



PLANNING AND ZONING COMMISSION MEETING

Tuesday, August 06, 2024 at 8:30 AM

Council Chambers - 331 First Street East

AGENDA

MEETING OPENING

1. Roll Call

NEW BUSINESS

2. Meeting Minutes - June 4, 2024
3. Preliminary Plat within 2 miles of City Limits - Finholt

ADJOURNMENT

This agenda is subject to change.



www.independenceia.org

Commission Members

Item #2.

Jane Leaven
Stephanie Sailer
Stephanie Berns
Tami Fenner

Matt Mayner
Bill Lake
Larry Karsten

PLANNING AND ZONING COMMISSION MINUTES

June 4, 2024

The Independence Planning & Zoning Commission met in the Council Chambers at 8:30 AM, on Tuesday, June 4, 2024.

Matthew Schmitz, City Manager called the meeting to order with Jane Leaven, Matt Mayner, Tami Fenner, Bill Lake, Stephanie Burns and Stephanie Sailer in attendance. Also in attendance were Matthew Schmitz, City Manager, and Matt Chesmore, Building Official.

Previous minutes from Sept. 5, 2023, Dec. 5, 2023, Feb. 6, 2023 and May 7, 2024 were reviewed individually and all unanimously approved.

Stephanie Sailer was nominated and installed as Secretary of the Planning and Zoning Commission.

The final Plat of survey for MHI was approved and a recommendation was made to the City Council to approve the Plat of Survey as submitted with conditions that the existing City water line be protected by way of an easement being placed on the property.

An application from Nathan Hansen was reviewed for the combination of lots 11 and 12 of the Pines addition. The application would allow Nathan to combine two lots that he currently owns so that he can build one new single-family dwelling with a four-stall garage and comply with zoning ordinance. The application was approved as submitted. Matthew Schmitz said he would place this on the June 10, 2024 Council agenda for approval.

The meeting adjourned at 8:43 AM.

Respectfully submitted

Stephanie Sailer

Planning and Zoning Commission Secretary



PLANNING & ZONING MEMORANDUM

TO: Planning & Zoning Commission

FROM: Matt Chesmore – Building Official

DATE OF MEETING: Aug 8, 2024

ITEM TITLE: Preliminary Plat of Survey - Finholt

BACKGROUND:

Craig and Kathy Finholt are interested in dividing ground they currently own into three individual lots. There are currently 2 residential dwellings on one parcel, and they would like to subdivide the parcel to create 3 individual parcels.

It is important to note that this property is not in the City Limits but does fall within the two-mile zone surrounding the City and is therefore subject to review by the Planning & Zoning Commission and the City Council.

Adam Recker, PLS of Fehr Graham I Engineering & Environmental has submitted a Plat of Survey to facilitate this division of property.

The Buchanan County Planning and Zoning Commission has approved rezoning of the parcels from A1 to R3/4 with conditions.

RECOMMENDATION:

Staff recommends a motion to recommend approval of the preliminary plat as submitted.

RESOLUTION 24-25

WHEREAS, proposed the adoption and enactment of a Zoning Ordinance Amendment on the 11th day of March 2024.

**ZONING ORDINANCE AMENDMENT NO. 24-R-314
BUCHANAN COUNTY, IOWA**

The rezoning of property located the rezoning of property located in Washington Township, Section 33, 1.49 acres +/- from "A-1" Agricultural to "R-3" Residential.

BE IT ORDAINED:

Com SW Corner NW SW E232.86' N379.99' W231.04' S380' To point of beginning also known as parcel K.

With the condition: The applicants obtain a septic, and driveway easement, along with a shared well agreement during the minor plat process.

That Section IV of the Buchanan County, Iowa, Zoning Ordinance be amended to reflect the zoning change on the official zoning maps as follows:

NOW THEREFORE the above was read and voted upon by the Board of Supervisors, and it was approved by a vote of a majority of the Board of Supervisors:

AND IT IS NOW AND THEREFORE APPROVED: Kurtz, Vogel, Ohrt

THOSE VOTING AGAINST THE PASSAGE:

THOSE VOTING FOR THE PASSAGE:

Passed this 11th day of March 2024.



