ZUHRAH SHRINE HORSE PATROL

Horsemen, Inc.

4505 County Road 92 North
Maple Plain, MN 55359
(763) 972-6857

RECEIVED
JAN 20 2016

January 15, 2016
City Administration
City of Independence
1920 County Road 90
Independence, MN 55359

Enclosed is our application to amend the CUP for the Zuhrah Shrine Horse Patrol d/b/a Horsemen, Inc. We have also included a photo of our land & facilities at 4505 County Road 92 North, Independence, MN. We have also included a letter and animal registration schedule from the Minnesota Pollution Control Agency, reflecting the number of animals (horses) at our facilities according to their most recent registration.

We moved into our new home in 1988 after building a 34 horse stable. In the mid 1990's we were struggling to maintain a 50% horse occupancy, so we decided to sell 7.40 acres and build an indoor riding arena to attract non-member boarders. In 2003, the City of Minneapolis began looking for a facility that could be a place to start a Police mounted unit. At that time, we had 3 or 4 of our members, employed by the Minneapolis Police, who were boarding their personnel horses at our facilities. Our mounted Patrol offered to loan the Police a few of our horses that had been in numerous parades over the years, being exposed to loud noises, crowds, drums, horns, motorcycles, flags, fireworks, etc.

When the Police Horse Unit grew to approximately 10 horses, they wanted a separate horse barn with 13 box stalls, plus storage for their equipment and grain. We reached an agreement with them for a multi-year horse boarding contract which included use of our indoor arena to annually train their new riding members. They also have use of our dining area and upstairs meeting room for classes during the annual training sessions.

We are requesting our CUP be amended to 80 horses. Our contract with the City of Minneapolis requires us to provide additional box stalls (3 or 4) if they have a need for additional horses. We have at least 80 acres available to our horses and the various veterinarians servicing our horses say we have the healthiest herd of horses in the Metropolitan area.

Regards,

Larry E. Messerli, Chairman
Board of Trustees
Horsemen, Inc.

☆ We ride so crippled children can walk ☆

City of Independence

The Independence City Code was established to protect both current and future residents from the negative impacts of improper development and to ensure a positive future for the city. The land use application review is the mechanism that allows the city to examine proposed uses to ensure compatibility with the surrounding environment, natural or otherwise. It is important to understand that a proposed use may be acceptable in some circumstances, but unacceptable in others—all applications are viewed on a case-by-case basis.

- ☐ ***Appeal***
- ☐ ***Comprehensive Plan Amendment***
- ☐ ***Concept Plan***
- ☒ ***Conditional Use Permit***
  - ___ Residential
  - ___ Commercial/Light Industrial
  - ___ Telecommunications
  - ___ Agriculture
  - ___ Home Occupation
  - ___ Non-Conforming Use
  - ___ Guest/Bunk House
  - ___ Institutional
  - X CUP Amendment
- ☐ ***Extension Request***
- ☐ ***Final Plat***
- ☐ ***Interim Use Permit***
- ☐ ***Lot Consolidation***
- ☐ ***Minor Subdivision (Survey)***
  - ___ Lot Subdivision
  - ___ Lot Combination
  - ___ Lot Line Rearrangement
- ☐ ***Moving Buildings***
- ☐ ***Preliminary Plat***
- ☐ ***Rezoning***
- ☐ ***Site Plan Review (Commercial)***
- ☐ ***Vacation***
- ☐ ***Variance***
  - ___ Subdivision Regulations
  - ___ Zoning
  - ___ Road Frontage
- ☐ ***Zoning Text Amendment***

Please check all that apply

Request: Amend Horsemen, INC CUP to 80 horses

Site Address or Property Identification Number(s):

4505 County Road 92 North
Independence, MN 55359

NOTE: Minnesota State Statute 15.99 requires local governments to review an application within 15 days of its submission to determine if an application is complete and/or if additional information is needed to adequately review the subject request. ***To ensure an expedited review, applicants shall schedule a pre-application meeting with the City Planner/Administrator at least one week prior to submittal.*** Most applications have a review period of 60 days, with the City's ability to extend an additional 60 days if necessary due to insufficient information or schedule.

Office Use Only

	Date
Application Amount	Application Check #
Escrow Paid	Escrow Check #
Date Accepted by Planner	Accepted By
City Planner	

Note: All parties with a fee interest in the real estate must sign this application before the City will review for consideration!

Applicant Information:

Name: Horsemen, Inc

Address: 4505 County Road 92

City, State, Zip: Independence, MN 55359

Phone: 952-927-8350

Email: larry@messerli-schadow.com

Signature: Larry E Messerli
Chairman, Board of Trustees

Owner Information (if different than applicant)

Name:

Address:

City, State, Zip:

Phone:

Email:

Signature:

Checklist: Please review the checklist that goes with the request(s) as all materials in the checklist unless waived by the City.

