

Brad Bleichner, *Mayor*
(319) 334-2780

Matthew R. Schmitz, *City Manager*
(319) 334-2780

Susi Lampe, *Asst. City Manager, City
Clerk/Treasurer*
(319) 334-2780

Douglas Herman, *City Attorney*



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Planning and Zoning Commission

Tammi Fenner

Bill Lake

Tyler Rasmussen

Nathan Hansen, Chair

Stephanie Berns, Secretary

Brian Keierleber

Jane Leaven

PLANNING AND ZONING COMMISSION MEETING MINUTES

April 7, 2026

The Independence Planning & Zoning Commission met in the Council Chambers on Tuesday, April 7, 2026. Zoning Administrator, Matt Chesmore called the meeting to order at 8:30 AM with Tami Fenner, Tyler Rasmussen, Bill Lake and Jane Leaven in attendance.

A motion to approve the 2/23/26 minutes was made by Rasmussen and a second by Leaven. No discussion. Motion carried unanimously.

A motion to approve the 3/3/26 minutes was made by Rasmussen and a second by Fenner. No discussion. Motion carried unanimously.

A motion to recommend to the City Council to approve a rezoning request from Micheal McDonald to rezone his property from M-2 to C-1 was made by Rasmussen and seconded by Fenner.

During discussion it was noted that the rezoning request to rezone to C-1 was inappropriate for the area as this area was not in the "downtown commercial district" and the motion was retracted.

A motion was made to recommend to the City Council to approve a zoning request that would rezone parcel 1005400015 also described as The East 120.50 feet of Lot 1, Waskow & Nabholz 2nd Addition to the City of Independence, Buchanan County, Iowa from M-2 Heavy Manufacturing to C-2 Commercial district by Rasmussen and seconded by Fenner.

During further discussion it was asked if the approval could be contingent on the property, remaining a single-family residence with a commercial use on the first story. This was determined to not be possible as C-2 zoning allows for R-3 uses which could be a multi-family structure such as rental or apartment building use.

Hearing no other discussion a vote was conducted and the motion carried 4-0.

A motion to adjourn was made by Leaven, seconded by Fenner. Motion carried. Meeting was adjourned at 8:52am

Respectfully Submitted,

Matt Chesmore

Planning and Zoning Administrator