

MINUTES OF A REGULAR MEETING OF THE
INDEPENDENCE PLANNING COMMISSION
MONDAY, SEPTEMBER 8, 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, Administrative Assistant Nelson, and City Councilor Fisher
ABSENT: None
VISITORS: Bryan and Elaine Johnson, Kyle Johnson, Dawn and Dean Mooney, Lynda and James Franklin, Bobbi McCoy, Chris Larson, Lance Gyllenblad, Angie Gillmore, Greg Hahn, Tara and Ben Carlson, Lori Ketola, Jon Tellem, Kent Lee, Zina Somova, Lowell Schaper, LuAnn Brenno, Alan Kyro, Gary Schroeder, Jan Gardner, Boni Fadden, Barb Miller, Larry Rasmussen, Julie Rocheleau, Kate and Brad Orterstrom, Kathy and Ed Pluth, Renee and Brian Schroeder, Mike Farden, Lynn Betts, Mary Printy, Doug Hoskins, Jay and Roxanne Johnson, Tom Stevens, Alex Sellers, Laura Sorenson, Ceclia Lieberman, and Colleen and Randy Klaers

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

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

4. PUBLIC HEARING- BRYAN AND KYLE JOHNSON (APPLICANT) AND MARVIN JOHNSON (OWNER) REQUEST THAT THE CITY CONSIDER THE FOLLOWING ACTIONS FOR THE PROPERTY LOCATED AT 6325 COUNTY ROAD 6, INDEPENDENCE, MN (PID NO. 35-118-24-23-0001):

- a. A text amendment to the City's zoning ordinance to permit "Event Centers" as a conditional use in the A-Agriculture zoning district.
- b. A conditional use permit to allow an "event center" on the subject property. The center will host weddings and similar events within the existing agriculture accessory structure on the property from May through October.

Kaltsas described the request that included a text amendment allowing event centers in an agriculture zoning district, and then a conditional use permit for an event center on the property. These events would be mostly weddings scheduled May through October. The property is zoned Agricultural, for the Agriculture Preserve Program, but it is guided by the Comprehensive Plan as Rural Residential. The entire property is 56.83 Acres. The applicant's goal is preserve the 150-year old family farm and repurpose it by overhauling it into an agricultural entertainment center for weddings. He explained the applicant is looking to renovate the two-story barn into the event center. Each level is approximately 3,000 square feet, and there is an attached one-story structure with another 3,000 square feet, for a total of roughly 9,000 square feet of space to renovate.

Kaltsas stated the City and an architect have done an initial inspection of the property and there are various building code issues that would need to be addressed. The occupancy rating would dictate what is needed, including bathrooms, mechanical systems, and structural items.

Kaltsas explained the City's Ordinance does not have any provisions that would allow an agricultural center in any zoning district. Some commercial uses are allowed in an agriculture zone include: riding stables, golf courses and churches. He stated this however is not allowed, so the City would need to consider amending the ordinance to allow agricultural entertainment use as a Conditional Use Permit. If this were amended, the City could then consider allowing a Conditional Use Permit. He explained without this ordinance the city cannot grant a Conditional Use Permit on this property. Kaltsas' report lays out the applicant's proposal and an outline of critical piece needed in the amendment. He stated he reviewed and sought out surrounding cities ordinance for opinions on this type of land uses and conditional uses.

Kaltsas explained the applicant is looking at repurposing five acres, of the farm, into wedding and agricultural event center capable of accommodating weddings events. The home on the farm is occupied and the farm is currently being used to farm. There are several detached structures and the main barn. The property has two driveways off County Road 6 and the Luce Line Trail runs through the middle of the property.

Kaltsas stated the applicant is looking to use the two-story barn and detached structure for an event hall. The upper story of the barn would be the reception area with seating and a stage. The lower area would be the preparation space, support space, and meeting rooms. To meet commercial standards they would add on restrooms, make updates to the heating and cooling mechanicals, electrical, and insulate. This insulation would also help with the sound mitigation. Based on their best guess and building code requirements the space could accommodate roughly 200 guests. There is an existing ramp to the barn allowing for access to the upper level. This ramp could be converted or upgraded to meet accessibility requirements. Accessible parking would also need to be provided. The applicant is looking to accommodate guests from early May to mid-October. Events would primarily be held on Friday's, Saturday's, and Sunday's between the hours of 9AM to 11:59PM. They would also like to hold smaller gatherings at some point in the future.

