



PLANNING AND ZONING COMMISSION MEETING

Tuesday, November 04, 2025 at 8:30 AM

Council Chambers - 331 First Street East

AGENDA

MEETING OPENING

1. Roll Call

NEW BUSINESS

2. Approval of previous minutes
3. Rezoning Application - Jackson Green 7th Addition

ADJOURNMENT

This agenda is subject to change.

PLANNING AND ZONING COMMISSION MINUTES

October 7, 2025

The Independence Planning & Zoning Commission met in the Council Chambers on Tuesday, October 7, 2025. Matt Chesmore, Building Official, called the meeting to order at 8:34 AM with Stephanie Berns, Tami Fenner, Nathan Hansen, Jane Leaven and Bill Lake in attendance. Absent were Larry Karsten and Stephanie Sailer.

Meeting minutes from September 16, 2025 were reviewed. Motion made by Jane Leaven, seconded by Tami Fenner to approve the minutes as presented. Motion carried.

Proposed amendments regarding the sign ordinance were reviewed and discussed. A motion was made by Nathan Hansen, seconded by Bill Lake to recommend approval of Article 17, Signs Amendment to City Council. Motion carried.

A motion to adjourn was made by Jane Leaven, seconded by Tami Fenner. Motion carried.

Respectfully Submitted,



Stephanie A. Berns

Secretary pro tem



Planning and Zoning Memorandum

TO: Planning and Zoning Commission

FROM: Matt Chesmore, Building Official

DATE OF MEETING: November 4, 2025

ITEM TITLE: Jackson Green 7th Addition – Rezoning application

BACKGROUND:

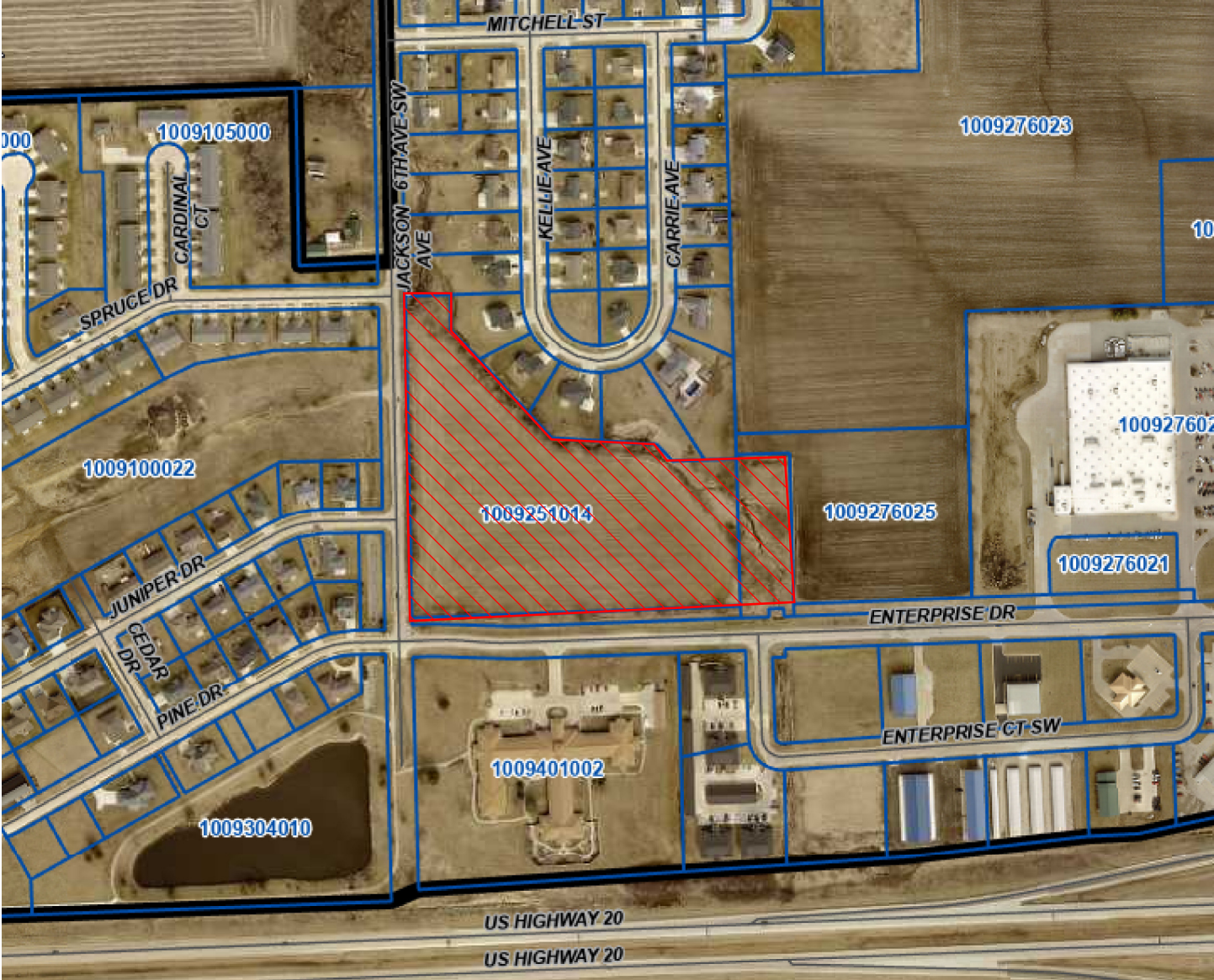
Ron and Janice Ohl have applied to rezone a parcel of land they currently own from A-1, Agricultural to R-2, Mixed residential district in preparation for a one- and two-family residential housing development.

