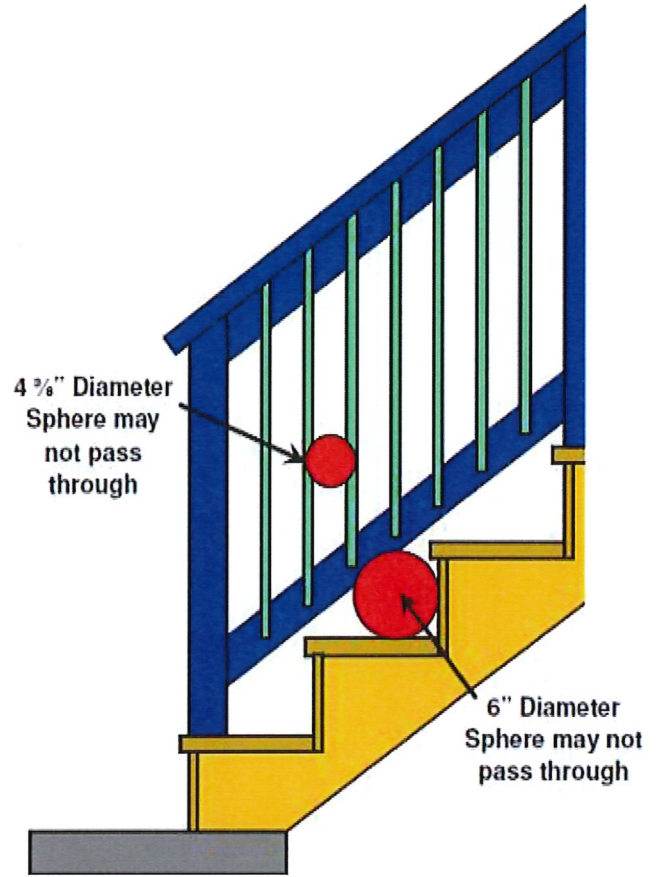
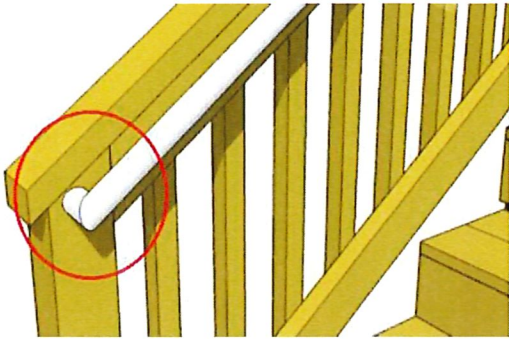
PROJECT NAME:	<b>RYKKEN RESIDENCE</b>
LOT	6   BLOCK   COUNTY: HENNEPIN DEVELOPMENT
STREET ADDRESS	HILLSTROM GARDENS, 2ND ADD.
CITY, STATE	6605 HILLSTROM ROAD INDEPENDENCE, MN 55359

STEVE'S DRAFTING & HOME DESIGN ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE CONTRACTOR AND /OR OWNER MUST VERIFY AND CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS AND NOTIFY STEVE'S DRAFTING PRIOR TO START OF CONSTRUCTION. NO WARRANTIES EXPRESS OR IMPLIED INCLUDING COMPLIANCE OF THIS PLAN WITH APPLICABLE BUILDING CODE REQUIREMENTS ARE MADE, EXCEPT THOSE IN WRITING SIGNED BY THE MAKER.