Kaltsas stated the City does not have parking standards for event center, with an event center the City would likely require standards similar to a church. The concept plan includes an estimated 120 parking spaces in the grass, to maintain the rural feel. Lighting would also need to be reviewed by the City to ensure it meets the City's requirements.

Kaltsas stated there would be criteria that needs to be met for granting a Conditional Use. He stated the criteria essentially protect the reasonable use and enjoyment of the surrounding properties. More directions from the City is on some of the key areas would be reviewed, fire, building, sanitary sewer, storm water management, planning and engineering, parking, lighting, and trash. Road access is an important factor to consider. Hennepin County stated the road could accommodate the use, but they would be looking for improved sight lines. There are approximately 6,400 trips per day on the road, and it is projected by 2030 there will be 10,000 trips per day on that section of road.

Kaltsas discussed noise levels and how to mitigating it. The applicant did a sound test for the city staff and used decimal meters. He stated there is a sufficient amount of background or white noise hear from County Road 6. This noise seemed to overcast the music noise testing from the barn. However, it is difficult to replicate or test what 200 people and a live band would sound like. The decimal levels on the meter were not reading anything above the traffic noise level. This was simply a test and more investigation would be needed.

Kaltsas explained the City would needs to weigh the benefits and impacts of an agriculturally themed event center being allowed as a conditional use on a property. He stated if the city were to amend the ordinance it would open this up to agricultural properties that meet the criteria in the ordinance. One idea is to create a historic criteria as part of the ordinance, as other cities have done this.

Kaltsas stated an amendment to the ordinance would need to establish a definition for this type of a use in the agriculture zoned district. Beyond this, it could establish an entire ordinance relating to this type of use, or it could create definitions that further defines and applies a conditional use. He further discussed some of the City's allowed commercial uses in agricultural districts. He pulled standards and examples from other cities to help in further defining criteria. Establishing a minimum threshold and a maximum occupancy would need to be defined, as well as, qualifying property standards (historical measure, lot size, lot coverage, or road access) and design standards (parking, noise, hours).

Kaltsas stated this report is an outline and if approved the draft ordinance would be prepared for further consideration, and it would spell out criteria and provision. A city can amend its ordinance and allow this type of a land use. Then the criteria for a conditional use would be reviewed. He stated this would be a two-step process.

Olson questioned about how many acres would be included. Kaltsas explained that the proposal is for roughly five acres and it would not include the Luce Line Trail. Kaltsas explained the use would run on the property, but they could define the area where it would be permitted.

Public Hear Open

Bryan Johnson, applicant at 6576 Turner, thanked the Commissioners and staff for their time and effort. He described the history and stressed that his goal is to keep and preserve the land and family farm. He stated he does not want to turn the property into a housing development. The farm is the second oldest farm in Independence. Johnson stated his father was his role model, and he was very passionate about keeping this farm to honor his family. He stated he and his family had a vision to keep the family farm.

Johnson stated he understands this renovation will be costly, but figured this is one way it could be done. He stated he is working with neighbors on noise, security, and parking. He is open to feedback and working these issues out and is willing to provide any further information needed.

Dean Mooney, 6165 County Road 6, stated his property is located just to the east of the proposed event center. He stated he is the applicant's cousin, and this is an awkward position to be in, as he opposes this application. He is apprehensive about changing the Ordinance and Comprehensive Plan. He stated he also cares about the land and property, as he has had generations of family that have lived on this land. This was a lifetime investment based on the terms in the City's Ordinance and Comprehensive Plan. This should only be changed for significant reasons in the community and general importance, not for special interests or spot zoning. He stated his daughter and husband purchased a neighboring lot last year, and they had no idea that this development was even a consideration. So, they felt they were caught off guard.

