



Planning and Zoning Commission Meeting

Tuesday, July 7, 2026 at 8:30 AM
Council Chambers - 331 First Street East
Agenda

Meeting Opening

1. Roll Call

New Business

2. Approval of previous minutes - May 19th, 2026
3. Planning and Zoning Commission appointment of Chair
4. Preliminary Plat of Survey – The Pines Fourth Addition to the City of Independence
5. Plat of Survey - Pries Enterprises
6. Rezoning of parcels - LARD LLC
7. Rezoning of Parcels - Pries Enterprises INC
8. Lot Combination Agreement - Pries
9. Rezoning of Parcels - Buchanan County, Senior Center

Adjournment

This agenda is subject to change.



Planning and Zoning Commission

Memorandum

To: Planning & Zoning Commission

From: Matt Chesmore, Building Official

Date of Meeting: July 7, 2026

Item Title: Approval of previous minutes - May 19th, 2026

Background:

Each month the Planning and Zoning Commission must approve the previous month's meetings minutes.

Recommendation:

Staff recommends the approval of the previous months minutes.

Attachments:

1. 5-19-26

PLANNING AND ZONING COMMISSION MEETING MINUTES

May 19, 2026

The Independence Planning & Zoning Commission met in the Council Chambers on Tuesday, May 19, 2026. Matt Chesmore called the meeting to order at 8:30 AM with Tami Fenner, Brian Keierleber, Bill Lake, Jane Leaven, Rick Wulfekuhle and Tyler Rasmussen in attendance.

Minutes from the prior meeting of May 5, 2026 were reviewed. A motion was made by Rasmussen, seconded by Leaven to approve the minutes. Motion carried with a 6-0 vote in favor of the request.

A parcel combination request from Stealgard Inc. for parcels 0635151001, 0635151004 and 0635151005 was reviewed. The proposed Agreement Regarding Lot Combination was presented. A motion was made by Rasmussen, seconded by Lake to recommend approval of the lot combination as submitted. Discussion was held. Motion carried with a 6-0 vote in favor of the request.

A motion to adjourn was made by Keierleber, seconded by Wulfekuhle. Motion carried.

Respectfully Submitted,

Matt Chesmore

Acting Secretary



Planning and Zoning Commission

Memorandum

To: Planning & Zoning Commission

From: Matt Chesmore, Building Official

Date of Meeting: July 7, 2026

Item Title: Planning and Zoning Commission appointment of Chair

Background:

Once the chairperson's term has expired, the Planning and Zoning must appoint a commissioner to act as the new Commission Chairperson. The newly appointed chairperson will hold the chair position for the remainder of the commissioners' term. This Chair's duties are to call the Commission meeting to order and run the meeting as the agenda is organized.

Recommendation:

Staff recommends the Planning and Zoning Commission appoint a chairperson to the Commission.

Attachments:

None



Planning and Zoning Commission

Memorandum

To: Planning & Zoning Commission

From: Matt Chesmore, Building Official

Date of Meeting: July 7, 2026

Item Title: Preliminary Plat of Survey – The Pines Fourth Addition to the City of Independence

Background:

Gee Construction is planning on developing a tract of land he owns at the end of Pine Dr SW. The new created division will consist of four parcels where he can construct one, two or multi-family dwelling upon.

Recommendation:

Staff recommends the Planning and Zoning Commission make a recommendation to the Independence City Council to approve the Preliminary Plat of Survey as submitted.

Attachments:

1. The Pines Fourth Addition Prelim Plat (final)

PRELIMINARY PLAT

THE PINES FOURTH ADDITION TO THE CITY OF INDEPENDENCE

PART OF PARCEL X IN THE NE 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 88 NORTH, RANGE 9 WEST OF THE PINES SECOND ADDITION TO THE CITY OF INDEPENDENCE, BUCHANAN COUNTY IOWA 5TH P.M., IN THE CITY OF INDEPENDENCE, BUCHANAN COUNTY IOWA

DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL X AS RECORDED IN INSTRUMENT 2016R00957 OF THE BUCHANAN COUNTY RECORDS IN THE NE 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 88 NORTH, RANGE 9 WEST OF THE 5TH P.M., CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA; THENCE N01°00'31" W, 352.19 FEET ALONG THE WEST LINE OF PARCEL X TO THE SW CORNER OF LOT 3 OF THE PINES SECOND ADDITION TO INDEPENDENCE; THENCE ALONG THE SOUTH LINE OF LOT 3 N89°59'31"E, 71.33 FEET; THENCE N 82°38'38"E, 93.49 FEET TO THE SW CORNER OF LOT 29 OF THE PINES FIRST ADDITION; THENCE ALONG THE WESTERLY LINE OF THE PINES FIRST ADDITION S21°08'09", 118.92 FEET; THENCE S28°28'26"E, 60.28 FEET; THENCE S28°37'22"E, 121.81 FEET; THENCE S01°21'24"E, 86.15 FEET TO THE NORTH LINE OF US HIGHWAY 20; THENCE ALONG SAID NORTH LINE S88°35'06"W, 289.95 FEET TO THE POINT OF BEGINNING. DESCRIBED LAND CONTAINS 1.93 ACRES.

BULK REGULATIONS:

Front Yard Depth = 20 ft R-3
 Side Yard Width = 10 ft
 Rear Yard Depth = 35 ft

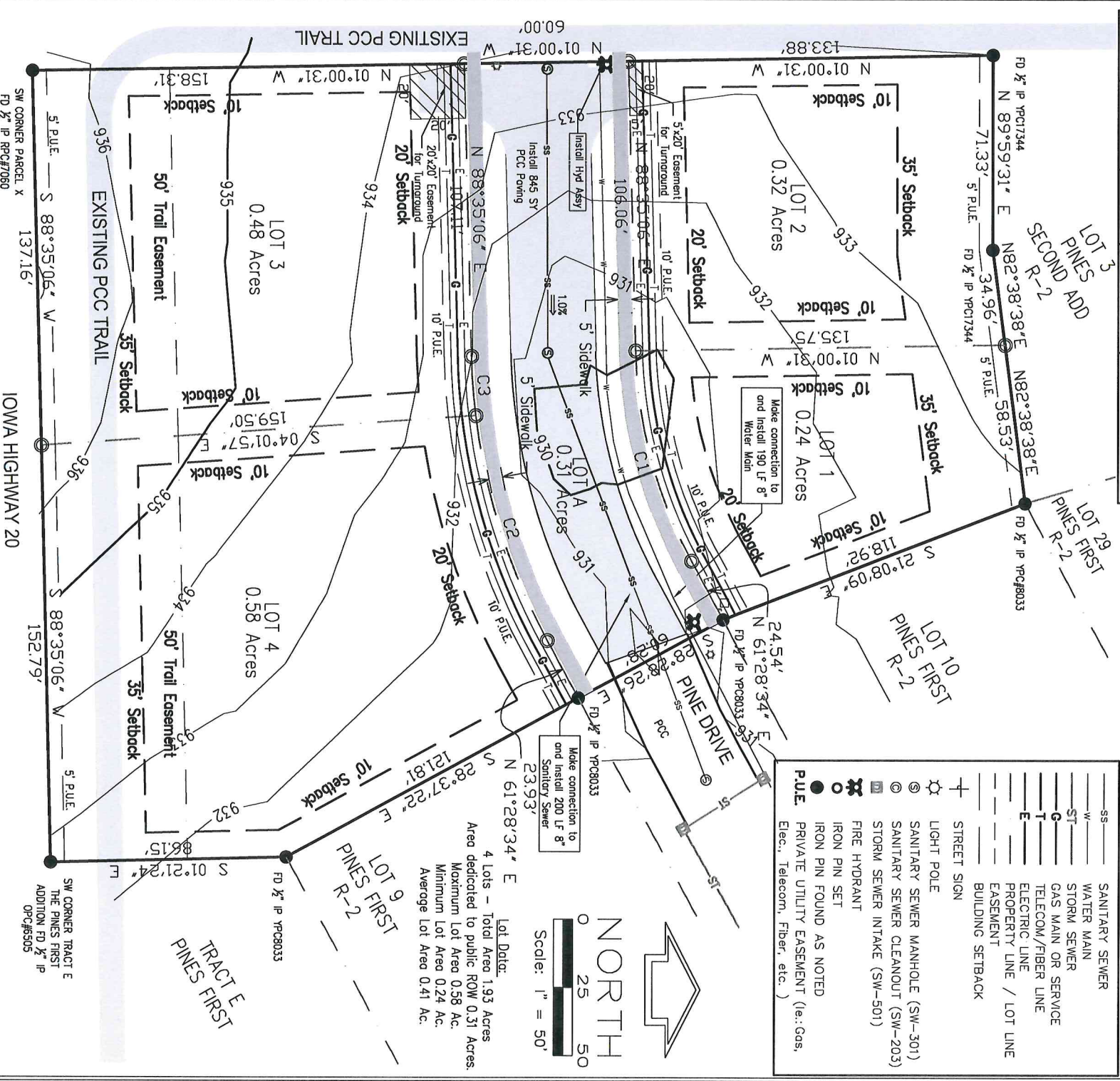
ZONING:

OWNER: Steve Gee Construction
 2404 262nd Street
 Independence, Iowa
 Contact: Steve Gee
 (319) 934-3878

Subdivision Notes:

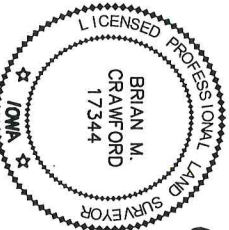
1. Lot A is to be dedicated to the City of Independence as public street
2. Sanitary Sewer is to be 8" PVC SDR 26
3. Water Main is to be 8" PVC C-900
4. Regional Detention for The Pines Fourth Addition is provided by Triangle Pond.
5. This development is outside of the flood hazard area based on FEMA Map #19019C0284F Dated Dec., 2020

NUMBER	ARC LEN.	RADIUS	CHORD LEN.	CHORD DIRECTION
C1	80.43	170.00	79.69	S 75°01'50" W
C2	87.15	230.00	86.63	S 72°19'50" W
C3	21.68	230.00	21.67	S 85°53'06" W



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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 LICENSE RENEWAL DATE: 12-31-2026 LICENSE NO. 17344

Brian M. Crawford
 BRIAN M. CRAWFORD, P.L.S.
 DATE 6/17/26



CRAWFORD ENGINEERING & SURVEYING, INC.

118 THIRD AVENUE N.E.
 P.O. BOX 793, INDEPENDENCE, IOWA 50644
 Phone (319) 334-7077
 PROJECT NO. 22802 FLD.BK.NO. PAGE



Planning and Zoning Commission

Memorandum

To: Planning & Zoning Commission

From: Matt Chesmore, Building Official

Date of Meeting: July 7, 2026

Item Title: Plat of Survey - Pries Enterprises

Background:

Pries Enterprises is planning on developing a tract of land for the expansion of their facilities with a new 134000 sf building to be built upon this parcel. Pries has engaged Fehr/Graham to create the Plat of Survey that will parcel off 3.87 acres, creating Parcel Y.

Recommendation:

Staff recommends the Planning and Zoning Commission make a recommendation to the Independence City Council to approve the Plat of Survey as submitted.

Attachments:

1. 266115 Plat of Survey Signed to the City

RECORDER'S INDEX
COUNTY: BUCHANAN
SECTION: 10-T88N-R9W
QUARTER SECTION: SE1/4-NW1/4
CITY: INDEPENDENCE
SUBDIVISION: N/A
BLOCK: N/A
LOT(S): PARCEL Y
PROPRIETOR: LARD LLC
REQUESTED BY: LARSON CONSTRUCTION - CORY KRESS

FOR RECORDER'S USE ONLY

PREPARED BY/RETURN TO: FEHR GRAHAM, 221 EAST MAIN ST., SUITE 301 MANCHESTER, IA 52057 - PH: 563.927.2060

**PLAT OF SURVEY
PARCEL Y
IN A PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 10-T88N-R9W
CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA**

NOTE: THIS IS A PLAT OF SURVEY OF PART OF THE PROPERTY AS DESCRIBED BY A WARRANTY DEED RECORDED NOVEMBER 18, 2019, IN RECORDING INSTRUMENT #2019R03693, ON FILE IN THE BUCHANAN COUNTY RECORDER'S OFFICE, INDEPENDENCE, IOWA. FOR THIS SURVEY DESCRIPTION, THE BUCHANAN COUNTY AUDITOR HAS DESIGNATED THIS PARCEL AS "PARCEL Y".

