



PLANNING COMMISSION MEETING AGENDA
TUESDAY AUGUST 25, 2026

NOTE MEETING TIME
6:00 PM REGULAR MEETING

1. Call to Order
2. Roll Call
3. Approval of Minutes:
 - a. July 21, 2026, Planning Commission Meeting Minutes.
 - b. August 4, 2026, City Council Meeting Minutes (For Information Only).
4. **CONTINUED (From 7.21.2026 Planning Commission Meeting):** 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.
5. **PUBLIC HEARING:** Patrick Dorn (“Applicant”) and Kent Roers (“Owner”) requests that the City consider the following action for the property located at 4708 Lake Sarah Dr. S, Independence, MN (PID No. 02-118-24-22-0026):
 - a. A variance to allow the construction of a stairway onto an existing deck that encroaches approximately 5’ into the 100’ lakeshore setback.
6. **PUBLIC HEARING:** Nate Miller (“Applicant/Owner”) requests that the City consider the following action for the property located at 3470 Lake Sarah Rd., Independence, MN (PID No. 10-118-24-31-0006):
 - a. A conditional use permit (CUP) to allow a detached Accessory Dwelling Unit (ADU) to be located on the subject property.
7. **PUBLIC HEARING:** Frank Smaron (“Applicant”) and Paul Merz Trust Estate (“Owner”) request that the City consider the following action for the properties located at 2919 Independence Road (PID Nos. 14-118-24-13-0008 and 14-118-24-14-0002):
 - a. A minor subdivision to allow a lot line rearrangement. The lot line rearrangement would adjust the line separating the two properties. No new properties are being proposed.
8. Open/Misc.
9. Adjourn.