



PLANNING AND ZONING COMMISSION MEETING

Tuesday, April 07, 2026 at 8:30 AM

Council Chambers - 331 First Street East

AGENDA

MEETING OPENING

1. Roll Call

NEW BUSINESS

2. Approval of previous minutes - 2/23/26
3. Approval of previous minutes - 3/3/2026
4. Rezoning application - McDonald

ADJOURNMENT

This agenda is subject to change.

PLANNING AND ZONING COMMISSION MEETING MINUTES
February 23, 2026

The Independence Planning and Zoning Commission met in the Council Chambers on Monday, February 23, 2026. Matthew Chesmore, Building Official, called the meeting to order at 8:30 a.m.

Commission members present were Tyler Rasmussen, Nathan Hansen, Brian Keierleber, Stephanie Sailer, and Stephanie Berns. Commission members absent were Tami Fenner and Jane Leaven. A quorum was present.

Also present were Brad Bleichner, Mayor; Matthew Chesmore, Building Official; Matthew Schmitz, City Manager; Ron Ohl; Brian Crawford; and Blake Hayward.

A motion to approve the meeting minutes from January 6, 2026 was made by Brian Keierleber. Tyler Rasmussen seconded the motion. Motion carried.

Nathan Hansen moved to appoint himself as Commission Chair for the 2026 calendar year. Stephanie Sailer seconded. Motion carried.

Stephanie Sailer moved to appoint Stephanie Berns as Board Secretary for the 2026 calendar year. Tyler Rasmussen seconded. Motion carried.

The Commission discussed the Preliminary Plat of Survey for Jackson Green 7th Addition.

Brian Keierleber moved to require Ron Ohl to modify the Preliminary Plat of Survey for Jackson Green 7th Addition to include a second entrance off 6th Avenue and to resubmit the plat to the Commission. Nathan Hansen seconded the motion. Roll call vote: Rasmussen, Berns, Sailer, and Hansen – No; Keierleber – Yes. Motion failed.

Tyler Rasmussen moved to approve the Preliminary Plat of Survey for Jackson Green 7th Addition as submitted. Stephanie Berns seconded the motion. Roll call vote: Rasmussen, Berns, and Sailer – Yes; Keierleber and Hansen – No. Motion carried.

Brian Keierleber moved to adjourn the meeting at 9:21 a.m. Stephanie Sailer seconded the motion. Motion carried.

Respectfully submitted,

Stephanie Sailer
Planning and Zoning Commission Secretary

PLANNING AND ZONING COMMISSION MEETING MINUTES

March 3, 2026

The Independence Planning & Zoning Commission met in the Council Chambers on Tuesday, March 3, 2026. Nathan Hansen called the meeting to order at 8:30 AM with Stephanie Berns, Tami Fenner, Brian Keierleber, Nathan Hansen and Tyler Rasmussen in attendance. Matthew Schmitz and Matt Chesmore from the City of Independence were also in attendance.

A rezoning request from Steve Gee Construction, Inc. to rezone a tract at the end of Pine Dr SW for future housing development was reviewed. The property is currently zoned A-1 Agricultural, and the request is to rezone the tract to R-3 Multiple Residential. A motion was made by Brian Keierleber seconded by Nathan Hansen to recommend approval of rezoning of this tract to R-3 to the City Council. Discussion was held. Motion carried with a 5-0 vote in favor of the request.

A motion to adjourn was made by Brian Keierleber, seconded by Tami Fenner. Motion carried.

Respectfully Submitted,

Stephanie Berns

Secretary



PLANNING & ZONING MEMORANDUM

TO: Planning & Zoning Commission

FROM: Matt Chesmore – Building Official

DATE OF MEETING: April 7, 2026

ITEM TITLE: Rezoning application - McDonald

BACKGROUND:

Michael McDonald Construction has applied to rezone a parcel of ground he currently owns from M-2 (Heavy Manufacturing) to C-1 (Commercial). The parcel is located at 508-A 20th St Ave SW.