Mooney described traffic on County Road 6 and the accidents that have occurred. He stated when Highway 12 backs up, the alternative route is County Road 6. There is a straight section in front of his home and this is where many cars pass slower vehicles. Mooney discussed the proposal of a 27-week seasonal operation, three nights a week, and few during the week would equal roughly 100 events per season. This calculation with 100 people per event would add 10,000 extra cars driving past his property. He pointed out his other property's location on a map and stated the bedroom of the home is directly across from the proposed event center driveway. He asked the Planning Commission how they would feel about 10,000 cars leaving at midnight going past their bedroom window all summer long. This is a large concern to him.

Mooney discussed that alcohol would be served. As a former police officer, he is familiar with being called out to loud parties. He feels the noise issue every weekend, all summer long, is an issue. He pointed out the concept plan shows trees for screening, but the trees would take 20 years to grow large enough. He stated there is virtually no screening for the sound. The predominant winds are from the west, which would carry the sound east towards his home.

Mooney stated there will be additional traffic and service vehicles outside of the operational hours. These vehicles will be turning off County Road 6, adding to the back up of traffic especially during rush hour. A turn lane would be needed, but there is no room to add a turn lane.

Mooney stated these plans do not adequately mitigate sound. He stated, should the City decide to approve the request, he would like to make further suggestions for sound mitigation.

LuAnn Brenno, 7676 Turner Rd, stated she would like to echo Mr. Mooney's comments about amending the Comprehensive Plan. She stated she attended many of the Comprehensive Plan meetings and feels that the City should be careful about making any changes to the Comprehensive Plan.

Brenno stated she was frustrated about the July work session meeting and feels that a lot of this topic has already been decided. She asked that these work sessions be held in a public forum.

Brenno stated she generally opposes event centers in agriculture zoning districts. She feels it does not lead to peace and quiet in a rural atmosphere and all the things defined as agriculture. She feels if it is allowed, many people will apply for them, and it could quickly become out of control. She stated the Conditional Use Permit criteria and conditions are general, and she opposes the use of most conditional use permits. She encourages the Planning Commission to look for a different mechanism. She feels that Conditional Use Permits are not enforced. She is concerned what would happen to a business that leaves, as a Conditional Use Permit stays with the land. She feels rezoning to commercial is not a good idea, as this is spot zoning. If allowed she wants to make sure they are taxed as commercial. She stated she fully understands changing conditions in the farmland, but feels there may be another category to call this, such as Agriculture Commercial zoning or licensed permits rather than a Condition Use Permit. She strongly encourages denial of the Conditional Use Permit until the Ordinance can be figured out.

Kaltsas stated, based on conversation with the assessors, the acres used as commercial use, would be taxed commercial.

John Tallen, 200 Ingrerson Rd, stated he live about one mile from the property and when the wind blows he can hear Marvin Johnson's cows. He stated he also lives next door to Minnetonka Orchard's event center. He does not see the need for another event center. He hears the loud music from the event center now. His concern is the noise, and it is hard to mitigate.

Ken Lee, 6651 Fox Ridge Circle, stated he live roughly 250 feet away from Minnetonka Orchard's event center. He thanked the neighbor who anonymously placed a letter in his mailbox, as he previously was not aware of this Planning Commission Agenda item. He requested the Planning Commission expand the notification.

Lee stated the Orchard's noise is noticeable and does not want to be sandwiched between two event centers. He feels it would change the nature of the rural area. He echo the neighbors' concerns and does not want a rush to change the Ordinance. He is concerned other event centers would follow. Lee also fears that this could turn into a year-round event center.

Lori Ketola, 6724 Fox Ridge Circle, stated she would like to reiterate the previous comments. Her fear is that she will now potentially be located between two event centers. Her main concern is the noise issue. County Road 6 does not create much noise at night, so the testing should be reviewed at night. Her other concern is that Independence will lose its rural feel.