SURVEY DESCRIPTION:

PARCEL Y IN A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 88 NORTH, RANGE 9 WEST OF THE 5TH P.M., CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 OF LARSON'S SECOND INDUSTRIAL SUBDIVISION, RECORDED IN RECORDING INSTRUMENT #2006R04209, ON FILE IN THE BUCHANAN COUNTY RECORDER'S OFFICE, INDEPENDENCE, IOWA, IN THE NORTHWEST QUARTER OF SAID SECTION;

THENCE NORTH 88°52'47" EAST (ASSUMED BEARING), 395.93 FEET ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1 AND THE NORTH LINE OF THE PUBLIC ROAD EASEMENT FOR 17TH STREET SOUTHEAST;

THENCE SOUTH 01°07'28" EAST, 60.00 FEET ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF PARCEL X IN SAID QUARTER-QUARTER SECTION TO THE NORTHEAST CORNER OF PARCEL X AND THE POINT OF BEGINNING;

THENCE NORTH 88°52'47" EAST, 203.11 FEET ALONG THE SOUTH LINE OF THE PUBLIC ROAD EASEMENT FOR 17TH STREET SOUTHEAST;

THENCE SOUTH 01°07'28" EAST, 829.90 FEET;

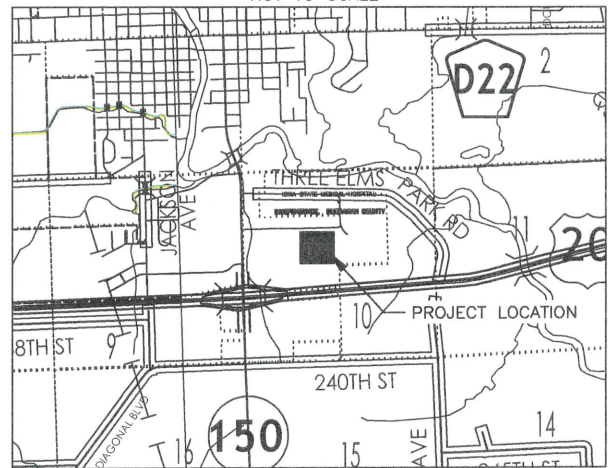
THENCE SOUTH 88°52'32" WEST, 203.11 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL X;

THENCE NORTH 01°07'28" WEST, 829.91 FEET ALONG THE EAST LINE OF SAID PARCEL X TO THE POINT OF BEGINNING;

CONTAINING 3.870 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

REFERENCES ARE HEREBY MADE TO A SURVEY AND PLAT MADE BY J. DAVID GIBBS, RECORDED JANUARY 22, 2001, IN RECORDING INSTRUMENT #2001R00209; TO A SURVEY AND ACQUISITION PLAT MADE BY LAWRENCE G. CRAWFORD, RECORDED APRIL 13, 2006, IN RECORDING INSTRUMENT #2006R01330; TO A SURVEY AND PLAT MADE BY J. DAVID GIBBS, RECORDED OCTOBER 30, 2006, IN RECORDING INSTRUMENT #2006R04209; MADE TO A SURVEY AND PLAT MADE BY ISAIAH M. REICKS, RECORDED AUGUST 11, 2017, IN RECORDING INSTRUMENT #2017R02718; MADE TO A SURVEY AND PLAT MADE BY LYLE G. TEKIPPE, RECORDED JANUARY 9, 2019, IN RECORDING INSTRUMENT #2019R00112; TO A SURVEY AND ACQUISITION PLAT MADE BY LAWRENCE G. CRAWFORD, RECORDED JULY 23, 2019, IN RECORDING INSTRUMENT #2019R02314; TO A SURVEY AND PLAT MADE BY BRIAN M. CRAWFORD, RECORDED MARCH 28, 2021, IN RECORDING INSTRUMENT #2021R01573; TO A SURVEY AND ACQUISITION PLAT MADE BY LAWRENCE G. CRAWFORD, RECORDED AUGUST 25, 2021, IN RECORDING INSTRUMENT #2021R03231; ALL ON FILE IN THE BUCHANAN COUNTY RECORDER'S OFFICE, INDEPENDENCE, IOWA.

LOCATION MAP
NOT TO SCALE



NOTE:
CURRENT ZONING OF R-2
PROPOSED ZONING OF M-2

SURVEYOR:

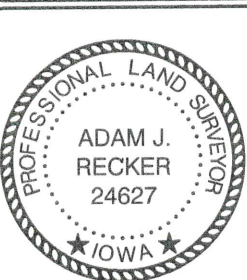
ADAM J. RECKER, PLS
FEHR GRAHAM
221 E. MAIN ST., SUITE 301
MANCHESTER, IA 52057

PROPRIETOR/OWNER:

LARD LLC
1984 THREE ELMS PARK RD.
INDEPENDENCE, IA 50644

REQUESTED BY:

DAN WOODS, LARSON CONSTRUCTION
513 17TH ST. SE.
INDEPENDENCE, IA 50644



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.

Adam J. Recker 6-19-2026
Adam J. Recker, P.L.S. Date
License Number: 24627
My license renewal date is December 31, 2027.
Sheets covered by this seal: SHEETS 1 THROUGH 2

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
© 2026 FEHR GRAHAM

ILLINOIS
IOWA
WISCONSIN

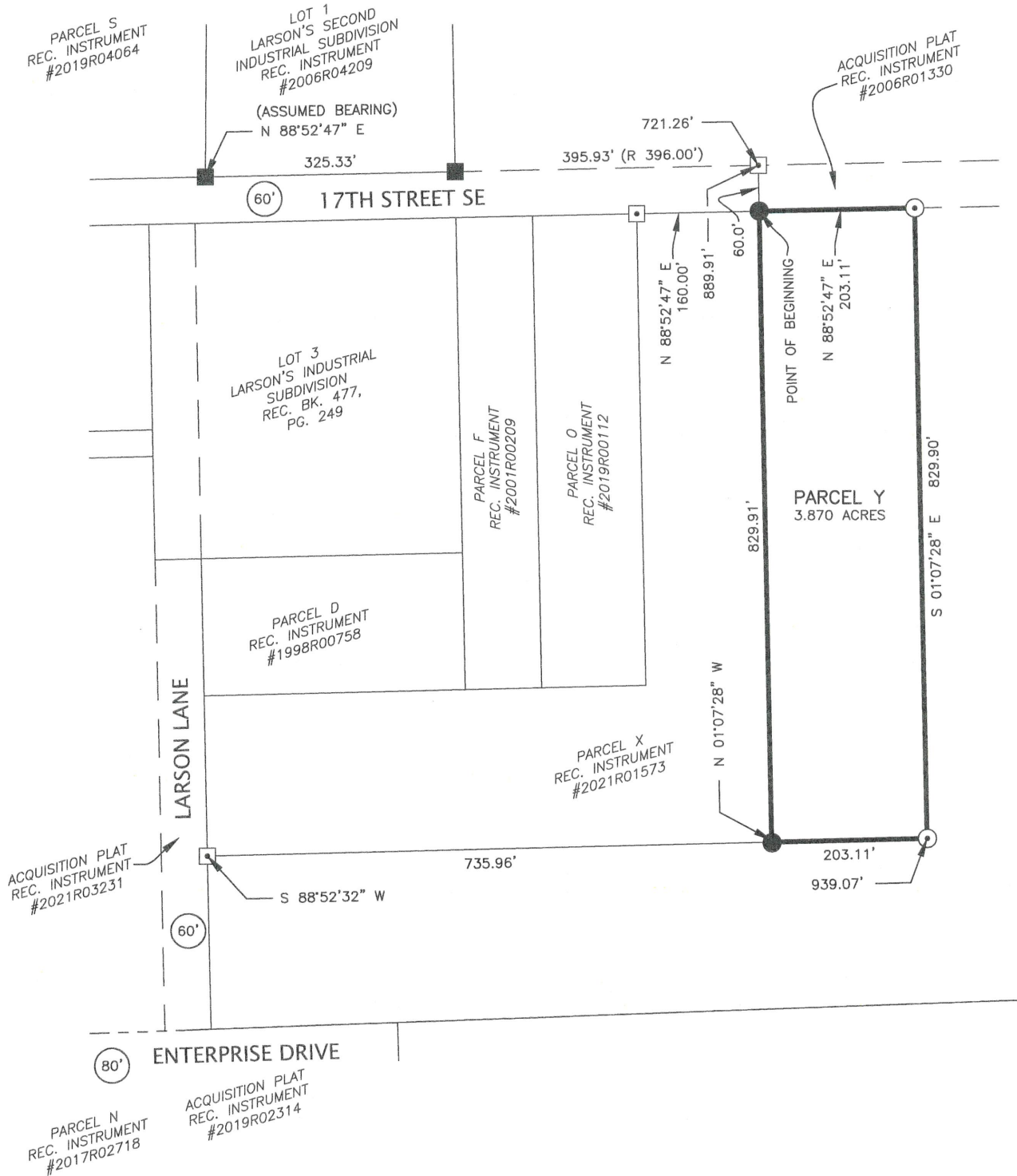
G:\C3D\26\261115\261115 Legal.dwg

FLD BK: FEHR GRAHAM
2026 JENKINS No. 1
PG: 63-68
SURVEY WAS COMPLETED ON:
JUNE 15, 2026

JOB NUMBER:
261115

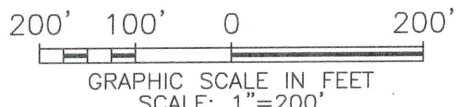
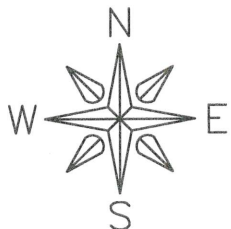
SHEET NUMBER:
1 of 2

**PLAT OF SURVEY
PARCEL Y**
IN A PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 10-T88N-R9W
CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA



LEGEND

- FOUND 1/2"Ø REBAR W/YPC #17344
- FOUND 1/2"Ø REBAR W/OPC #8419
- SET 1/2"Ø REBAR W/RPC #24627
- CALCULATED POSITION
- SURVEY BOUNDARY
- - - 1/4 SECTION LINE
- EXISTING PROPERTY LINE
- - - EXISTING EASEMENT
- 60' RIGHT-OF-WAY WIDTH
- (R) PREVIOUSLY RECORDED AS
- OPC ORANGE PLASTIC CAP
- RPC RED PLASTIC CAP
- YPC YELLOW PLASTIC CAP



FEHR GRAHAM ENGINEERING & ENVIRONMENTAL <small>© 2026 FEHR GRAHAM</small>	ILLINOIS	JOB NUMBER: 261115
	IOWA	SHEET NUMBER: 2 of 2
	WISCONSIN	



Planning and Zoning Commission

Memorandum

To: Planning & Zoning Commission

From: Matt Chesmore, Building Official

Date of Meeting: July 7, 2026

Item Title: Rezoning of parcels - LARD LLC

Background:

The City of Independence has requested to rezone a parcel that LARD LLC currently owns from R-2 residential to M-2 Heavy Manufacturing to correct the current zoning district for which the use is manufacturing.

Recommendation:

Staff recommends the Planning and Zoning Commission make a recommendation to the City Council to set a public hearing to consider rezoning as submitted.

Attachments:

1. Application for Rezoning Request - LARD LLC
2. Exhibit A
3. Exhibit B - LARD LLC



**331 1st Street East
Independence, IA 50644**

Application for Rezoning Request

Date 6/22/2026

Property Owner Name: LARD LLC.