Dawn Vogel, Chairperson
Board of Supervisors
Buchanan County, Iowa

ATTEST:



Kris Wilgenbusch, County Auditor

CONDITIONS FOR RESOLUTION 24-25

The applicants obtain a septic, and driveway easement, along with a shared well agreement during the minor plat process.

Chad Beatty 3-11-24

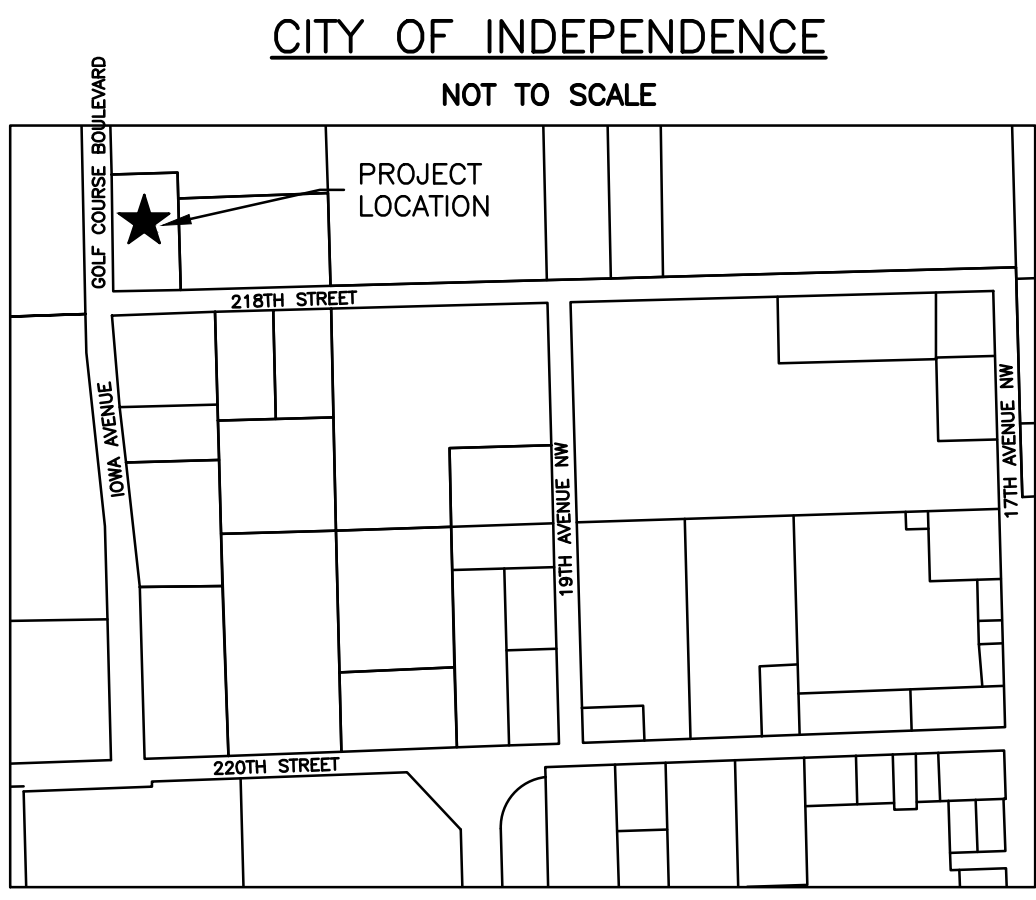
Chad Beatty, Zoning Administrator

Craig Finholt *Kathy Finholt*

Kathy and Craig Finholt

PRELIMINARY PLAT MBH ADDITION

IN THE NW1/4 OF THE SW1/4 OF SECTION 33-T89N-R9W CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA

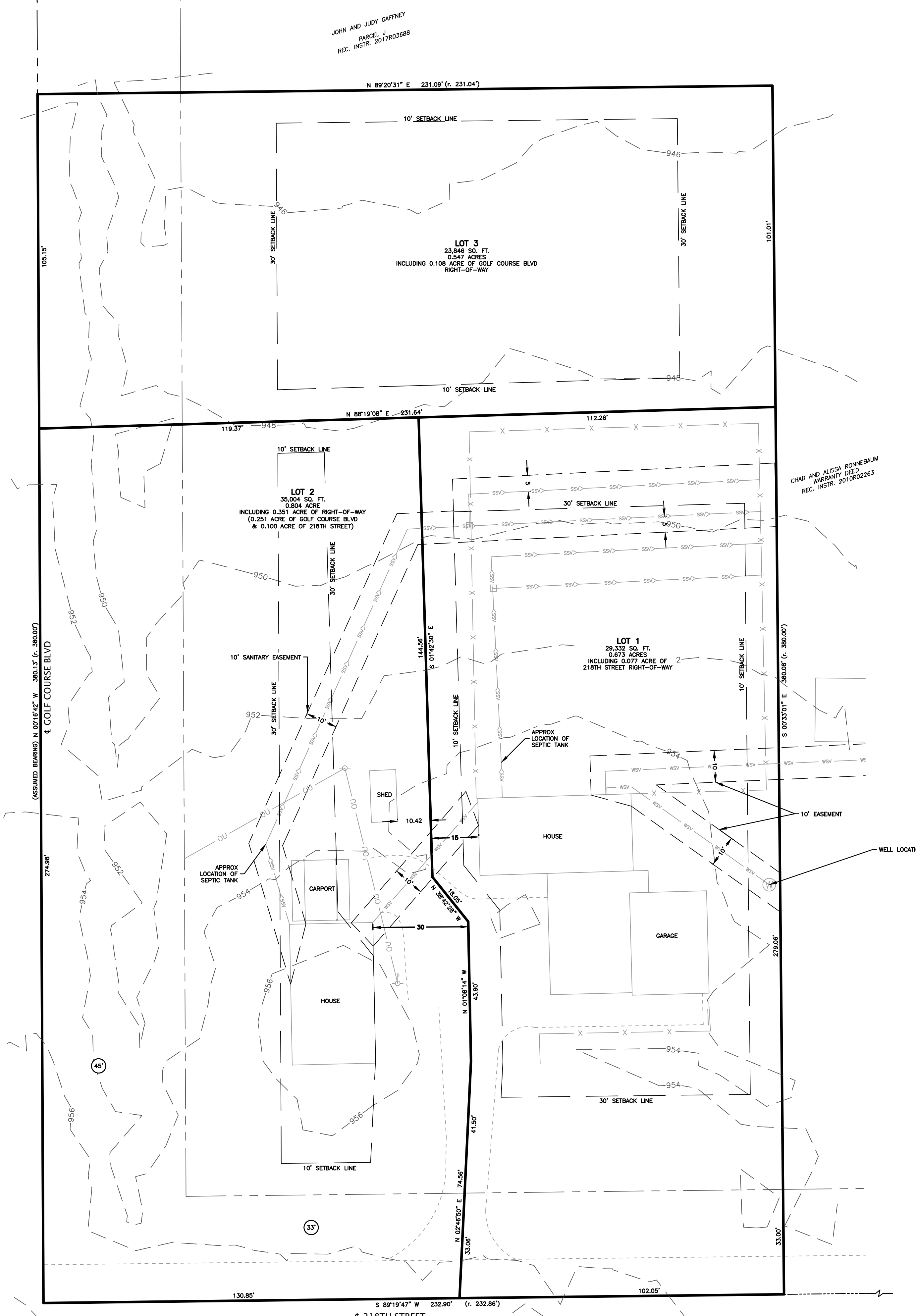


PROPOSED NOTES:

- LIDAR CONTOURS ARE SHOWN
- UTILITY LINES DEPICTED ON MAP ARE SCALED FROM MAPS PROVIDED BY HOMEOWNER AND TAKEN FROM FIELD SHOTS ON SITE.
- OWNERS OF ADJACENT PARCELS TAKEN FROM BUCHANAN COUNTY ASSESSORS MAP.
- WATER FOR EXISTING HOUSES IS SERVED BY A COMMON WELL THAT WILL BE MAINTAINED BY HOMEOWNERS AGREEMENT.
- SEPTIC FOR LOT 1 & 2 IS SHOWN FROM GATHERED INFORMATION. LOT 2 SEPTIC LEACH FIELD IS ON PART OF LOT 1 PROPERTY.
- CURRENT AND PROPOSED BUCHANAN COUNTY ZONING DISTRICT - R-3 (MULTIPLE RESIDENCE DISTRICT)
- MINIMUM REQUIRED LOT AREA - 10,000 SQ FT.
- MINIMUM REQUIRED LOT WIDTH - 60 FEET.
- BUCHANAN COUNTY FRONT YARD SET BACK 30 FEET.
- BUCHANAN COUNTY REAR YARD SET BACK 30 FEET.
- BUCHANAN COUNTY SIDE YARD SET BACK 10 FEET.
- MAXIMUM HEIGHT - 3 STORIES OR 45 FEET, WHICHEVER IS LOWER, EXCEPT ADDITIONAL HEIGHT FOR ADDITIONAL STORIES MAY BE ADDED AT A RATE OF 2 FEET IN HEIGHT FOR EACH FOOT THAT THE STRUCTURE IS SETBACK FROM THE REQUIRED YARD LINES.
- THERE SHALL BE UTILITY EASEMENTS WHERE NOTED.
- FEHR GRAHAM WILL PREPARE FINAL PLAT.

LEGEND

	SURVEY BOUNDARY
	SECTION LINE
	1/4 SECTION LINE
	1/4-1/4 SECTION LINE
	EXISTING RIGHT-OF-WAY
	EXISTING PROPERTY LINE
	EXISTING CENTERLINE ROAD
	EXISTING OVERHEAD ELECTRIC
	EXISTING WATER SERVICE
	EXISTING SANITARY SEWER SERVICE
	EXISTING FENCE
	PROPOSED SETBACK LINE
	PROPOSED EASEMENT
	PROPOSED PROPERTY LINE
	FOUND 1/2" Ø REBAR W/YPC ILLEGIBLE
	FOUND T-BAR
	FOUND 1/2" Ø REBAR W/YPC #8812
	FOUND CUT X
	RIGHT-OF-WAY WIDTH



SURVEYOR:
FEHR GRAHAM
221 E. MAIN ST., SUITE 301
MANCHESTER, IOWA 52057

PROPRIETOR/OWNER:
CRAIG AND KATHY FINHOLT
1805 218TH ST
INDEPENDENCE, IA 50644

REQUESTED BY/SUBDIVIDER:
CRAIG AND KATHY FINHOLT

PROFESSIONAL LAND SURVEYOR

ADAM J. RECKER

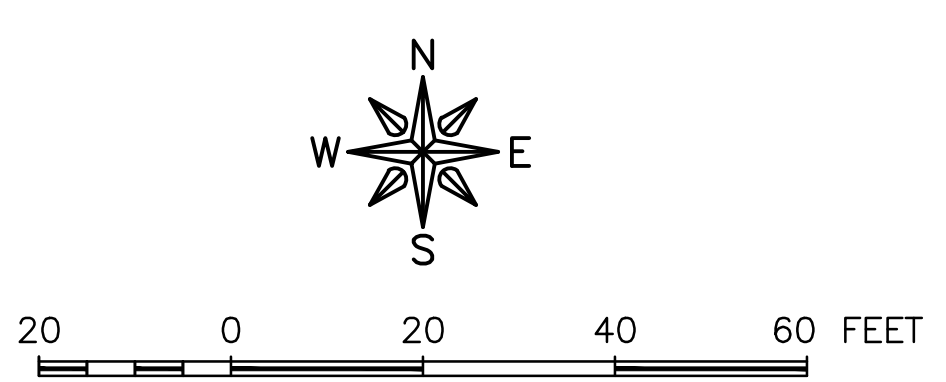
24627

★ IOWA ★

I hereby certify that this land surveying document was prepared and the 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. The unadjusted error of closure does not exceed 1:10,000 for the subdivision boundary and does not exceed 1:5,000 for any individual lot.