Review Deadline and Timeline: All applications must be received by the deadline according to the schedule attached hereto. Failure to submit by the date shown will result in a delay in the scheduling of the application review by Planning Commission and City Council.

Application for Planning Consideration Fee Statement

The City of Independence has set forth a fee schedule for the year 2014 5 by City Ordinance. However, projects of large scope that include two or more requests will be required to provide a larger deposit than the resolution sets forth as set by the City Administrator. The fees collected for land use projects are collected as deposits. All invoices associated with each land employ application will be billed to the applicant within 30 days upon receipt by the City for each project. The City of Independence often utilizes consulting firms to assist in the review of projects. The consultant and City rates are shown at the bottom of this form. By signing this form, the applicant recognizes that he/she is solely responsible for any and all fees associated with the land use application from the plan review stage to the construction monitoring stage through to the release of any financial guarantee for an approved project. If a project is denied by the City Council or withdrawn by the applicant, the fees associated for the project until such denial or withdrawal, remain the applicant's responsibility.

I UNDERSTAND THE FEE STATEMENT AND RESPONSIBILITIES ASSOCIATED WITH THIS LAND USE APPLICATION:

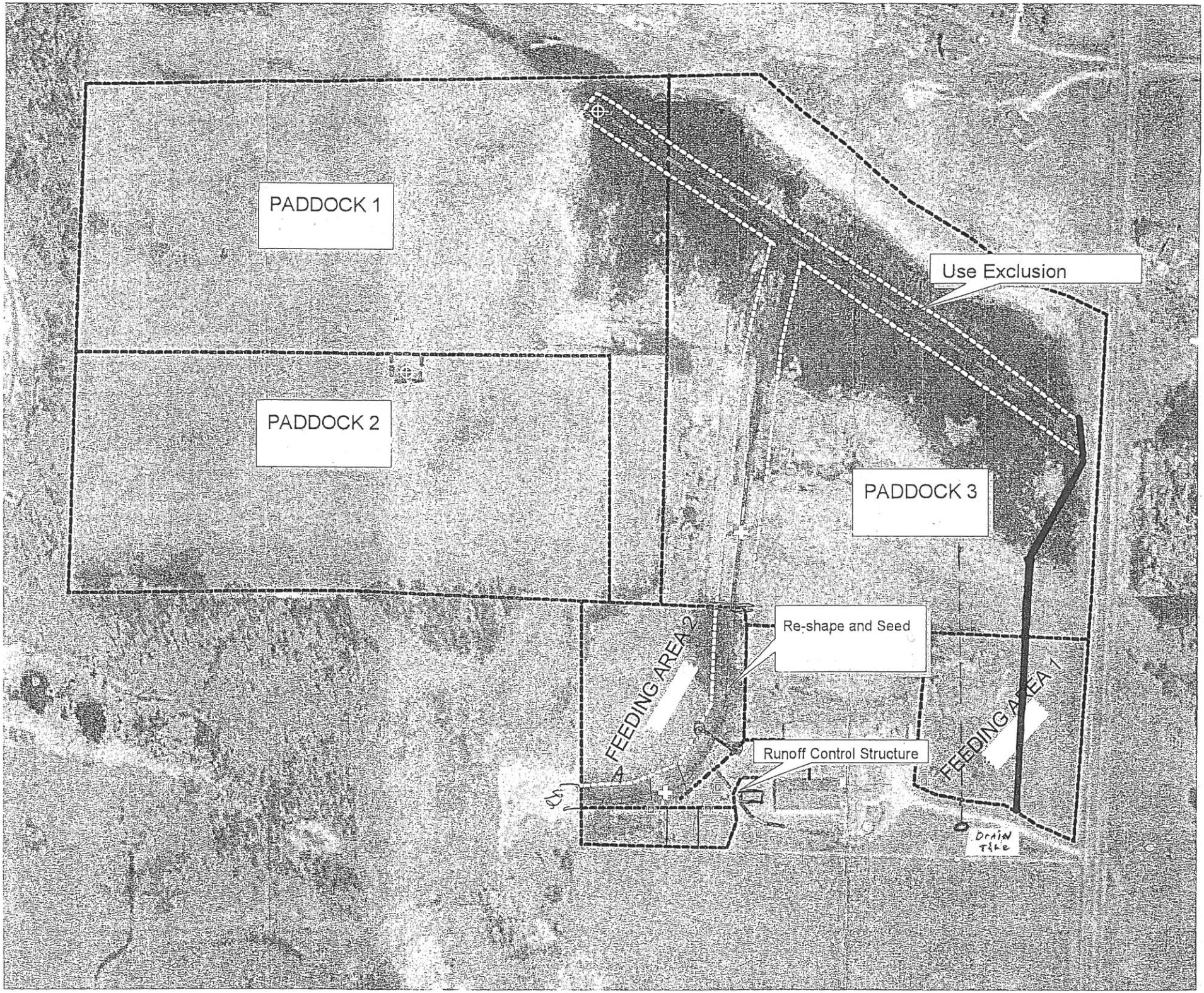
Applicant Signature: Larry E Messerli
Date: 1-10-16 Chairman, Board of Trustees