Address: 1984 Three Elms Park RD SE, Independence Iowa 50644 Phone Number: (319) 334-7061

Legal Description of Property requesting to be rezoned (please include lot and street number):
See Exhibit A.

Reason for rezoning (please be specific):The City of Independence is requesting to rezone
Parcels 1010176012 from Residential R-2 to M-2 Heavy Manufacturing to correct an
inconsistency of zoning districts for the appropriate current use.

Original zoning classification of the property: R-2 Residential

Requested rezoning classification of the property: M-2 Heavy Manufacturing

A preliminary plat plan, application fee of \$250.00, and a petition for rezoning shall be submitted with this application.

Applicant Signature: _____ Date: _____

Exhibit "A"

(Legal Descriptions)

Parcel 1

Lot 4, block 1, Larson's commercial subdivision to Buchanan County, Iowa, except the East 340 feet thereof.

Parcel 7

The South 110 feet of the East 1,216.28 feet of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of section 10, Township 88 North, range 9 West of the 5th P.M. In Buchanan County, Iowa.

Parcel 8

The Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ South of road in section 10, Township 88 North, range 9 West of the 5th P.M. In Buchanan County, Iowa, except the West 620 feet of the North 330 feet and except the South 110 feet, and except Parcel J as described in Plat of Survey recorded as File no. 2008R00828, in the office of the Buchanan County, Iowa Recorder.

Parcel 10

The West 60 feet of Lot 3, Larson's Industrial Subdivision to Buchanan County, Iowa.

Parcel 12

Beginning at the Southwest corner of Lot 1, Larson's Industrial Subdivision to Buchanan County, Iowa, thence East 558 feet, thence South 170 feet, thence East 400 feet, thence South 613.95 feet, thence West 958.06 feet, thence North 794.4 feet to point of beginning, being in section 10, Township 88 North, Range 9 West of the 5th P.M. In Buchanan county, Iowa, and except commencing at the Southwest corner of said Lot 1, thence East 558, thence South 35 feet, thence West 308 feet, thence South 115 feet, thence West 250 feet, thence North 150 feet to point of beginning for exception and further except Parcel D, as described in Plat of Survey recorded in File No. 1998R00758, in the office of the Buchanan county, Iowa Recorder, and except Parcel Q as described in Plat of Survey recorded as File No. 2019R02245, in the office of the Buchanan county, Iowa Recorder.

Parcel 13

The Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of section 10, Township 88 North, range 9 West of the 5th P.M. In Buchanan County, Iowa except the following 5 pieces:

- a. Parcel F, as described in Plat of Survey recorded in File No. 2001R00209, in the office of the Buchanan County, Iowa Recorder.
- b. Parcel D, as described in Plat of Survey recorded in File No. 1998R00758, in the office of the Buchanan County, Iowa Recorder.
- c. Commencing at the Northeast corner of Lot 3, Larson's industrial subdivision to Buchanan County, Iowa, thence North 360 feet, thence West 130 feet, thence South 360 feet, thence East 130 feet to point of beginning.
- d. Commencing at the Southeast corner of Lot 3, Larson's Industrial Subdivision to Buchanan county, Iowa, thence South 180 feet to point of beginning, thence South 433.95 feet, to the South line of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, thence West 116.4 feet, along the South line of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ to West line of said Southeast $\frac{1}{4}$ Northwest $\frac{1}{4}$, thence North on

said West line to a point 180 feet South of the South line of said Lot 3, thence East to point of beginning.

e. Parcel O, as described in Plat of Survey in File No. 2019R00112, in the office of the Buchanan County, Iowa Recorder.

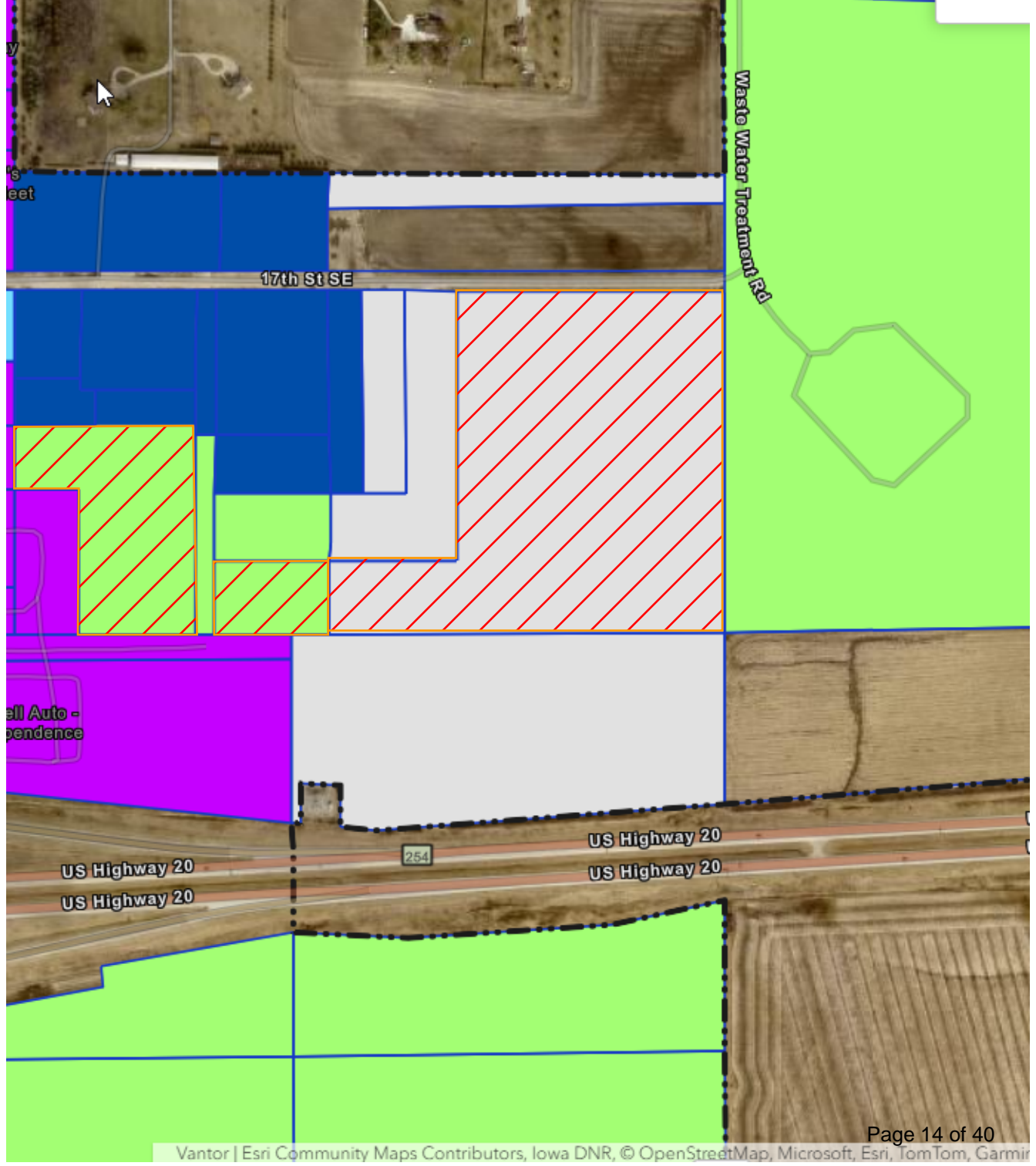
f. Subject to easement for public road as described in File no. 2006R01330 recorded on March 10, 1998, in the office of the Buchanan County, Iowa Recorder.

Parcels 15 & 16

A parcel of land located in the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of section 10, Township 88 North, Range 9 West of the 5th P.M., Buchanan County, Iowa, said parcel being described as follows: beginning at a point North $0^{\circ} 25.75'$ East 33.0 feet, said point being the intersection of the present Northerly right of way line of the secondary road with the East line of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of section 10; thence West 50.0 feet along said present Northerly right of way line, thence North $0^{\circ} 32.25'$ East 497.0 feet, thence West 1280.1 feet to a point on the West line of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of section 10; thence North $0^{\circ} 41.75'$ East 1184.8 feet along said West line, thence South $88^{\circ} 52'$ East 384.0 feet, thence North $86^{\circ} 46'$ East 600.4 feet, thence North $78^{\circ} 58'$ East 347.7 feet to a point on said East line, thence South $0^{\circ} 25.75'$ West 1774.6 feet along said East line to point of beginning.

Parcel 17

The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, lying North of Hwy 20 right of way of section 10, Township 88 North, Range 9 West of the 5th P.M., in Buchanan County, Iowa, except Parcel A, as described in Plat of Survey recorded as File No. 1995R01591, in the office of the Buchanan County, Iowa Recorder.



Waste Water Treatment Rd

17th St SE

US Highway 20
US Highway 20

254

US Highway 20
US Highway 20

ell Auto -
pendence



Planning and Zoning Commission

Memorandum

To: Matthew R. Schmitz, MPA - City Manager

From: Matt Chesmore, Building Official

Date of Meeting: July 7, 2026

Item Title: Rezoning of Parcels - Pries Enterprises INC

Background:

The City of Independence has requested to rezone a parcel that LARD LLC currently owns from R-2 residential to M-2 Heavy Manufacturing to correct the current zoning district for which the use is manufacturing.

Recommendation:

Staff recommends the Planning and Zoning Commission make a recommendation to the City Council to set a public hearing to consider rezoning as submitted.

Attachments:

1. Application for Rezoning Request - Pries Enterprises INC
2. Exhibit A - Pries
3. 2019R00112 Plat
4. 2021R01573 Plat



331 1st Street East
Independence, IA 50644

Application for Rezoning Request

Date 6/22/2026

Property Owner Name: Pries Enterprises INC.

Address: 701 17th St SE, Independence Iowa 50644 Phone Number: (319) 334-7068

Legal Description of Property requesting to be rezoned (please include lot and street number):

Parcel O

Commencing at the Southeast corner of Lot 1, Larson's Second Industrial Subdivision; thence North 89 "45'02" East (assumed bearing), 99.94 feet along the north line of 17th street Southeast; thence north 89 "45'02" east, 136.00 feet; Thence South 00 "14'55" East, 620.29 feet; thence South 89 "45'02" west, 136.00 feet to the Southeast corner of said Parcel F; thence North 00" 14'55" West, 620.29 feet along the East line of said Parcel F to the point of beginning; containing 1.937 acres, subject to easements of record.

AND

Parcel X

Commencing at the NW corner of Lot 3 of Larson's Industrial Subdivision in the West ½ of section 10, Township 88 North, Range 9 West of the 5th P.M., City of Independence, Buchanan County Iowa; thence N88'52'35"E along the North line of said Lot 3 , 636.00 feet to the NE corner of parcel "0" as recorded in instrument 2019R00112 and the point of beginning; thence continuing N88'52'35"E, 160.00 feet; thence S01'07'25"E, 830.00 feet; thence S88'52'35"W, 735.94 feet; thence N01'07'39"W, 210.00 feet to the SW corner of parcel "D" as recorded in instrument #1998R00758 of the Buchanan County records; thence N88-54'14"E, 575.90 feet to the SE corner of parcel "0"; thence N01'07'07"W, 620.28 feet to the point of beginning. Described land contains 5.82 acres and is subject to easements and restrictions of record.