6/28/2024
Date

Adam J. Recker, P.L.S.
License Number: 24627
My license renewal date is December 31, 2025.
Sheets covered by this seal: THIS SHEET ONLY



FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

ILLINOIS
IOWA
WISCONSIN

NOTE: THIS SUBDIVISION PLAT IS A RETRACEMENT AND DIVISION OF PARCEL K AS SHOWN IN PLAT OF SURVEY RECORDED DECEMBER 29, 1997, IN RECORDING INSTRUMENT #1997R03901; AND IN QUIT CLAIM DEED RECORDED JULY 2, 1993, IN BOOK 544, PAGE 649; BOTH ON FILE IN THE BUCHANAN COUNTY RECORDER'S OFFICE, INDEPENDENCE, IOWA.

SURVEY DESCRIPTION:

MBH ADDITION IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 89 NORTH, RANGE 9 WEST OF THE 5TH P.M., BUCHANAN COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE NORTH 00°16'42" WEST (ASSUMED BEARING) WEST, 380.13 FEET ALONG WEST LINE OF SAID QUARTER-QUARTER SECTION LINE AND THE CENTERLINE OF GOLF COURSE ROAD TO THE NORTHWEST CORNER OF PARCEL K;

THENCE NORTH 89°20'31" EAST, 231.09 FEET ALONG THE NORTH LINE OF SAID PARCEL TO THE NORTH EAST CORNER OF SAID PARCEL;

THENCE SOUTH 00°33'01" EAST, 380.08 FEET ALONG THE EAST LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF SAID PARCEL, THE CENTERLINE OF 218TH AVE AND THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION LINE;

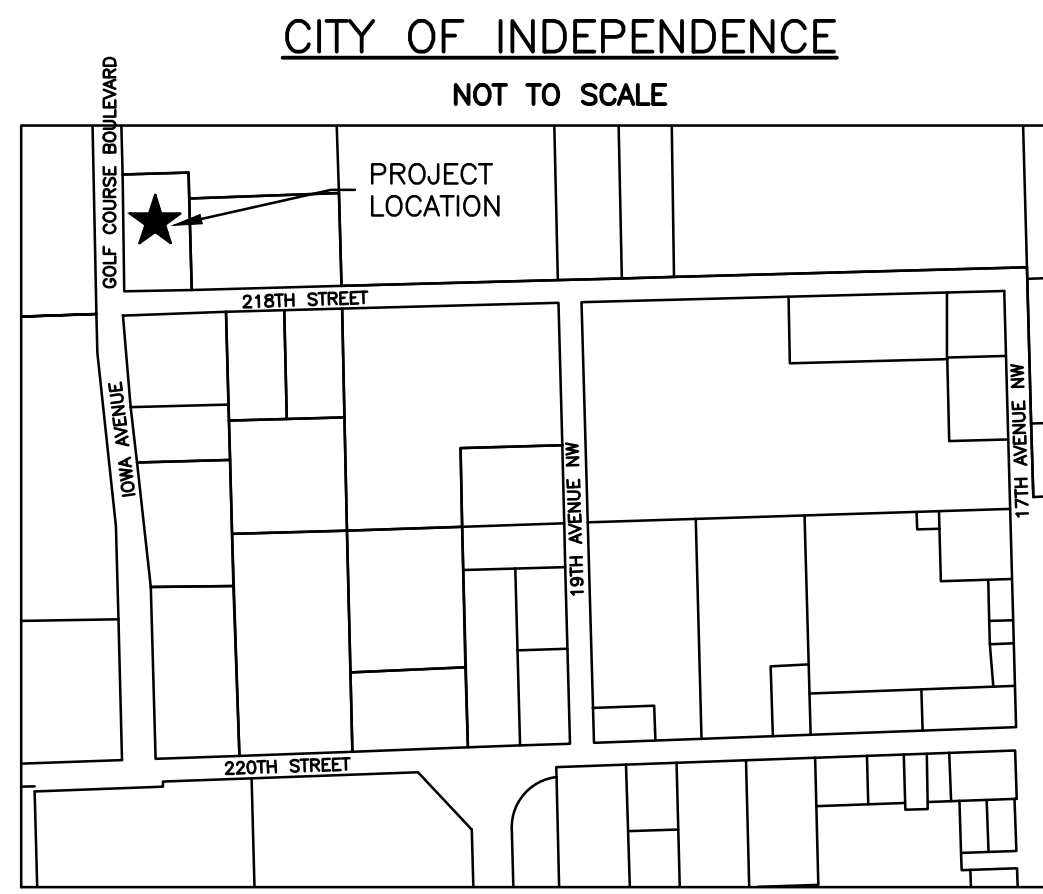
THENCE SOUTH 89°19'47" WEST, 232.90 FEET ALONG SAID SOUTH LINE OF SAID PARCEL, THE SAID CENTERLINE AND THE SOUTH QUARTER-QUARTER SECTION LINE TO THE POINT OF BEGINNING;