Lynda Franklin, 6615 Franklin Hills Rd, stated her concern is parking. She is concerned about taxing it as commercial and a large septic system is needed. She stated she completely understands the applicant's heritage preservation aspect. She stated an alternative could be to add this information into the City's museum and making the museum larger and better place to help preserve the name and history.

Gary Schroeder, 5922 County Rd 6, stated he has lived just east of the applicant's property since 1983 and chose it because it was quiet, peaceful, and calm. His concerns include the noise and the increased traffic. Schroeder recapped an application, from a few years ago, for a bed and breakfast. That application was for a much smaller business, and one reason for the denial was that it would change the nature of the community.

Kyle Johnson, applicant at 6576 Turner Rd, stated he is the fifth generation at the farm. He thanked everyone for coming to express his or her thoughts. He expressed how much he loved the property and the rural quiet nature. He stated this is what he is trying to preserve. His fear is that all of their family's land is being sold and divided up into housing. He stated farming is becoming less sustainable in Hennepin County. He feels this is a great way to preserve the land.

K. Johnson stated they have been working and discussing this plan with their direct neighbors. They want to gain the support of the community. They have looked at alternative ways of limiting the traffic concerns with changing the driveway entrance off County Road 90. He discussed the alcohol use. They will not be having kegs of beer, so they can help limit alcohol. As far as service vehicles, this may include one or two per day. He understands the noise issue would be the biggest concern. He stated they are doing all they can to help mitigate the noise. He also discussed testing the decibel reader. They also want limits to any changes in the ordinance to limit uses. He stressed keeping the land rural and preserving the land.

Tara Carlson, 6330 County Rd 6, stated she is currently renting a property across from the farm while her home is being built at 6225 County Road 6. She and her husband grew up in the area, and they love the rural atmosphere and want to preserve this for their three young children. They are highly invested in the community. She is concerned about the safety factor. She is not comfortable having 600 strange guests next door every weekend. She proposed the question to the Planning Commission how they would feel about an event center this close to their property.

Renee Schroeder, 1040 Polo Club Rd, stated she had not heard about this until a couple of days ago. She stated at her home, she can hear the traffic and vehicles from the polo club often use her driveway to turn around. She stated she feels like they are losing their peace and quiet.

Brad Orterstrom, 6920 County Rd 6, stated he wanted to comment on the decibel levels. He stated the problem is the natural sounds of wild life versus unnatural sounds of music for hours.

Angie Gillmore, the new owner of Wedding Chic Rentals in Maple Plain, stated she came to support the applicants' request. From a business standpoint, it is a good opportunity for local businesses, as it will draw more customers and create jobs. She listed a number of businesses that would benefit.

Laura Sorenson, 280 Ingerson Rd, stated she is a neighbor of Marvin Johnson, and stated the entire Johnson family is great but does not want this property to become an event center. She feels this is a wonderful peaceful place. She stated she was shocked to get this notice. They are used to hearing animal noises, but they do not want to hear more noise and music. She was formerly a real estate broker and knows the impact and effectiveness these things have on property values. She also stated she has safety concerns with the traffic and alcohol use. Sorenson stated she feels bad for the Johnsons and understands they want to preserve their history. However, she does not see how this benefits the entire community and not just a few.

Dean Sorenson, 280 Ingerson Rd, stated their property has been in the family for over 70 years. He asked where this all ends and fears that everything around will start getting developed. He stated he also has an issue with the traffic and the alcohol being served. He stated he appreciates the business coming to Maple Plain, but does not feel this is needed. He also stated he appreciated the meeting notice he received from a neighbor.

Another audience member questioned about notices received. Phillips stated neighbors within 350 feet were noticed by mail, and it was noticed in three newspapers. Phillips stated they would look into an email option list for notifications. He stated we do follow the state statutes. A second audience member posed a question about a spotlight on Highway 12 at County Road 90. Phillips stated the spotlight is a County issue.