Mr. McDonald is proposing to remodel the existing building, adding a residential unit on the second story and above his existing commercial business.

The reason for this request is that residential units are prohibited in a M-1, heavy manufacturing zoning district, whereas C-1 Commercial districts allow for mixed uses.

Rezoning exhibit(s) have been included to facilitate the rezoning of this parcel.

RECOMMENDATION:

Staff recommends a motion to recommend approval of the rezoning of this parcel as submitted.

REZONING EXHIBIT

Rezoning Description

The East 120.50 feet of Lot 1, Waskow & Nabholz 2nd Addition to the City of Independence, Buchanan County, Iowa



CURRENT ZONING M-2
PROPOSED ZONING C-1

OWNER:
Michael McDonald Construction LLC
500 4TH AVE SW
Independence, Iowa 50644
319-296-8957



| INDEX LEGEND | |
|---------------|--|
| COUNTY: | BUCHANAN |
| ALIQUOT PART: | |
| CITY: | INDEPENDENCE |
| SUBDIVISION: | WASKOW & NABHOLZ 2ND ADDITION |
| BLOCK: | |
| LOT: | 1 |
| PROPRIETOR: | DONALD J. MAGSAMEN AND DEBRA F. MAGSAMEN |
| REQUESTED BY: | DONALD J. MAGSAMEN |

Instrument #: 2018R00828
 04/05/2018 02:24:15 PM Total Pages: 1
 EPS PLATS & SURVEY
 Recording Fee: \$7.00 Transfer Tax: \$0
 Diane Curry, Recorder, Buchanan County Iowa

Item #4.



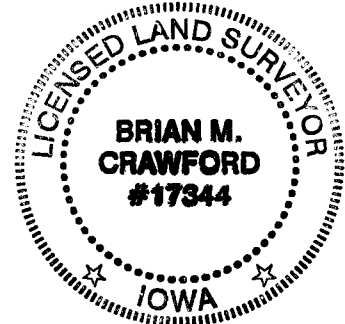
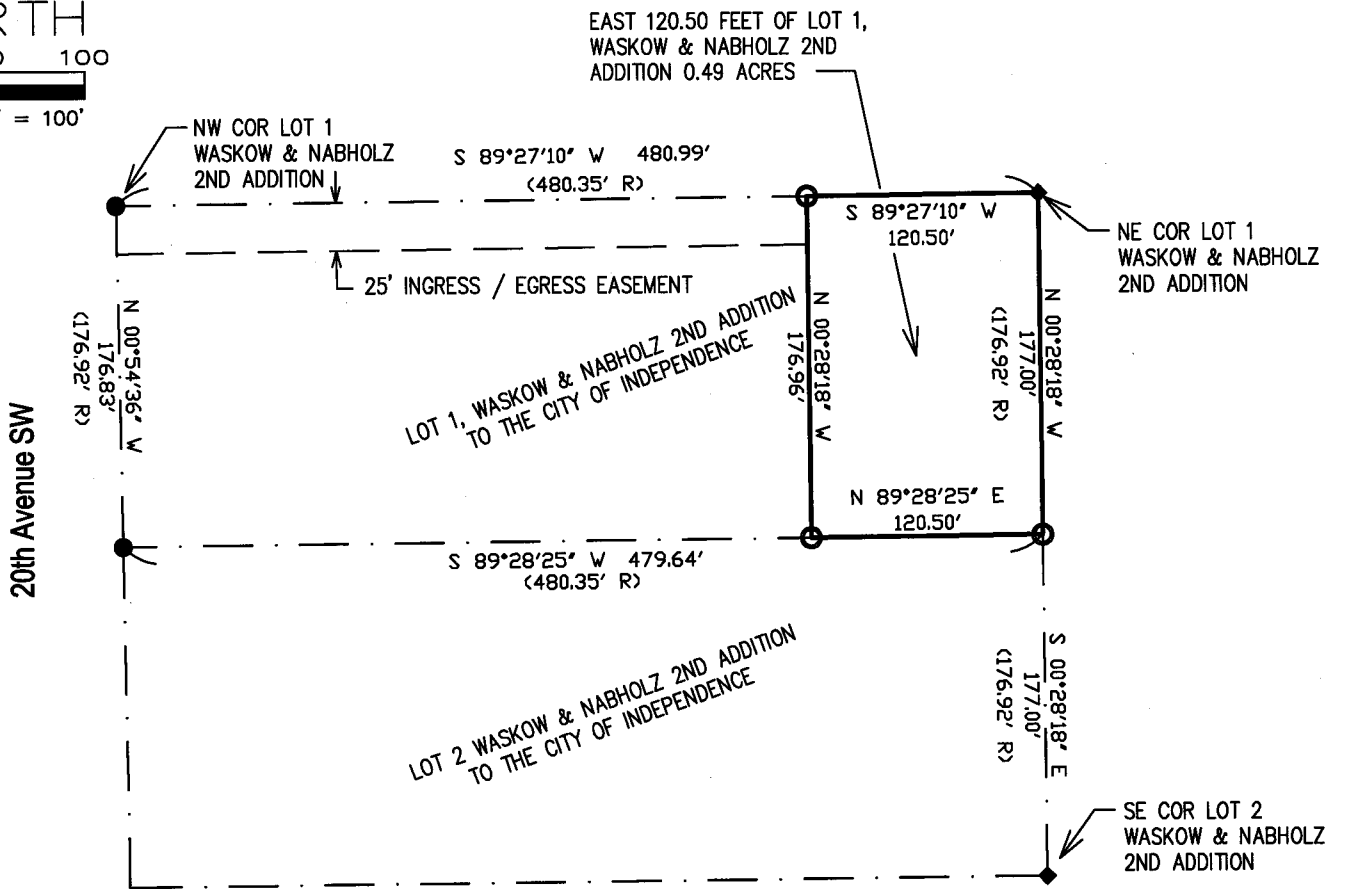
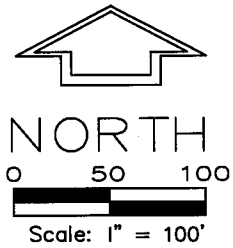
PREPARED BY: BRIAN M. CRAWFORD, PLS-CRAWFORD ENGINEERING 205 2ND AVE NE INDEPENDENCE, IOWA 50644 (319)334-7077