**WIX CONSTRUCTION**

SHEET DESCRIPTION	FIRST FLOOR PLAN
COPYRIGHT	©2026
STEVE'S DRAFTING & HOME DESIGN	
PLAN NUMBER	C202606
SHEET	3
OF	3
X	

# Site Copy

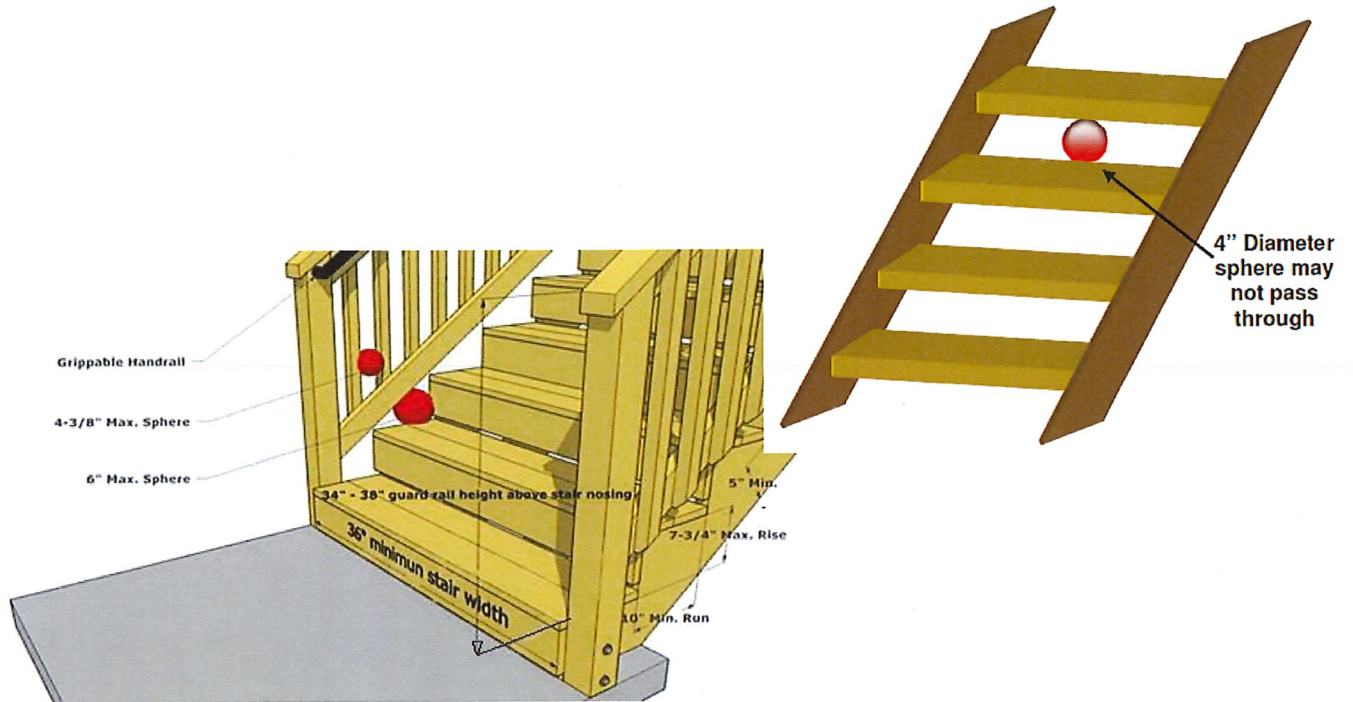


**HANDRAILS MUST RETURN TO NEWEL POST AND BE CONTINUOUS WITHOUT INTERRUPTION FOR THE LENGTH OF THE FLIGHT INTERUPTION FOR THE LENGTH OF THE FLIGHT**



Handrails must be continuous for the entire length of the stairs and may not be interrupted by newel posts except at landings.

Handrails and guards must be designed to support a 200lb load applied in any direction at any point along the top of the guard or rail.



**LANDING SHALL SPAN FULL WIDTH OF STAIRS & EXTEND A MINIMUM OF 36 INCHES IN THE DIRECTION OF TRAVEL.**

**STAIRS MUST BEAR ON STRUCTURAL MATERIAL (i.e. treated lumber, concrete, gravel) AND BE PERMANENTLY RESTRAINED FROM LATERAL MOVEMENT.**