James Franklin, 6615 Franklin Hills Rd, stated his expertise is in police and fire emergency services. He expressed his public safety issues. He stated he has worked with entertainment district from 50 people to 10,000 people. He gave examples of lawsuits, experience, and complaints regarding types of events at venues. He recommended having sworn law enforcement officers attending the events. Fire code and egress issues need to be addressed. He stated gun and alcohol control plans will be needed. He stated that traffic at County Road 6 and County Road 90 has been an issue for years. Franklin stated one thing that would help would be adding a stoplight on Highway 12. Franklin stated this center will lead to increased arrests and some of the costs will end up being paid by the city.

An audience member questioned about use of the Luce Line on the property. Kaltsas stated this proposal does not include any plans for use of the Luce Line.

Brian Schroeder, 1040 Polo Club Rd, he echoed his wife's concerns about traffic on County Road 90 and County Road 6. He stated he can hear conversations between drivers and police officers when they are pulled over on these County Roads. He feels they definitely will hear music from the event center. He stated they already have noise concerns with the Polo Club matches and ultimate frisbee. He was concerned about the conflict of interest, as Marvin Johnson is the Mayor and this is Marvin's family farm. He also stated the Johnson's are selling other land to developers for housing and polo fields.

An audience member asked about the next step and the order of this process. Phillips stated the Planning Commission conducts the Public Hearings, and we will make a recommendation to the City Council to approve or deny an application. The City Council makes the final decision, which may or may not be the same as the Planning Commission's decision. Kaltsas stated the text amendment is what was under consideration for tonight and the Conditional Use Permit application could not be approved without a text amendment to the City's Ordinance.

Paul Otto, of Otto and Associates, stated his client, Doug Hoskin, is looking at purchasing other land from the Johnson's, and Hoskin's wants to develop it not the Johnsons. Johnson stated he does not want to sell the land but is getting pressure from some of the family to sell the land. He stated both he and Marvin want to keep and preserve the family's land.

Alex Sellers, 1055 Polo Club Rd, stated he moved from Plymouth to Independence because it was quiet, the large lot sizes, the school district, and the peaceful nature. He questioned where the commercial developments stop. He feels there is too much traffic and safety issues already on County Road 6.

Kaltsas stated this property is guided in the Comp Plan as rural residential so it could be developed in the future.

Public Hearing Closed

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

Phillips stated there are two items to discuss, the text amendment and the Conditional Use Permit. He stated the text amendment would be discussed first. Thompson stated change is going to happen and not everything is going to stay the same forever. However, this is a major change. This would be a large departure from the historic and perceived us of the property. He did state there are ways to accommodate some change. He stated there maybe ways to construct an amendment to the Ordinance, so that a land use of this type could be permitted in Independence but be careful to examine where this could be located and apply restrictions.

Kaltsas stated in cities historically these uses have been out there. From a zoning standpoint, a Conditional Use Permit is applied. Now cities are amending their ordinances to spell out what is permitted in a zone. A Conditional Use Permit is just a vehicle to allow this, as we cannot rezone this property.

Thompson stated if looking at creating a historical qualifying option, that would feel more like spot zoning and he would not be interested in supporting that.

Palmquist stated he appreciates the passion and all residents speaking out. He also echos a lot of Thompson's statements and stated generally he too is not opposed to change. However, He stated he feels that you need to be very careful with Comprehensive Plan changes. He stated he is also not opposed to event centers. This may also help police other who are carrying on events without permission. However, he is concerned about converting an agricultural property to a commercial use. He stated this type of thing is very spot specific.

Olson asked if event centers were discussed in the Comprehensive Plan. Kaltsas stated it was not specifically discussed. He wondered how the City can specify what the City wants and what the City does not want, if the City is not even sure yet.

Gardner suggested the option of tabling this item.

Phillips stated he is really against this idea. Generally, he is against any event center. He stated if he does not want it next to him then he does not want it next to anyone. He stated he has not heard anyone state they want an event center next to them.

Thompson stated at some point there will be changes that occur within the City. Naturally, the community will grow and traffic patterns will change. He feels he's role is to help guide this in the most responsible way possible. The community needs and wants are bound to happen and things change.