DISCUSSION:

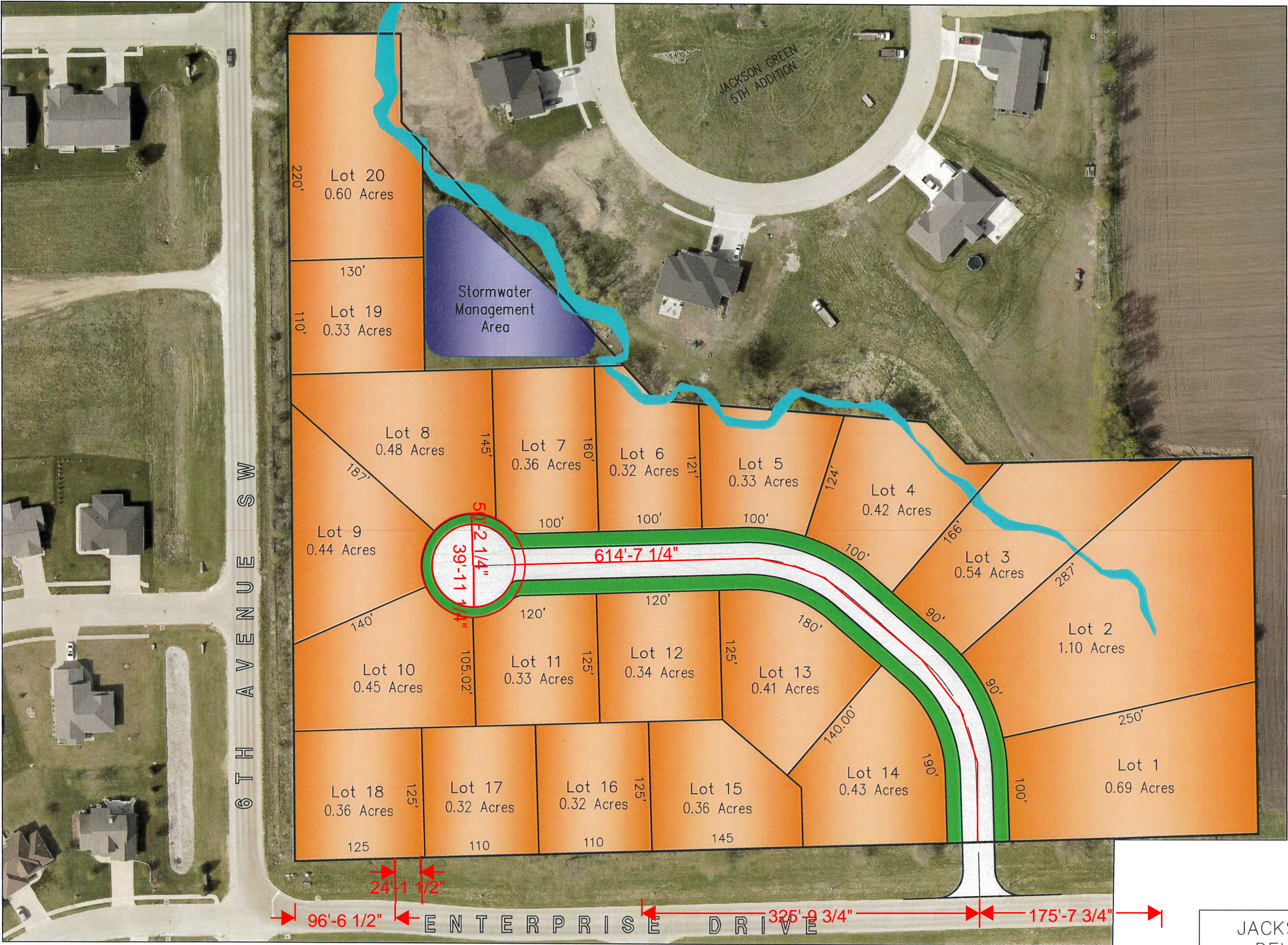
The Planning and Zoning Commission should discuss the impact of removing this parcel from agricultural use and weigh the benefits verse any negative impacts produced due to rezoning to residential use.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission to recommend the City Council to set a date and time at their regular council meeting on 11/10/2025 to hold a public hearing regarding the rezoning of parcel 1009251014 to R-2, a Mixed Residential district.



PRELIMINARY



OWNER/DEVELOPER:

Ron and Janice Ohl
2867 Michel Ave
Rowley, Iowa 52329
Contact: Ron Ohl
(563) 920-0530

PREPARED BY:

Crawford Engineering & Surveying Inc.
118 3rd Avenue NE
Independence, Iowa 50644
Contact: Brian M. Crawford
Ph: (319) 334-7077

May, 2025

JACKSON GREEN 7TH ADDITION
DEVELOPMENT CONCEPT #6
INDEPENDENCE CONSTRUCTION INC.

DRAWN	BMC
CHECKED	LGC
PROJ NO	18305
CADD FILE	

CRAWFORD ENGINEERING & SURVEYING, INC.
205 2nd Ave NE Independence, Iowa 50644

JACKSON GREEN 7th ADDITION DEVELOPMENT CONCEPT #6

INDEPENDENCE, IOWA



0 50 100
Scale: 1" = 100'