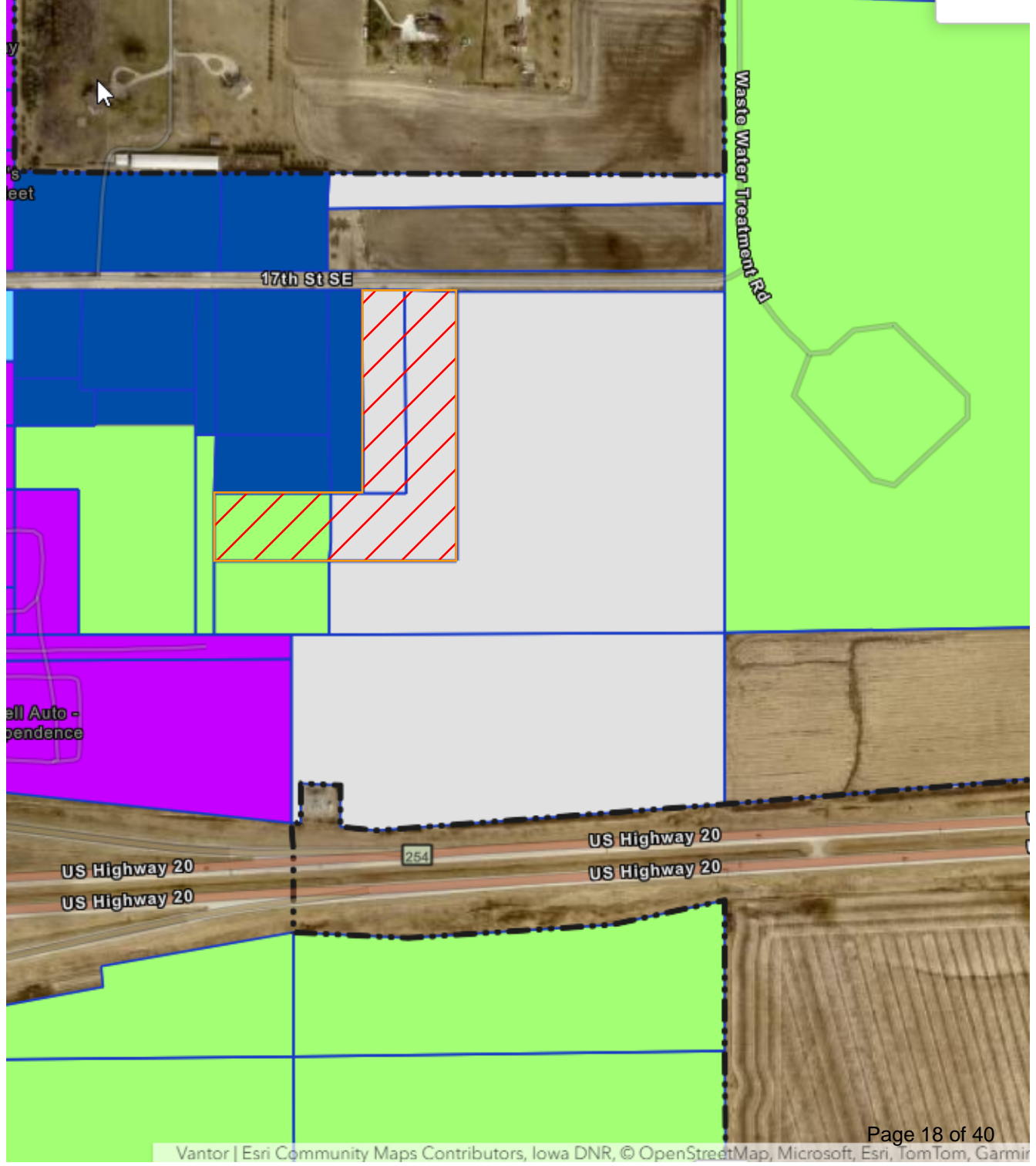
Reason for rezoning (please be specific):The City of Independence is requesting to rezone Parcels 1010176009, 1010176011 and parcel 1010151020 from Residential R-2 to M-2 Heavy Manufacturing to correct an inconsistency of zoning districts for the appropriate current use.

Original zoning classification of the property: R-2 Residential

Requested rezoning classification of the property: M-2 Heavy Manufacturing

A preliminary plat plan, application fee of \$250.00, and a petition for rezoning shall be submitted with this application.

Applicant Signature: _____ Date: _____



Waste Water Treatment Rd

17th St SE

US Highway 20

US Highway 20

US Highway 20

US Highway 20

254

ell Auto -
pendence

Recorder's Index
County: BUCHANAN
Section: 10-T88N-R9W
Quarter Section: SE1/4-NW1/4
City: INDEPENDENCE
Subdivision: N/A
Block: N/A
Lot(s): (PARCEL O)
Proprietor: LARSON, EDGAR L. & JANET L.
Requested By: EDGAR L. LARSON

Instrument #: 2019R00112
 01/09/2019 10:38:58 AM Total Pages: 2
 EPS PLATS & SURVEY
 Recording Fee: \$12.00 Transfer Tax: \$0
 Michelle Mangrich, Recorder, Buchanan County Iowa



For Recorder's Use only

Prepared by/Return to: FEHR GRAHAM, 128 S. Vine Street, West Union IA 52175 - Ph: (563)422-5131

PLAT OF SURVEY
PARCEL O IN THE SE1/4 OF THE NW1/4 OF SECTION 10-T88N-R9W,
CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA

SURVEY DESCRIPTION:

PARCEL O IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 88 NORTH, RANGE 9 WEST OF THE 5TH P.M., CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, LARSON'S SECOND INDUSTRIAL SUBDIVISION;

THENCE NORTH 89° 45'02" EAST (ASSUMED BEARING), 99.94 FEET ALONG THE NORTH LINE OF 17TH STREET SOUTHEAST;

THENCE SOUTH 00° 14'55" EAST, 60.00 FEET ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF PARCEL F IN SAID QUARTER SECTION TO THE NORTHEAST CORNER OF SAID PARCEL F AND THE POINT OF BEGINNING;

THENCE NORTH 89° 45'02" EAST, 136.00 FEET;

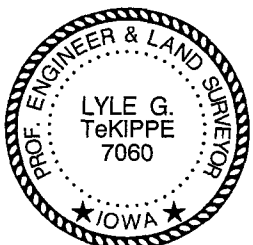
THENCE SOUTH 00° 14'55" EAST, 620.29 FEET;

THENCE SOUTH 89° 45'02" WEST, 136.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL F;

THENCE NORTH 00° 14'55" WEST, 620.29 FEET ALONG THE EAST LINE OF SAID PARCEL F TO THE POINT OF BEGINNING;

CONTAINING 1.937 ACRES, SUBJECT TO EASEMENTS OF RECORD.

REFERENCE IS HEREBY MADE TO A SUBDIVISION PLAT MADE BY J. DAVID GIBBS, RECORDED OCTOBER 30, 2006, AS DOCUMENT NUMBER 2006R04209; AND TO A SURVEY AND PLAT MADE BY J. DAVID GIBBS, RECORDED JANUARY 22, 2001, AS DOCUMENT NUMBER 2001R00209, BOTH ON FILE IN THE BUCHANAN COUNTY RECORDER'S OFFICE, INDEPENDENCE, 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.

Lyle G. Tekippe 1-8-19
 Lyle G. Tekippe, P.E. & P.L.S. Date
 License Number: 7060
 My license renewal date is December 31, 2020.
 Sheets covered by this seal: SHEETS 1-2

FEHR GRAHAM
 ENGINEERING & ENVIRONMENTAL
 2018 FEHR GRAHAM

ILLINOIS
 IOWA
 WISCONSIN

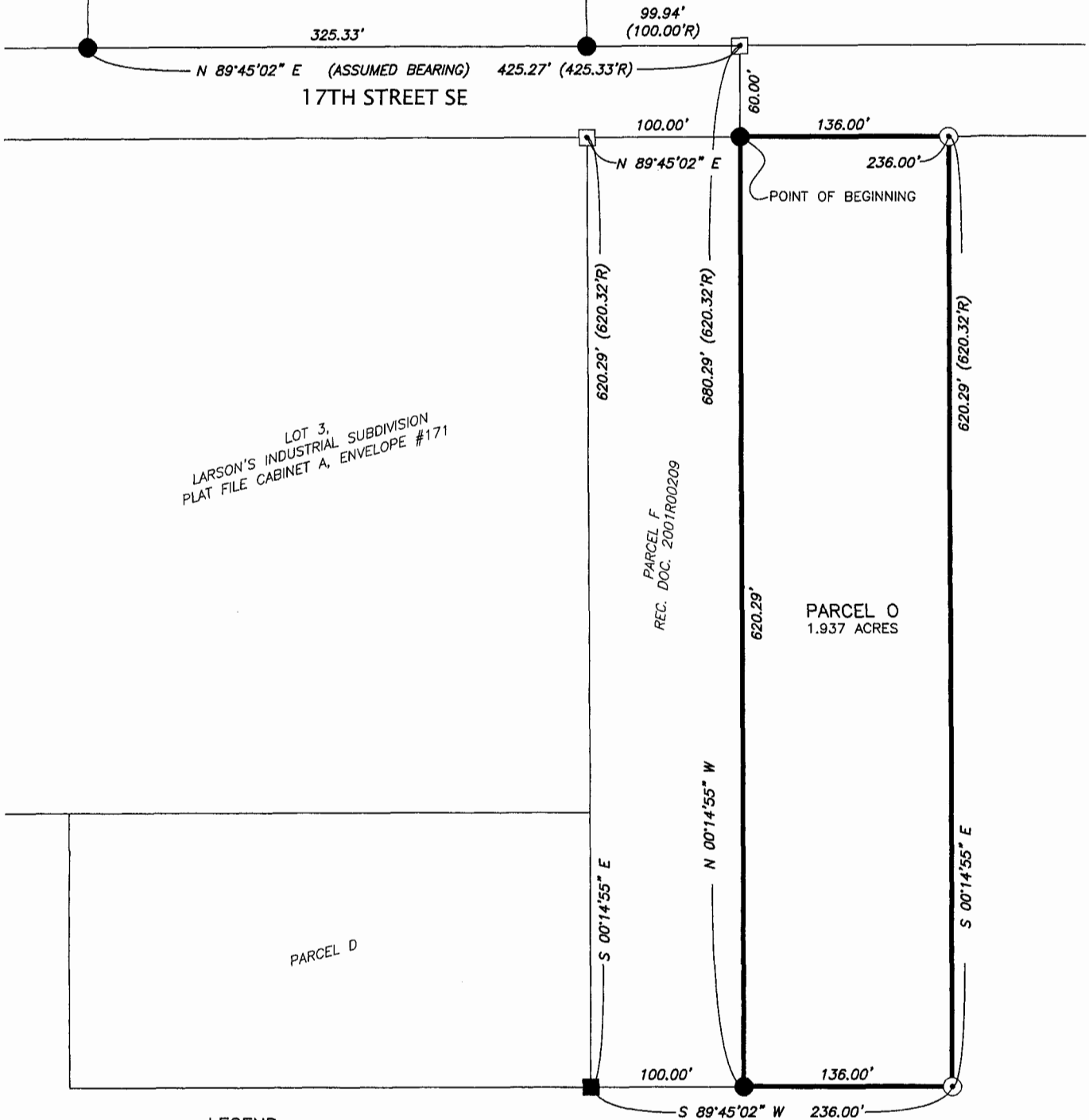
G:\C3D\19\19-021-LS-LARSON\19-021-SURVEY.dwg

SURVEY WAS COMPLETED ON:
 JANUARY 7, 2019

JOB NUMBER:
 19-021
 SHEET NUMBER:
 1 of 2



LOT 1,
LARSON'S SECOND INDUSTRIAL SUBDIVISION
REC. DOC. 2006R04209



LOT 3,
LARSON'S INDUSTRIAL SUBDIVISION
PLAT FILE CABINET A, ENVELOPE #171

PARCEL F
REC. DOC. 2001R00209

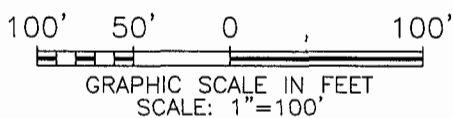
PARCEL O
1.937 ACRES

PARCEL D

SE1/4-NW1/4

LEGEND

- FOUND 1/2"Ø REBAR W/OPC #8419
- FOUND 1/2"Ø REBAR W/OPC ILLEGIBLE
- ⊙ SET 1/2"Ø REBAR W/RPC #7060
- CALCULATED POSITION
- SURVEY BOUNDARY
- (R) PREVIOUSLY RECORDED AS
- OPC ORANGE PLASTIC CAP
- RPC RED PLASTIC CAP



