

MINUTES OF A REGULAR MEETING OF THE
INDEPENDENCE PLANNING COMMISSION
MONDAY, JULY 14, 2014 – 7:30 P.M.

1. CALL TO ORDER

Pursuant to due call and notice thereof, a regular meeting of the Independence Planning Commission was called to order by Chair Phillips at 7:30 p.m.

2. ROLL CALL

PRESENT: Chair Phillips and Commissioners Gardner, Palmquist, Olson, and Thompson
STAFF: City Planner Kaltsas and Administrative Assistant Nelson
ABSENT: City Councilor Fisher
VISITORS: Jan Gardner, Jill Robbins, and Joe Fake

3. APPROVAL OF PLANNING COMMISSION MEETING MINUTES OF APRIL 14, 2014

Motion by Olson, seconded by Gardner, to approve the April 14, 2014 Planning Commission minutes. Ayes: Phillips, Gardner, Palmquist, Olson, and Thompson. Nays: None. Absent: None. MOTION DECLARED CARRIED.

4. PUBLIC HEARING - JILL ROBBINS (APPLICANT/OWNER) REQUESTS THAT THE CITY CONSIDER THE FOLLOWING ACTIONS FOR THE PROPERTIES LOCATED AT 3570 LAKE SARAH ROAD, INDEPENDENCE, MN (PID NO.S 10-118-24-31-0004 AND 10-118-24-31-0007):

- a. A minor subdivision to permit a lot line rearrangement that would allow the existing accessory buildings to be located entirely on 3570 Lake Sarah Road.

Kaltsas identified the locations of the properties, on the East side of Lake Sarah. The smaller property has a home and this property has an address 3570 Lake Sarah Road. The adjacent larger property does not have a home, and it is not addressed.

Kaltsas reminded the Commissioners of the owner's 2010 request for a lot line rearrangement of the larger property. They sold a small portion of the property to their neighbor, 3470 Lake Sarah Road, which allowed the driveway to be located entirely within that property. This purchase made it possible to have the driveway, as a wetland was located in front of the property.

Kaltsas stated the request is for a lot line rearrangement would clean-up or square-off the property lines. Doing this would take several of the existing buildings, currently located on the large property, and now making them entirely within the principal homestead property. This would change the buildings from legal non-conforming to legal conforming. It would also correct the setbacks making them legal conforming.

Kaltsas stated the City in 2010 had a 250 lineal feet of road frontage requirement. At that time, this rearrangement of a 125 lineal feet of road frontage was approved since the two properties have the same owner, and the properties combine total frontage would be at least 250 lineal feet of road frontage. The

applicant is proposing to maintain the 125 lineal foot frontage but relocate it from the south side of the property, to the north side of the property. He explained in order to obtain the current requirement of 300 lineal feet of road frontage, due to existing structures, it would have to be split-up between the north and south side of the 3570 Lake Sarah Road property.

Kaltsas explained with the minor subdivision the larger property still has one building eligibility. He stated both properties are currently zoned agricultural.

Public Hear Open

Joe Fake, son-in-law of Jill Robbins and resides at 10641 Fenner Ave SE, Delano, stated in the 2010 rearrangement the documentation was not correctly documented. They were under the impression they were to be “grandfathered in” with the 125-foot road frontage. He stated they just wanted to make sure they had access to the back property. Gardner questioned if it this should be addressed. Kaltsas stated at that time, it was not written in the minutes, but it will be noted now.

Close Public Hearing

Motion by Gardner, seconded by Olson, to close the Public Hearing. Ayes: Phillips, Gardner, Palmquist, Olson, and Thompson. Nays: None. Absent: None. MOTION DECLARED CARRIED.

Thompson discussed clarification of the lineal road frontage and that the road frontage size is not changing but would be shifting to the north side. Palmquist stated he does not see any adverse effects and that it is straight forward.

Motion by Palmquist, seconded by Gardner, to approve a minor subdivision to permit a lot line rearrangement, at 3570 Lake Sarah Road, as set forth in staff report and subject to the recommendations in the staff report. Ayes: Phillips, Gardner, Palmquist, Olson, and Thompson. Nays: None. Absent: None. MOTION DECLARED CARRIED.

6. OPEN/MISC.

None

7. ADJOURN

Motion by Olson, seconded by Phillips, to adjourn the meeting at 7:50 p.m. Ayes: Phillips, Gardner, Palmquist, Olson, and Thompson. Nays: None. Absent: None. MOTION DECLARED CARRIED.

Respectfully submitted

Jolene M Nelson, Recording Secretary