Owner Signature (if different):
Date:

HORSEMEN, INC.
ZUHRAH SHRINE HORSEMEN

ACRES OWNED:

ORIGINAL PURCHASE (1987)	100.00
ACRES SOLD	7.40
BALANCE OWNED	92.60
FENCED WATERWAYS	6.60
BLDGS., PARKING AREAS & OUTDOOR ARENA	6.00
NET AVAILABLE FOR HORSES	80.00


PADDOCK 1
PADDOCK 2
PADDOCK 3
Use Exclusion
Re-shape and Seed
FEEDING AREA 2
FEEDING AREA 1
Runoff Control Structure
Drain Tile

Number of Animals at the Site

Instructions: Enter in Column E the maximum number of animals that you have maintained (standing herd or flock size) at the facility at any given time **in the past five years.**

Note: *Animal numbers in Columns C and D are provided for your reference. The MPCA and County keep all past registrations on file. This historical data can be retrieved as necessary. Therefore, you only need to enter in Column E the maximum animal numbers you've had at any one time during the previous five years.*

A	B	C	D	E
Animal type	**Animal unit factor**	**Number of animals according to the most recent registration**	**Number of animal units according to the most recent registration (= B x C)**	**Maximum number of animals maintained at any one time in the past 5 years**
Dairy - mature cow (milked or dry) over 1,000 lbs.	1.4			
Dairy - mature cow (milked or dry) under 1,000 lbs.	1.0			
Dairy - heifer	0.7			
Dairy - calf	0.2			
Beef - slaughter steer or stock cow	1.0			
Beef - feeder cattle (stocker or backgrounding) or heifer	0.7			
Beef - cow and calf pair	1.2			
Beef - calf	0.2			
Veal - calf	0.2			
Swine - over 300 lbs.	0.4			
Swine - between 55 and 300 lbs.	0.3			
Swine - under 55 lbs. (and separated from sow)	0.05			
Horse	1.0	70	70.0	79
Sheep or lamb	0.1			
Chickens, all sizes - liquid manure	0.033			
Chickens, broilers, 5 lbs. and over - dry manure	0.005			
Chickens, broilers, under 5 lbs. - dry manure	0.003			
Chickens, layers, 5 lbs. and over - dry manure	0.005			
Chickens, layers, under 5 lbs. - dry manure	0.003			
Turkeys - over 5 lbs.	0.018			
Turkeys - under 5 lbs.	0.005			
Ducks - dry manure	0.01			
Ducks - liquid manure	0.01			
Other animals (not listed above) - specify:				
Total Animal Units According to the Most Recent Registration:			70.0	

Larry E Messerli
Signature of person completing this form

12-1-15
Date form completed

Person who completed this form (please check the appropriate box):

☒ Feedlot Owner ☐ County Feedlot Officer ☐ Other (specify) _____

Minnesota Pollution Control Agency

Rochester Office | 18 Wood Lake Drive SE | Rochester, MN 55904 | 507-285-7343

800-657-3864 | 651-282-5332 TTY | www.pca.state.mn.us | Equal Opportunity Employer

December 2, 2015

Mr. Larry Messerli
Chairman Board of Trustees
Horsemen, Inc.
6550 York Avenue South, Suite 517
Edina, MN 55435

RE: Feedlot Registration Number 053-65194

Dear Mr. Messerli:

Thank you for submitting a completed Minnesota Pollution Control Agency (MPCA) registration form for feedlots and manure storage areas. Your submittal was received on December 1, 2015, and has been processed.

Minnesota's feedlot owners are required to update their feedlot registration once every four years by submitting either an MPCA feedlot registration form or a feedlot permit application. The MPCA will notify you prior to the next registration update deadline.

Please keep this letter on file.

Sincerely,

Steve Schmidt

This document has been electronically signed.

Steven Schmidt
Supervisor
Rochester Office
Watershed Division

SS:cme