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JOB NUMBER:
19-021

SHEET NUMBER:
2 of 2

Instrument #: 2021R01573

04/28/2021 04:08:28 PM Total Pages: 1

EPS PLATS & SURVEY

Recording Fee: \$7.00 Transfer Tax: \$0

Michelle Mangrich, Recorder, Buchanan County Iowa



INDEX LEGEND
COUNTY: BUCHANAN / SECTION 104 / TWP 88 N / RANGE 9 W
ALIQUOT PART: SE 1/4 - NW 1/4
CITY: INDEPENDENCE
SUBDIVISION:
BLOCK:
LOT:
PROPRIETOR: EDGAR L & JANET L. LARSON
REQUESTED BY: PROPRIETOR

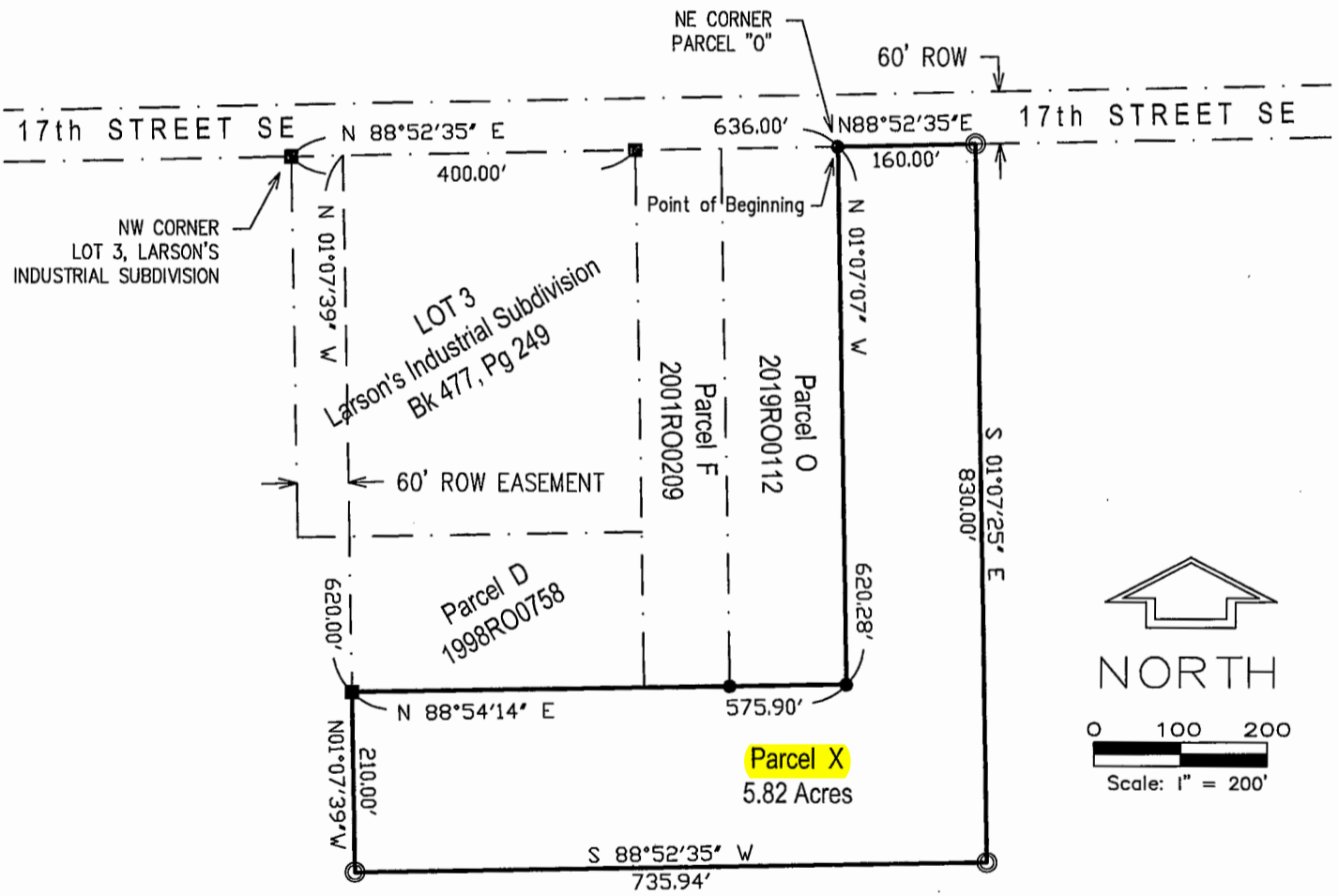
PREPARED BY: BRIAN M. CRAWFORD, PLS-CRAWFORD ENGINEERING 205 2ND AVE NE INDEPENDENCE, IOWA 50644 (319)334-7077

PLAT OF SURVEY

OF PARCEL "X" IN THE SE 1/4 OF THE NW 1/4 OF SECTION 10, TWP 88 NORTH, RANGE 9 WEST, CITY OF INDEPENDENCE, BUCHANAN COUNTY IOWA

PARCEL "X" DESCRIPTION:

COMMENCING AT THE NW CORNER OF LOT 3 OF LARSON'S INDUSTRIAL SUBDIVISION IN THE WEST 1/2 OF SECTION 10, TOWNSHIP 88 NORTH, RANGE 9 WEST OF THE 5TH P.M., CITY OF INDEPENDENCE, BUCHANAN COUNTY IOWA; THENCE N88°52'35"E ALONG THE NORTH LINE OF SAID LOT 3, 636.00 FEET TO THE NE CORNER OF PARCEL "O" AS RECORDED IN INSTRUMENT #2019R00112 AND THE POINT OF BEGINNING; THENCE CONTINUING N88°52'35"E, 160.00 FEET; THENCE S01°07'25"E, 830.00 FEET; THENCE S88°52'35"W, 735.94 FEET; THENCE N01°07'39"W, 210.00 FEET TO THE SW CORNER OF PARCEL "D" AS RECORDED IN INSTRUMENT #1998R00758 OF THE BUCHANAN COUNTY RECORDS; THENCE N88°54'14"E, 575.90 FEET TO THE SE CORNER OF PARCEL "O"; THENCE N01°07'07"W, 620.28 FEET TO THE POINT OF BEGINNING. DESCRIBED LAND CONTAINS 5.82 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

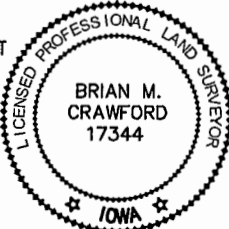


CORNERS FOUND:	CORNERS SET:
▲ - SECTION CORNER AS NOTED	○ - 1/2" IP YEL. CAP#17344
● - 1/2" REBAR & CAP#7060	□ - SET MAG NAIL IN ROAD
■ - 1/2" REBAR & CAP #8419	R - DISTANCE AS RECORDED
DATE SURVEYED: 4-14-2021	

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

LICENSE RENEWAL DATE: 12-31-2022 LICENSE NO. 17344

Brian M. Crawford 4-28-21
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. 20305 FLD.BK.NO. PAGE



Planning and Zoning Commission

Memorandum

To: Planning & Zoning Commission

From: Matt Chesmore, Building Official

Date of Meeting: July 7, 2026

Item Title: Lot Combination Agreement - Pries

Background:

Pries Enterprises wishes to combine lots 101051016, 1010151008, 101015120, 1010151030, 1010176005, 1010176009, 1010176011 and Parcel Y into one tax parcel. This agreement remedies this situation by allowing the Planning & Zoning Commission and the City Council to officially recognize the joining of these properties – without requiring the owner to submit a full plat of survey or something similar to perform this action.

Recommendation:

Staff recommends the Planning and Zoning Commission makes a recommendation to the City Council to accept and approve the lot combination as submitted but is contingent on Parcel Y being transferred to Pries prior to Council approval with a new lot combination agreement being created that includes Parcel Y's legal description.

Attachments:

1. Plat of Survey
2. Agreement regarding lot combination (Pries)
3. Nonresidential PA SIGNED (LARD to Pries)

FOR RECORDER'S USE ONLY

RECORDER'S INDEX
COUNTY: BUCHANAN
SECTION: 10-T88N-R9W
QUARTER SECTION: SE1/4-NW1/4
CITY: INDEPENDENCE
SUBDIVISION: N/A
BLOCK: N/A
LOT(S): PARCEL Y
PROPRIETOR: LARD LLC
REQUESTED BY: LARSON CONSTRUCTION - CORY KRESS

PREPARED BY/RETURN TO: FEHR GRAHAM, 221 EAST MAIN ST., SUITE 301 MANCHESTER, IA 52057 - PH: 563.927.2060

**PLAT OF SURVEY
PARCEL Y
IN A PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 10-T88N-R9W
CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA**

NOTE: THIS IS A PLAT OF SURVEY OF PART OF THE PROPERTY AS DESCRIBED BY A WARRANTY DEED RECORDED NOVEMBER 18, 2019, IN RECORDING INSTRUMENT #2019R03693, ON FILE IN THE BUCHANAN COUNTY RECORDER'S OFFICE, INDEPENDENCE, IOWA. FOR THIS SURVEY DESCRIPTION, THE BUCHANAN COUNTY AUDITOR HAS DESIGNATED THIS PARCEL AS "PARCEL Y".

SURVEY DESCRIPTION:

PARCEL Y IN A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 88 NORTH, RANGE 9 WEST OF THE 5TH P.M., CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 OF LARSON'S SECOND INDUSTRIAL SUBDIVISION, RECORDED IN RECORDING INSTRUMENT #2006R04209, ON FILE IN THE BUCHANAN COUNTY RECORDER'S OFFICE, INDEPENDENCE, IOWA, IN THE NORTHWEST QUARTER OF SAID SECTION;

THENCE NORTH 88°52'47" EAST (ASSUMED BEARING), 325.33 FEET ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1 AND THE NORTH LINE OF THE PUBLIC ROAD EASEMENT FOR 17TH STREET SOUTHEAST;

THENCE SOUTH 01°07'28" EAST, 60.00 FEET ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF PARCEL X IN SAID QUARTER-QUARTER SECTION TO THE NORTHEAST CORNER OF PARCEL X AND THE POINT OF BEGINNING;

THENCE NORTH 88°52'47" EAST, 203.11 FEET ALONG THE SOUTH LINE OF THE PUBLIC ROAD EASEMENT FOR 17TH STREET SOUTHEAST;

THENCE SOUTH 01°07'28" EAST, 829.90 FEET;

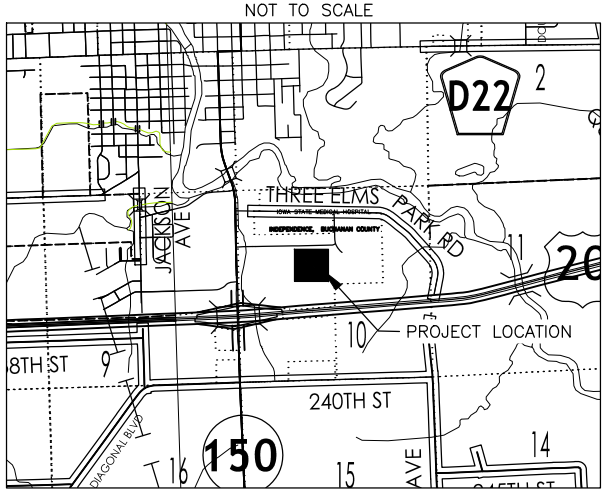
THENCE SOUTH 88°52'32" WEST, 203.11 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL X;

THENCE NORTH 01°07'28" WEST, 829.91 FEET ALONG THE EAST LINE OF SAID PARCEL X TO THE POINT OF BEGINNING;

CONTAINING 3.870 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

REFERENCES ARE HEREBY MADE TO A SURVEY AND PLAT MADE BY J. DAVID GIBBS, RECORDED JANUARY 22, 2001, IN RECORDING INSTRUMENT #2001R00209; TO A SURVEY AND ACQUISITION PLAT MADE BY LAWRENCE G. CRAWFORD, RECORDED APRIL 13, 2006, IN RECORDING INSTRUMENT #2006R01330; TO A SURVEY AND PLAT MADE BY J. DAVID GIBBS, RECORDED OCTOBER 30, 2006, IN RECORDING INSTRUMENT #2006R04209; MADE TO A SURVEY AND PLAT MADE BY ISAIAH M. REICKS, RECORDED AUGUST 11, 2017, IN RECORDING INSTRUMENT #2017R02718; MADE TO A SURVEY AND PLAT MADE BY LYLE G. TEKIPPE, RECORDED JANUARY 9, 2019, IN RECORDING INSTRUMENT #2019R00112; TO A SURVEY AND ACQUISITION PLAT MADE BY LAWRENCE G. CRAWFORD, RECORDED JULY 23, 2019, IN RECORDING INSTRUMENT #2019R02314; TO A SURVEY AND PLAT MADE BY BRIAN M. CRAWFORD, RECORDED MARCH 28, 2021, IN RECORDING INSTRUMENT #2021R01573; TO A SURVEY AND ACQUISITION PLAT MADE BY LAWRENCE G. CRAWFORD, RECORDED AUGUST 25, 2021, IN RECORDING INSTRUMENT #2021R03231; ALL ON FILE IN THE BUCHANAN COUNTY RECORDER'S OFFICE, INDEPENDENCE, IOWA.