Thompson stated the City may write a text amendment allowing some change, but could find that this property does not meet these standards. Palmquist stated he is having a hard time separating the text amendment from the CUP. He feels they are very site specific. He stated if the City wants to move forward with the amendment, a lot of discussion are needed.

Kaltsas stated this text amendment request is being requested by the applicant, so there are future opportunities for the City for further review and discuss the ordinance in the future. He stated what was being asked of the staff to consider this amendment, with this proposal. Kaltsas stated the next comprehensive plan discussions will start in the next two to three years.

Motion by Palmquist, seconded by Gardner, to recommend denial of the request for a text amendment and a Conditional Use Permit.

Thompson stated with the two items being linked, text amendment with a Conditional Use Permit, he agreed that he would have to deny this. Palmquist feels that he was not convinced the conditions needed under a Conditional Use Permit would be met in this particular case. Olson stated he has not been convinced either way.

Ayes: Phillips, Gardner, Palmquist, Olson, and Thompson. Nays: None. Absent: None. MOTION DECLARED CARRIED.

5. DOUG HOSKINS (APPLICANT) REQUESTS THAT THE CITY CONSIDER THE FOLLOWING ACTIONS FOR THE PROPERTIES LOCATED AT 1235 COUNTY ROAD 90, INDEPENDENCE, MN (PID NO.S 27-118-24-12-0001 AND 27-118-24-14-0004):

- a. Concept plan review of a residential subdivision for 27 single family lots and two associated polo fields and clubhouse.

Kaltsas described the process and the applicant's request for an initial concept review and feedback before considering a formal plat application to the City. This was noticed to neighboring residents. He explained there are

no existing structures on the properties and it is currently used for agricultural use. A portion of the property is guided Rural Residential and a portion of the property is agricultural. He explained the applicant has a purchase agreement, and he is looking at exploring the option of developing 27 residential lots under the cluster development ordinance along with two polo fields. The polo fields would be considered part of the required open space. Kaltsas stated in order to do this a comprehensive plan amendment rezoning is needed on roughly 1/3 of the property. Currently, the property is under the agricultural preserve program, which ends at the end of this year.

Kaltsas stated the plan includes two polo fields and a clubhouse with a swimming pool to be located on the eastern sides of the properties. The east side was chosen as it is the flattest area, with high ground, and closest to the County Roads. He stated polo grounds are a permitted use in Agriculture zones with a Conditional Use Permit. He stated in order to move forward with the applicant's request the following is needed: a Comprehensive Plan Amendment to rezone the property, a Conditional Use Permit for cluster development, preliminary and final plat, and a Conditional Use Permit for the polo fields. He stated without the polo field concept they could develop 12 to 15 lots, based on the current guidelines. The proposed idea would include paving Quaa's Cutoff and a portion of Pioneer Creek Road. He stated any drainage issues would be addressed.

Kaltsas stated the City has a Conditional Use Permit under cluster development where an applicant can meet the criteria by allowing 50% of the area to be used as open space and 50% of that, must be useable open space.

Phillips discussed the agricultural zoning use and placement. He questioned if there was a way to ensure the polo fields remain open and undeveloped. Kaltsas stated it is a requirement for both polo fields to remain open, as it was needed for the cluster development.

Palmquist clarified the development sizes with Kaltsas, rural residential 1 lot per 5 acres and with clusters it is 1 lot per 4 acres. Kaltsas stated it really is parcel specific and these are the minimums. Phillips stated the western 1/3 of the lot is zoned as agriculture and is really only 1 lot per 40 acres. Gardner discussed the previous changes to the Comprehensive Plan and future predictions.

Paul Otto of Otto and Associates, 9 West Division St in Buffalo, stated he is representing the applicant. He stated essentially they are just looking at what they want to do with the property. The idea of this is would be for developing two Polo Grounds; which would require 30 acres. The reason why they would move them to the East sides of the properties is this area would support the polo fields much better. He stated they are just checking to see if the City would entertain this idea. If they were placed on the west sides of the one property, grading would be needed and wetlands consume a large space in the center of the one property. The lots without the polo fields and under the cluster development theoretically it could have 130 lots, however this is not what the applicant is looking to do. They are looking to keep road traffic to a minimum with easier access to Highway 12 and this cause less of an impact to neighboring residents. Plus, there are already commercial properties are located directly across the road on County Road 90.