CONTAINING 2.024 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

REFERENCE IS HEREBY MADE TO A SURVEY AND PLAT MADE BY DANIEL T. CRAWFORD, RECORDED DECEMBER 29, 1997, IN RECORDING INSTRUMENT #1997R03901; TO A SURVEY AND PLAT MADE BY HAROLD M. JENSEN, RECORDED OCTOBER 28, 1975, IN BOOK 391, PAGE 377; TO A SURVEY AND PLAT MADE BY L. BAGG, RECORDED JUNE 20, 1871, IN BOOK 1, PAGE 53; ALL ON FILE IN THE BUCHANAN COUNTY RECORDER'S OFFICE, INDEPENDENCE, IOWA.

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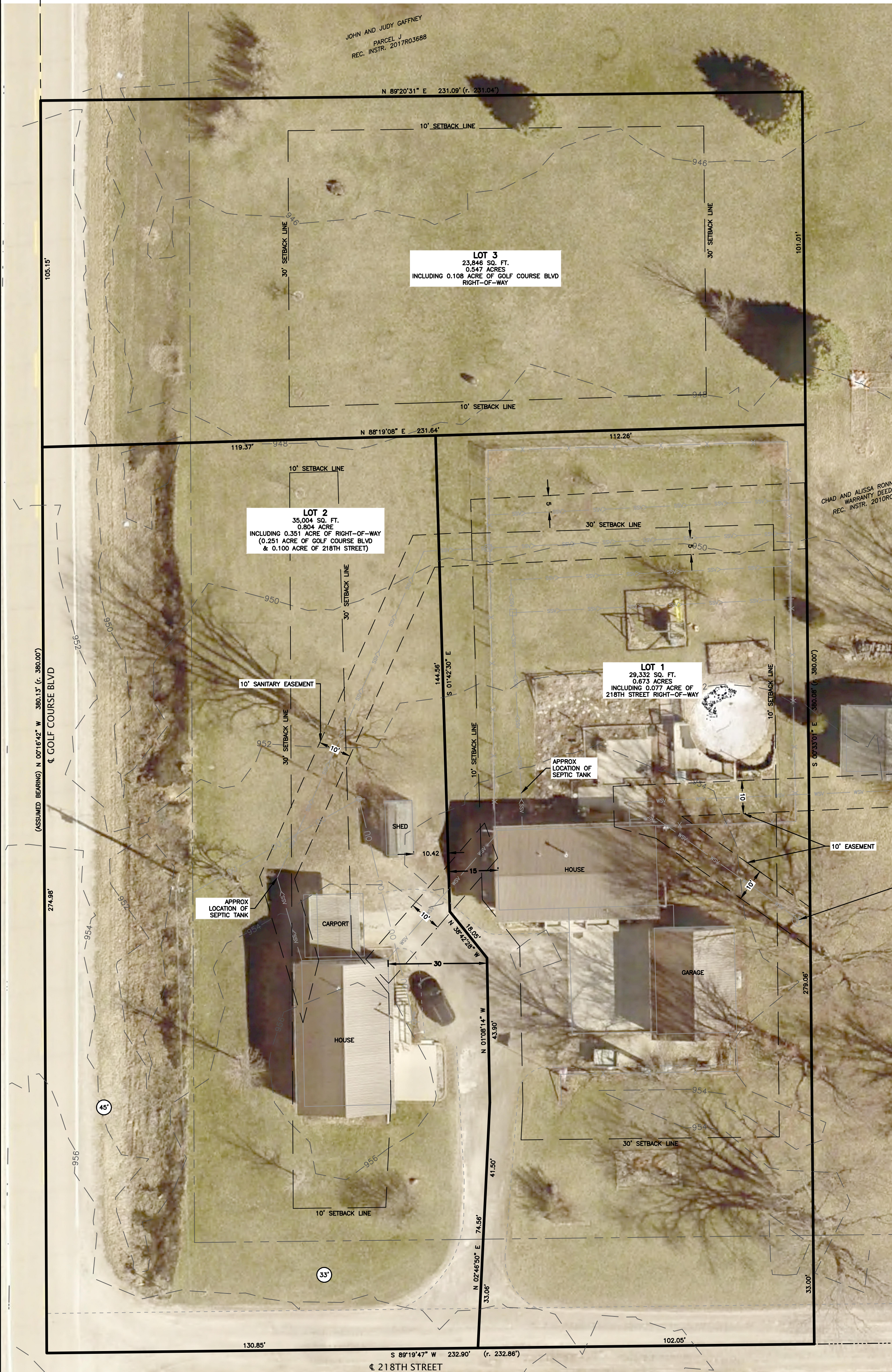


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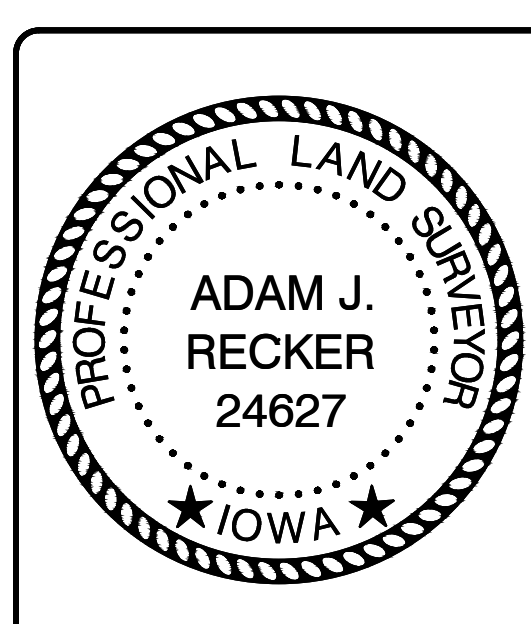
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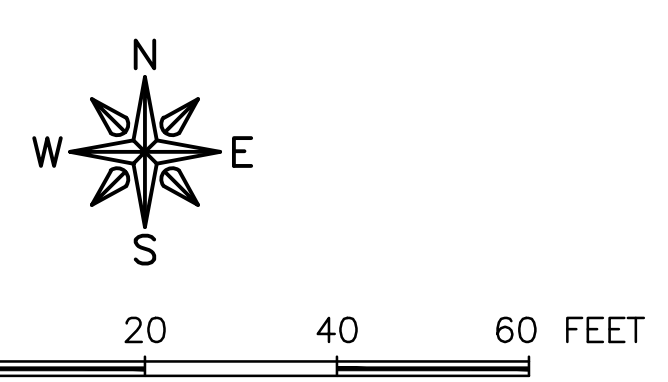
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