LOCATION MAP



SURVEYOR:

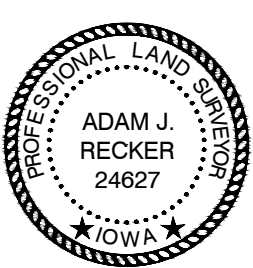
ADAM J. RECKER, PLS
FEHR GRAHAM
221 E. MAIN ST., SUITE 301
MANCHESTER, IA 52057

PROPRIETOR/OWNER:

LARD LLC
1984 THREE ELMS PARK RD.
INDEPENDENCE, IA 50644

REQUESTED BY:

CORY KRESS, LARSON CONSTRUCTION
513 17TH ST. SE.
INDEPENDENCE, IA 50644



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.

Adam J. Recker, P.L.S. _____ Date _____
License Number: 24627
My license renewal date is December 31, 2027.
Sheets covered by this seal: SHEETS 1 THROUGH 2



ILLINOIS
IOWA
WISCONSIN

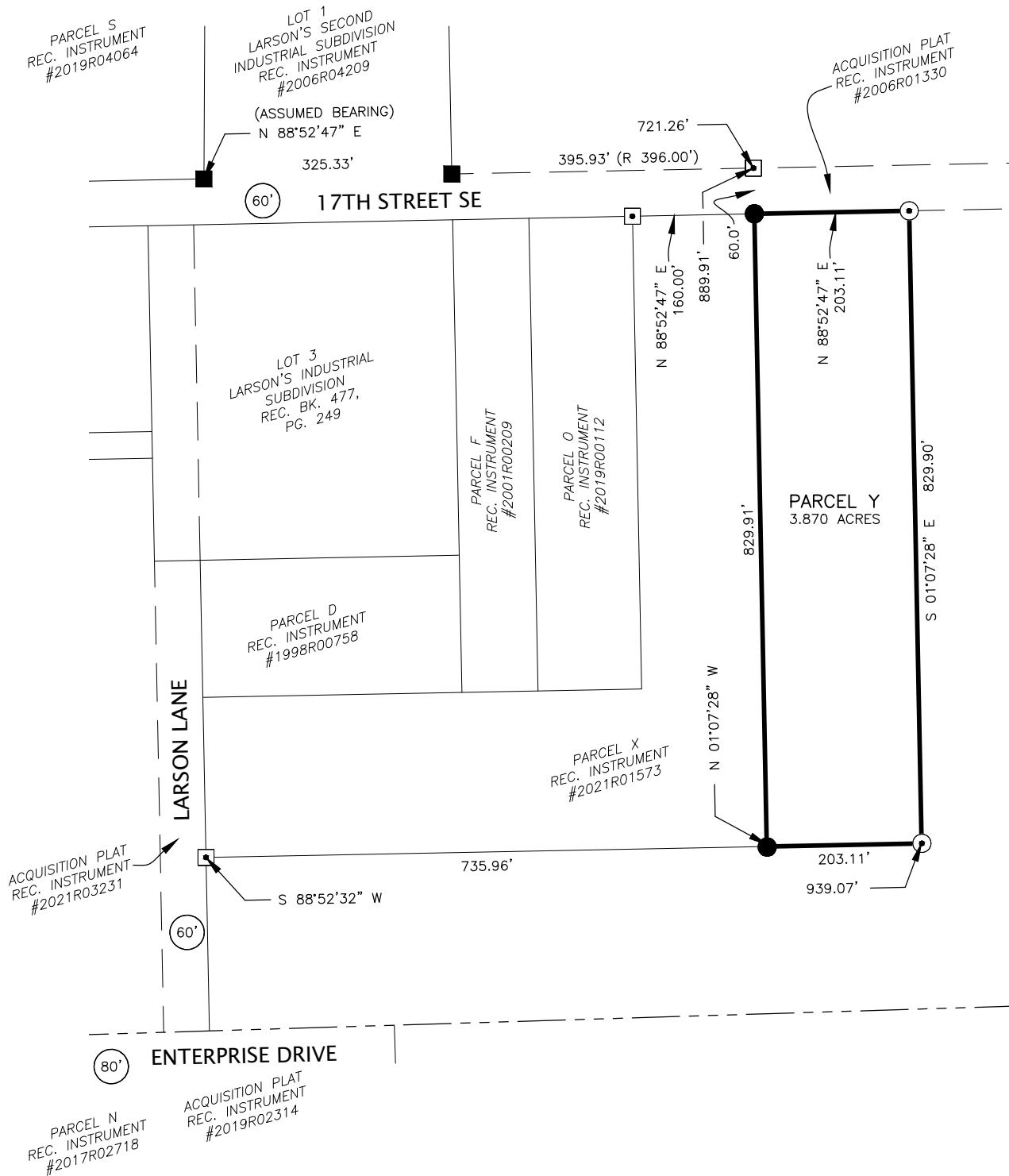
G:\C3D\26\261115\261115 Legal.dwg

FLD BK: FEHR GRAHAM
2026 JUERGENS No. 2
PG: <##>
SURVEY WAS COMPLETED ON:
JUNE 15, 2026

JOB NUMBER:
261115

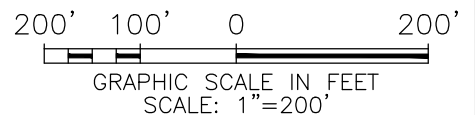
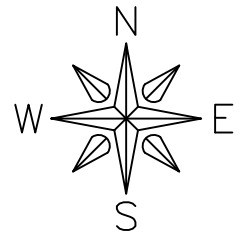
SHEET NUMBER:
1 of 2

**PLAT OF SURVEY
PARCEL Y**
IN A PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 10-T88N-R9W
CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA



LEGEND

- FOUND 1/2"Ø REBAR W/YPC #17344
- FOUND 1/2"Ø REBAR W/OPC #8419
- ⊙ SET 1/2"Ø REBAR W/RPC #24627
- CALCULATED POSITION
- SURVEY BOUNDARY
- - - 1/4 SECTION LINE
- EXISTING PROPERTY LINE
- - - EXISTING EASEMENT
- ⊙ 60' RIGHT-OF-WAY WIDTH
- (R) PREVIOUSLY RECORDED AS
- OPC ORANGE PLASTIC CAP
- RPC RED PLASTIC CAP
- YPC YELLOW PLASTIC CAP



FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL
© 2026 FEHR GRAHAM

ILLINOIS
IOWA
WISCONSIN

JOB NUMBER:
261115

SHEET NUMBER:
2 of 2

Preparer Information: Brian C. Eddy, 2349 Jamestown Ave., Suite 4, Independence, IA 50644, Phone: (319) 334-3704

Return Document To: Brian C. Eddy, 2349 Jamestown Ave., Suite 4, Independence, IA 50644, Phone: (319) 334-3704

AGREEMENT REGARDING LOT COMBINATION

I, Matthew P. McMahon, as President of Pries Enterprises, Inc., an Iowa Corporation, am the owner of the following described property located in Buchanan County, Iowa, legally described as:

Lot 3, Larson's Industrial Subdivision, City of Independence, Buchanan County, Iowa, except the West 60 feet thereof; And Parcel D as described in Plat of Survey in File No. 1998R00758; and Parcel F as described in Plat of Survey in File No. 2001R00209; all in the West ½ of Section 10; and Parcel O in the Southeast ¼ of the Northwest ¼ of Section 10, as described in Plat of Survey in File No. 2019R00112; and Parcel X in the Northwest ¼ of Section 10, as described in Plat of Survey in File No. 2021R01573; and Parcel Y in the Southeast ¼ of the Northwest ¼ of Section 10, as described in Plat of Survey in File No. _____ all in Township 88 North, Range 9 West of the 5th P.M., Buchanan County, Iowa. (the "Property").

***The Auditor is hereby requested to combine Parcel No. 1010151008, 1010151020, 1010176005, 1010176009, 1010151030, 1010176011 and future tax parcel for Parcel Y into one tax parcel.**

The purpose of this Agreement is to set forth my understanding and agreement to bind the Property made up of more than one platted lot, together as one, to agree to at no time to transfer one lot without the other, in recognition of the fact that to do so would be violative of the Independence, Iowa Code of Ordinances, and to further acknowledge my understanding and Agreement is irrevocable and shall run with the land, binding on my heirs, transferees, and successors in interest.

The City Council of the City of Independence approved this agreement by Resolution _____ on the ____ day of _____, 2026, in lieu of requiring Pries Enterprises, Inc. to obtain a survey officially combining said lots to one parcel, as a means of resolving setback concerns for proposed improvements to be constructed on the Property, over the shared lot line of the lots described above.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: _____, 2026

Pries Enterprises, Inc.

Matthew P. McMahon, President

STATE OF IOWA, COUNTY OF BUCHANAN:

This instrument was acknowledged before me on this ____ day of _____, 2026, by Matthew P. McMahon, as President of Pries Enterprises, Inc., an Iowa Corporation.

Notary Public

NONRESIDENTIAL PURCHASE AGREEMENT

TO: LARD, LLC (SELLER)

The undersigned BUYER hereby offers to buy and the undersigned SELLER by its acceptance agree to sell the real property situated in Independence, Iowa, and legally described as:

A parcel of land shown on Exhibit A attached hereto, consisting of 3.87 acres (legal description to be determined by survey),

together with any easements and appurtenant servient estates, but subject to any reasonable easements of record for public utilities or roads, any zoning restrictions customary restrictive covenants and mineral reservations of record, if any, herein referred to as the "Property," upon the following terms and conditions:

1. **PURCHASE PRICE.** The Purchase Price shall be **\$500,000.00**, and the method of payment shall be as follows: **in cash at closing.**
2. **REAL ESTATE TAXES.** SELLER shall pay property taxes prorated to date of closing, and any unpaid real estate taxes payable in prior years. BUYER shall pay all subsequent real estate taxes. Unless otherwise provided in this Agreement, at closing SELLER shall pay BUYER, or BUYER shall be given a credit for, taxes from the first day of July prior to possession to the date of possession based upon the last known actual net real estate taxes payable according to public records. However, if such taxes are based upon a partial assessment of the present property improvements or a changed tax classification as of the date of possession, such proration shall be based on the current levy rate, assessed value, legislative tax rollbacks and real estate tax exemptions that will actually be applicable as shown by the assessor's records on the date of possession.
3. **SPECIAL ASSESSMENTS.**
 - A. SELLER shall pay at time of closing all installments of special assessments which are a lien on the Property and, if not paid, would become delinquent during the calendar year this offer is accepted, and all prior installments thereof.
 - B. All charges for solid waste removal, sewage and maintenance that are attributable to SELLER'S possession, including those for which assessments arise after closing, shall be paid by SELLER.
 - C. Any preliminary or deficiency assessment which cannot be discharged by payment shall be paid by SELLER through an escrow account with sufficient funds to pay such liens when payable, with any unused funds returned to SELLER.
 - D. BUYER shall pay all other special assessments or installments not payable by SELLER.