PLAT OF SURVEY

OF THE EAST 120.50 FEET OF LOT 1, WASKOW & NABHOLZ 2ND ADDITION TO THE CITY OF INDEPENDENCE, BUCHANAN COUNTY IOWA

DESCRIPTION

THE EAST 120.50 FEET OF LOT 1, OF WASKOW & NABHOLZ 2ND ADDITION TO THE CITY OF INDEPENDENCE, BUCHANAN COUNTY IOWA AS RECORDED IN BK 406, PAGE 467 OF THE BUCHANAN COUNTY RECORDS. DESCRIBED LAND CONTAINS 0.49 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



| | |
|---|---|
| CORNERS FOUND: ● - 1/2" REBAR W/ DAMAGED CAP ◆ - 1/2" REBAR W/ CAP#14417 | CORNERS SET: ○ - 1/2" IP YEL. CAP#17344 |
|---|---|

DATE SURVEYED: 3-19-2018

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

LICENSE RENEWAL DATE: 12-31-2018 LICENSE NO. 17344

Brian M. Crawford 4/3/18
 BRIAN M. CRAWFORD, P.L.S. DATE

CRAWFORD ENGINEERING & SURVEYING, INC.

205 SECOND AVENUE N.E.
 P.O. BOX 793, INDEPENDENCE, IOWA 50644
 Phone (319) 334-7077

PROJECT NO. 18211 FLD.BK.NO. PAGE

1005100012

1005100007

1005251018

Item #4.

1005300015

00017

1005300018

00012

1005300011

20TH AVE SW

1005400016

1005400002

ERE ERE EREERE

1005300020

1005300019

1005400003

7