Doug Hoskins, applicant, 18892 Ethan Ave E in Delano, stated his initial plan was to just develop it, but then decided that a cluster development makes sense as they are looking at creating polo fields and utilize the open space. These new fields would be better quality fields and the current polo field is rundown. The current field would simply remain a practice field. He stated the clubhouse would be used sparingly and on the weekends. This may include a Community Pool and clubhouse for the development.

Palmquist inquired about entrances and parking lot by the polo fields. Hoskins stated pointed out would he would like to do, but it those details are still to be determined.

Gardner questioned about planned activity. Hoskins stated it would likely be July-September. Gardner asked if it would be any different from the existing polo fields. Hoskins stated the current field was developed in 1965. They are looking for more members to join and bring the interest back into the sport. Games would be on Sundays from 1-3pm.

Lance Gyllenblad informed the applicant that the lot contains truckloads of fill from the construction of Highway 12. Hoskins stated perk tests will need to be done and they may affect this plan. Audience members discussed pervious uses of the land and flooding.

Brian Schroeder stated he does not want the polo fields to move in as he already has to listen to the noise, horns blowing, and people screaming from the other polo field and frisbee golf. Hoskins stated these polo fields are very different, no frisbee or soccer will be played on them. These would be world-class polo fields.

Audience member asked and discussed what the future plans are for the current polo fields. Hoskins stated he does not know exactly because he does not own that fields. The current fields are zoned agriculture. There are restrictions on what those fields are allowed to do. Audience members discussed how this could affect property values.

Kris Larson asked about where the barns would be located. Hoskins stated they would use the existing barns on the current fields and no horses would stay at the new fields.

Lynda Franklin agreed that the cluster developments are a nice options, allowing plenty of open space.

James Franklin stated emergency response access would be much better along County Road 90. He stated he likes that this would improve the roads and the taxpayer would not have to pay to pave these roads. LuAnn Brenno stated she opposes having the roads paved, as she uses the current unpaved road to ride her horses. She also does not like the idea of expanding the rural residential zoning; however, she does like that they would access it off County Road 90.

Hoskins stated roughly 50 to 100 people attend the matches, and he is hoping to improve this. Schroeder stated the traffic and noise issues are the same issues and reasons why the Commission recommended denying the event center. Hoskins stated the clubhouse would not be like an event center. It would be used in the daytime around match time for attendees and residents of the development. Hoskins stated there are roughly only 300 clubs in the country.

Otto stated there is a demand to build in Independence, but there are limited lots available. The request to change the Comprehensive Plan is only a factor because one of the parcels is located in two different zoning areas.

Palmquist stated he feels it just needs to be done right and there are some site planning issues. Hoskins stated they still need to work on the site plan details. This was simply a concept plan.

6. ** TABLED UNTIL OCTOBER 13TH PLANNING COMMISSION MEETING **

PUBLIC HEARING - MIKE KUKA (APPLICANT/OWNER) REQUESTS THAT THE CITY CONSIDER THE FOLLOWING ACTIONS FOR THE PROPERTIES LOCATED AT 4405 COUNTY ROAD 92 N, INDEPENDENCE, MN (PID NO.S 04-118-24-24-0002 AND 04-118-24-31-0001):

- a. A text amendment to the City's zoning ordinance to permit "Event Centers" as a conditional use in the A-Agriculture zoning district.
- b. A conditional use permit to allow an "event center" on the subject property. The center will host rodeo, horse related and similar events within the existing agriculture accessory structure on the property.

7. OPEN/MISC.

None

8. ADJOURN

Motion by Olson, seconded by Gardner, to adjourn the meeting at 10:45 p.m. Ayes: Phillips, Gardner, Palmquist, Olson, and Thompson. Nays: None. Absent: None. MOTION DECLARED CARRIED.

Respectfully submitted

Jolene M Nelson, Recording Secretary

DRAFT