4. **RISK OF LOSS AND INSURANCE.** SELLER shall bear the risk of loss or damage to the Property prior to closing or possession, whichever first occurs. SELLER agrees to maintain existing insurance and BUYER may purchase additional insurance. In the event of substantial damage or destruction prior to closing, this Agreement shall be null and void; provided, however, BUYER shall have the option to complete the closing and receive insurance proceeds regardless of the extent of damages. The property shall be deemed substantially damaged or destroyed if it cannot be restored to its present condition on or before the closing date.
5. **POSSESSION AND CLOSING.** If BUYER timely performs all obligations, possession of the Property shall be delivered to BUYER on **August 1, 2026 (or sooner if both parties agree)**. Closing shall occur after the approval of title by BUYER and vacation of the Property by SELLER, but prior to possession by BUYER. If possession is given on a day other than closing, the parties shall make a separate agreement with adjustments as of the date of possession. This transaction shall be considered closed upon the delivery of the title transfer documents to BUYER and receipt of all funds then due at closing from BUYER under the Agreement.
6. **FIXTURES.** Included with the Property shall be all fixtures that integrally belong to, are specifically adapted to or are a part of the real estate, whether attached or detached.
7. **CONDITION OF PROPERTY.** The property as of the date of this Agreement, including buildings, grounds, and all improvements, will be preserved by the SELLER in its present condition until possession, ordinary wear and tear excepted. **The property is sold "AS IS."**
8. **ABSTRACT AND TITLE.** SELLER, at its expense, shall obtain an abstract of title to the Property continued within thirty (30) days of the closing and deliver it to BUYER'S attorney for examination. It shall show marketable title in SELLER in conformity with this Agreement, Iowa law, and title standards of the Iowa State Bar Association. The SELLER shall make every reasonable effort to promptly perfect title. If closing is delayed due to SELLER'S inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving ten days written notice to the other party. The abstract shall become the property of BUYER when the Purchase Price is paid in full. SELLER shall pay the costs of any additional abstracting and title work due to any act or omission of SELLER, including transfers by or the death of SELLER or their assignees. Unless stricken, the abstract shall be obtained from an abstracter qualified by the Guaranty Division of the Iowa Housing Finance Authority.
9. **SURVEY.** SELLER shall pay the cost of the survey. Proposed survey shall be approved by both parties before recording of Survey. If the survey shows an encroachment on the Property or if any improvements located on the Property encroach on lands of others, the encroachments shall be treated as a title defect.
10. **ENVIRONMENTAL MATTERS.** SELLER warrants to the best of their knowledge and belief that there are no abandoned wells, solid waste disposal sites, hazardous wastes or

substances, or underground storage tanks located on the Property, the Property does not contain levels of radon gas, asbestos, or urea-formaldehyde foam insulation which require remediation under current governmental standards, and SELLER have done nothing to contaminate the Property with hazardous wastes or substances. SELLER warrant that the property is not subject to any local, state, or federal judicial or administrative action, investigation or order, as the case may be, regarding wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks. SELLER shall also provide BUYER with a properly executed GROUNDWATER HAZARD STATEMENT showing no wells, private burial sites, solid waste disposal sites, private sewage disposal system, hazardous waste and underground storage tanks on the Property unless disclosed here: None.

11. **DEED.** Upon payment of the Purchase Price, SELLER shall convey the Property to BUYER by Warranty Deed, free and clear of all liens, restrictions, and encumbrances except as provided in this Agreement. General warranties of the title shall extend to the time of delivery of the deed excepting liens and encumbrances suffered or permitted by BUYER.
12. **STATEMENT AS TO LIENS.** If BUYER intends to assume or take subject to a lien on the Property, SELLER shall furnish BUYER with a written statement prior to closing from the holder of such lien, showing the correct balance due.
13. **USE OF PURCHASE PRICE.** At time of settlement, funds of the Purchase Price may be used to pay taxes and other liens and to acquire outstanding interests, if any, of others.
14. **REMEDIES OF THE PARTIES.**
 - A. If BUYER fail to timely perform this Agreement, SELLER may forfeit it as provided in the Iowa Code (Chapter 656), and all payments made shall be forfeited; or, at SELLER'S option, upon thirty days written notice of intention to accelerate the payment of the entire balance because of BUYER'S default (during which thirty days the default is not corrected), SELLER may declare the entire balance immediately due and payable. Thereafter this Agreement may be foreclosed in equity and the Court may appoint a receiver.
 - B. If SELLER fail to timely perform this Agreement, BUYER have the right to have all payments made returned to them.
 - C. BUYER and SELLER are also entitled to utilize any and all other remedies or actions at law or in equity available to them, and the prevailing parties shall be entitled to obtain judgment for costs and attorney fees.
15. **NOTICE.** Any notice under this Agreement shall be in writing and be deemed served when it is delivered by personal delivery or mailed by certified mail, addressed to the parties at the addresses given below.

16. **GENERAL PROVISIONS.** In the performance of each part of this Agreement, time shall be of the essence. Failure to promptly assert rights herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default. This Agreement shall apply to and bind the successors in interest of the parties. This Agreement shall survive the closing. This Agreement contains the entire agreement of the parties and shall not be amended except by a written instrument duly signed by SELLER and BUYER. Paragraph headings are for convenience of reference and shall not limit or affect the meaning of this Agreement. Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender according to the context.

17. **NO REAL ESTATE AGENT OR BROKER.** Neither party has used the service of a real estate agent or broker in connection with this transaction.

18. **INSPECTION OF PRIVATE SEWAGE DISPOSAL SYSTEM.** Seller represents and warrants to Buyer that the Property is not served by a private sewage disposal system, and there are no known private sewage disposal systems on the property.

19. **ADDITIONAL PROVISIONS.**

A. This Agreement is contingent upon Larson Construction Company, Inc. and BUYER entering into a separate written agreement whereby Larson Construction Company, Inc. shall perform any and all construction services related to the Property. No construction services shall be performed by any party other than Larson Construction Company, Inc. unless otherwise approved in writing by Larson Construction Company, Inc.

B. BUYER shall pay for the Title Opinion(s), recording of the Warranty Deed, abstract to be updated post-closing (if applicable), one-half of the preparation of this Non-Residential Purchase Agreement, and one-half of the closing fee for Roberts & Eddy, P.C. to serve as settlement agent.

C. SELLER shall pay for the survey, creation of a new abstract prior to closing, preparation of the Warranty Deed and Declaration of Value, revenue stamps, one-half of the preparation of this Non-Residential Purchase Agreement, and one-half of the closing fee for Roberts & Eddy, P.C. to serve as settlement agent.

D. This Agreement is contingent upon the City approving the rezoning of the Property.

ACCEPTANCE. When accepted, this Agreement shall become a binding contract.

Accepted on June 27, 2026.

SELLER
LARD, LLC

By: Edgar Larson, its Manager

Accepted: June __, 2026

BUYER
Pries Enterprises, Inc.

By: Matthew P. McMahon, Its President

Title	Nonresidential PA & Consent of Duel Representation (LARD -...
File name	Nonresidential_PA__LARD_to_Pries_.pdf and 1 other
Document ID	6f0704df54596800606c73be5e34ef872a4db072
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History



SENT

06 / 26 / 2026
15:15:21 UTC

Sent for signature to Matt McMahon
(mattmcmahon@priesenterprises.com) from
documents@robertseddy.com
IP: 208.81.192.69



VIEWED

06 / 26 / 2026
16:22:45 UTC

Viewed by Matt McMahon (mattmcmahon@priesenterprises.com)
IP: 69.63.16.84



SIGNED

06 / 26 / 2026
16:23:28 UTC

Signed by Matt McMahon (mattmcmahon@priesenterprises.com)
IP: 69.63.16.84



COMPLETED

06 / 26 / 2026
16:23:28 UTC

The document has been completed.



Planning and Zoning Commission

Memorandum

To: Planning & Zoning Commission

From: Matt Chesmore, Building Official

Date of Meeting: July 7, 2026

Item Title: Rezoning of Parcels - Buchanan County, Senior Center

Background:

The City of Independence has requested to rezone a parcel that Buchanan County currently owns from R-2 residential to C-1 Commercial, to correct the current zoning district for which the use is a commercial building.

Recommendation:

Staff recommends the Planning and Zoning Commission make a recommendation to the City Council to set a public hearing to consider rezoning as submitted.

Attachments:

1. Application for Rezoning Request - Buchanan County Senior Center
2. Senior Citizen Center legals
3. Buchanan County Senior Center



**331 1st Street East
Independence, IA 50644**

Application for Rezoning Request

Date 6/29/2026

Property Owner Name: Buchanan County.

Address: 210 5th Ave NE, Independence Iowa 50644 Phone Number: (319) 334-4109

Legal Description of Property requesting to be rezoned (please include lot and street number):

Parcel 0634476001

Commencing 4 rods North of the Northwest corner of Block 3, in Original Plat Independence, Buchanan County, Iowa, thence North to the North line of the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 89 North, Range 9 West of the 5th P.M. ; thence East 10 rods, thence South to the North line of Rigand Street (now known as Fourth Street NE) in the City of Independence; thence West to point of beginning in the City of Independence, Buchanan County, Iowa.

AND

Parcel 0634476005

The Noth Half (N1/2) of the Following: Commencing Four (4) rods North of the Northeast corner of Lot One (1), Block Three (3) in Independence, Buchanan County Iowa, running thence West Ten (10) rods, thence North Six (6) rods to Monroe Street, thence East Ten (10) rods to Elizabeth Street, thence South Along Elizabeth Street to the place of the beginning.

Reason for rezoning (please be specific):The City of Independence is requesting to rezone Parcels 0634476001 and 0634476005 from Residential R-2 to C-1 Commercial district to correct an inconsistency of zoning districts and to allow for electronic signage to be placed at a zero (0) foot setback.

Original zoning classification of the property: R-2 Residential

Requested rezoning classification of the property: C-1 Heavy Manufacturing

A preliminary plat plan, application fee of \$250.00, and a petition for rezoning shall be submitted with this application.

Applicant Signature: _____ Date: _____

FILE No. 1593 FILED FOR RECORD THE 15 DAY OF January STATE OF IOWA, BUCHANAN COUNTY,
 RECORDING FEE \$ No. Fee. January, 1986 AT 9:31 JEANNE SHANNON, Recorder
 TRANSFER FEE \$ - O'CLOCK A.M. BOOK 477 PAGE 301 By _____, Deputy

COURT OFFICER DEED

In the Matter of the Estate
 of
OLIVER M. GREENLEY, Deceased

* Real Estate Transfer Tax: See Chapter 110A, 64th G.A., Second Regular Session 1975

now pending in the Iowa District Court
 in and for Buchanan County. Probate No. P2373-1084

Know All Men by These Presents:

That pursuant to the authority and power vested in the undersigned, and
 in consideration* of the sum of One Dollar and other valuable consideration

in hand paid, the undersigned, in the representative capacity designated below, hereby conveys unto
BUCHANAN COUNTY, IOWA

the following described real estate situated in Buchanan County, State of Iowa, to-wit:

Commencing 4 rods North of the Northwest corner of Block 3, in Original Plat Independence, Buchanan County, Iowa, thence North to the North line of the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 89 North, Range 9 West of the 5th P.M.; thence East 10 rods, thence South to the North line of Rigand Street (now known as Fourth Street NE) in the City of Independence; thence West to point of beginning in the City of Independence, Buchanan County, Iowa

Legal for 0634476001

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Signed this 5th day of November, 1985.

REAL ESTATE TRANSFER
 TAX PAID \$7
 STAMP #
 As estate of cause 92-95
 By Jeanne Shannon RECORDER
1/15/86 #10 COUNTY
 DATE COUNTY

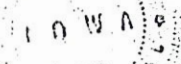
LeRoy Greenley
 LeRoy Greenley
James Greenley
 James Greenley
Donald Greenley
 Donald Greenley

By _____ (Title) As Executors * in the above entitled estate or cause.

