



PLANNING COMMISSION MEETING AGENDA
TUESDAY JUNE 16, 2026

7:30 PM REGULAR MEETING

1. Call to Order
2. Roll Call
3. Approval of Minutes:
 - a. June 2, 2026, Planning Commission Meeting Minutes.
 - b. June 2, 2026, City Council Meeting Minutes (For Information Only).
4. **PUBLIC HEARING:** Tracy Kooman (Applicant/Owner) requests that the City consider the following action for the property located at 2692 Becker Rd., Independence, MN (PID No. 14-118-24-42-0007):
 - a. A conditional use permit (CUP) to allow a detached accessory building that exceeds 5,000 SF. The applicant is proposing to construct a new indoor riding arena and barn on the subject property by adding a new barn to the property which would 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.
5. **PUBLIC HEARING:** Tony Des Marais (Applicant/Owner) requests that the City consider the following action for the property located at 4727 Lake Sarah Dr. S. Independence, MN (PID No. 03-118-24-12-0011):
 - a. A conditional use permit (CUP) to allow a detached Accessory Dwelling Unit (ADU) to be located on the subject property.
6. Open/Misc.
7. Adjourn.