



PLANNING COMMISSION MEETING AGENDA  
TUESDAY JULY 21, 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 (Corrected).
  - b. June 16, 2026, Planning Commission Meeting Minutes.
  - c. July 7, 2026, City Council Meeting Minutes (For Information Only).
4. **PUBLIC HEARING:** Atlantis Pools (“Applicant”) and Christy Cales (“Owner”) requests that the City consider the following action for the property located at 6405 Hillstrom Rd., Independence, MN (PID No. 22-118-24-14-0004)
  - a. A variance from the requisite structure setback from the OHWL of Pioneer Creek to allow the construction of a swimming pool that does not meet the applicable setback.
5. **PUBLIC HEARING:** Laura Fredman (“Applicant/Owner”) requests that the City consider the following action for the property located at 4465 Lake Sarah Rd., Independence, MN (PID No. 03-118-24-23-0001):
  - a. A conditional use permit (CUP) to allow a detached Accessory Dwelling Unit (ADU) to be located within a new detached accessory structure on the subject property.
6. **PUBLIC HEARING:** Dennis Hagen (“Applicant/Owner”) requests that the City consider the following action for the properties located at 6345 and 6385 Main St., Independence, MN (PID No.s 26-118-24-22-0007 and 26-118-24-22-0005):
  - a. A minor subdivision to allow a lot combination of the two (2) existing properties into a single property. The combination would create a one (1) lot that is 7.32 acres.
7. **PUBLIC HEARING:** Paul Ridgeway (Applicant/Owner) requests that the City consider the following action for the property located at 5885 County Road 11, Independence, MN (PID No. 11-118-24-12-0008):
  - a. A variance to allow a detached accessory building that exceeds the allowable square footage (1,850 SF) for the subject property. The applicant is proposing to construct a new approximately 3,000 SF private detached accessory structure on the property. The property size is approximately 9 acres; however, only 2 acres are buildable upland. The buildable upland is used to determine allowable detached accessory structure square footage.

8. Open/Misc.

9. Adjourn.