*Executor, Administrator, Guardian, Conservator, Trustee, Referee, Commissioner, or Receiver

STATE OF IOWA, County of BUCHANAN, ss.
 On this 5th day of November, 1985, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared LeRoy Greenley, James Greenley and Donald Greenley as Executors of the estate of Oliver M. Greenley, deceased

to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he, as such fiduciary, executed the same as the voluntary act and deed of himself, and of such fiduciary



Helen McCullow Notary Public in and for the State of Iowa

Use space for corporate fiduciary. Insert official titles with names.

Iowa Code Sections 633.4, 633.29, 633.96, 633.98, 633.383 to 633.400, 633.652 and 633.699(2).

If this is a Referee's, Commissioner's or Receiver's Deed, determine for yourself whether endorsement or confirmation by Clerk's Certificate is required.

COURT OFFICER DEED



IOWA STATE BAR ASSOCIATION
 Official Form No. P-101
 (Trade-Mark Registered, State of Iowa, 1907)

FILE No. 435 FILED FOR RECORD THE 15 DAY OF August 1991 AT 3:26 P.M. BOOK 531 PAGE 113 STATE OF IOWA, BUCHANAN COUNTY,
 RECORDING FEE \$ No. fee. By Jerome Shannon, Recorder
 TRANSFER FEE \$ _____ O'CLOCK P.M. BOOK 531 PAGE 113 By _____, Deputy

ACOT6948 Historical
 Page 1 of 2 Fees:
 Michelle Mangrich County
 Recorder Buchanan

435
 AUG 17 3 25 PM '91
 531 PAGE 113
 BUCHANAN
 RECORDER
 no fee



COURT OFFICER DEED

SPACE ABOVE THIS LINE FOR RECORDER

IN THE MATTER OF THE ESTATE

OF

LAWRENCE FISCHELS, Deceased.

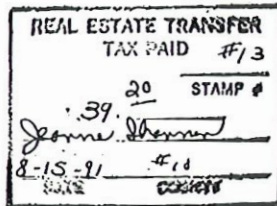
now pending in the Iowa District Court

in and for Buchanan County, Iowa No. P3446

Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollars(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey to BUCHANAN COUNTY, IOWA

the following described real estate in Buchanan County, Iowa:

The North Half (N $\frac{1}{2}$) of the following: Commencing Four (4) rods North of the Northeast corner of Lot One (1), Block Three (3) in Independence, Buchanan County, Iowa, running thence West Ten (10) rods, thence North Six (6) rods to Monroe Street, thence East Ten (10) rods to Elizabeth Street, thence South along Elizabeth Street to the place of beginning.



Legal for
 P3446 005

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Dated: July 22, 1991

By _____ Title Louis Fischels, Executor

By _____ Title Jerome Fischels, Executor

As _____ * in the above entitled estate or cause. As Co-executors * in the above entitled estate or cause.

*Executor, Administrator, Guardian, Conservator, Trustee, Referee, Commissioner, or Receiver

• Use space for corporate fiduciary. Insert official titles with names.

#2005R 02207
fee
rec \$11-
Amd 5-
& C 1-
5/17/05
DIANE CURBY
BUCHANAN COUNTY IA.
FILED FOR RECORD
2005 JUN 30 A 8:37

Preparer Information Allan W. Vander Hart 210 5th Ave. NE Independence, Iowa 52249-334-3710
Individual's Name Street Address City Recorder Phone



Address Tax Statement: Arne G. Dettbarn
1205 Mason Ave Stanley, IA 50671

SPACE ABOVE THIS LINE
FOR RECORDER

QUIT CLAIM DEED

For the consideration of One (1)
Dollar(s) and other valuable consideration,
Buchanan County, Iowa

do hereby Quit Claim to
Arne G. Dettbarn & Julie K. Dettbarn, husband and wife, as joint tenants with
full rights of survivorship and not as tenants in common.

all our right, title, interest, estate, claim and demand in the following described real estate in
Buchanan County, Iowa:

That part of parcel described in Court Officer Deed recorded in Book 531 Page 113 in the Buchanan County Recorder's Office, being a part of the Southeast Quarter (SE 1/4) of Section No. 34, Township No. 89 North, Range No. 9 West of the Fifth Principal Meridian, City of Independence, Buchanan County, Iowa, described as follows:

Beginning at the intersection of the South line of 5th Street NE (formerly Monroe Street) and the West line of the 6th Avenue NE (formerly Elizabeth Street), point being a set 1/2" rebar with license #16264 and being 178.9 feet North 00°27' W from the Northeast corner of Lot No. 1, Block No. 3 in the Original Plat of Independence:

Thence South 00°27' East along the West line of said 6th Avenue NE a distance of 56.45 feet to the Southeast corner of said parcel in Book 531 Page 113, point being a set 1/2" rebar with license #16264;

Thence South 89°44 1/4' West along the South line of said parcel in Book 531 Page 113 a distance of 100.55 feet to a set 1/2" rebar with license #16264;

Thence Due North a distance of 56.45 feet to the South line of said 5th Street NE, point being a set 1/2" rebar with license #16264;

Thence North 89°44 1/4' East along said South line a distance of 100.1 feet to the point of beginning. Contains 0.13 acres.

Subject to easements of record and not of record.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: June 30, 2005

STATE OF Iowa, ss:
_____ COUNTY,

On this _____ day of _____,
_____, before me, the undersigned, a Notary Public in and for said State, personally appeared

Ellen Gaffney
Ellen Gaffney Chair, (Grantor)
Board of Supervisors

Cindy Witt
Cindy Witt, Auditor (Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

(Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Notary Public

(This form of acknowledgment for individual grantor(s) only)



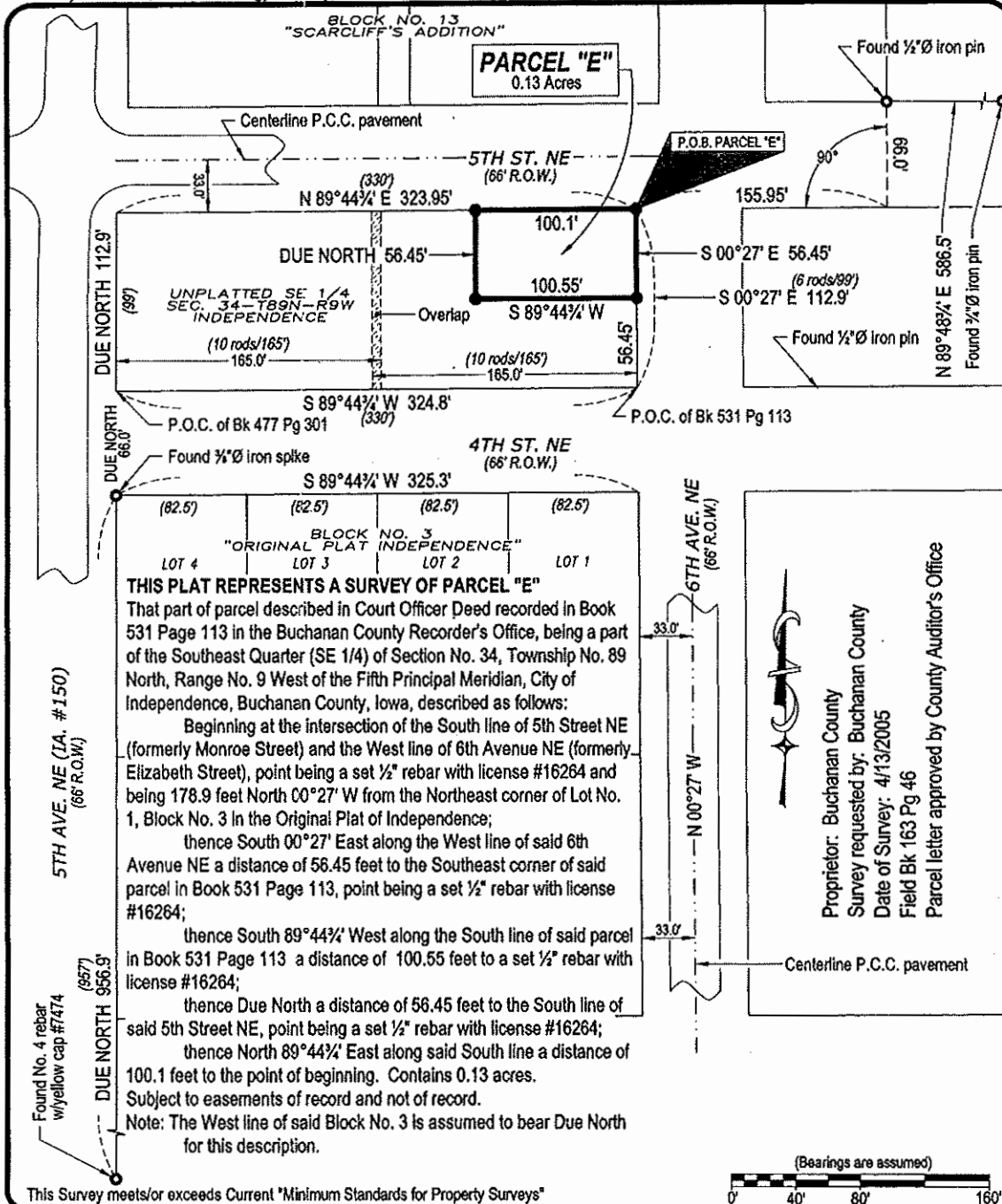
Exception for legal book 531 page 113

#2005R 01355

BUCHANAN COUNTY IA.
FILED FOR RECORD

Rec'd 6-1-05
57 pg
Diane Curry
DIANE CURRY
RECORDER

Jeffrey P. Helland, 1107 Technology Parkway, Cedar Falls, Iowa 50613-6951, (319)-266-0161



THIS PLAT REPRESENTS A SURVEY OF PARCEL "E"
 That part of parcel described in Court Officer Deed recorded in Book 531 Page 113 in the Buchanan County Recorder's Office, being a part of the Southeast Quarter (SE 1/4) of Section No. 34, Township No. 89 North, Range No. 9 West of the Fifth Principal Meridian, City of Independence, Buchanan County, Iowa, described as follows:
 Beginning at the intersection of the South line of 5th Street NE (formerly Monroe Street) and the West line of 6th Avenue NE (formerly Elizabeth Street), point being a set 1/2" rebar with license #16264 and being 178.9 feet North 00°27' W from the Northeast corner of Lot No. 1, Block No. 3 in the Original Plat of Independence;
 thence South 00°27' East along the West line of said 6th Avenue NE a distance of 56.45 feet to the Southeast corner of said parcel in Book 531 Page 113, point being a set 1/2" rebar with license #16264;
 thence South 89°44 1/4' West along the South line of said parcel in Book 531 Page 113 a distance of 100.55 feet to a set 1/2" rebar with license #16264;
 thence Due North a distance of 56.45 feet to the South line of said 5th Street NE, point being a set 1/2" rebar with license #16264;
 thence North 89°44 1/4' East along said South line a distance of 100.1 feet to the point of beginning. Contains 0.13 acres.
 Subject to easements of record and not of record.
 Note: The West line of said Block No. 3 is assumed to bear Due North for this description.

Proprietor: Buchanan County
 Survey requested by: Buchanan County
 Date of Survey: 4/13/2005
 Field Bk 163 Pg 46
 Parcel letter approved by County Auditor's Office

This Survey meets or exceeds Current *Minimum Standards for Property Surveys*

HES HELLAND ENGINEERING & SURVEYING, LTD.
 1107 Technology Parkway
 Cedar Falls, Iowa 50613-6951
 (319)-266-0161

Placed No. 4 Rebar x 24" long w/orange plastice cap #16264
 (00) Recorded As File Name: 05-158.dwg
 Scale: 1" = 80' Project #: 05-158

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.
Jeffrey P. Helland 4/26/05
 License Number 16264
 My license renewal date is December 31, 2006.
 All pages or sheets are covered by this seal except

PLAT OF SURVEY
 OF
 PART OF SE 1/4
 SEC. 34-T89N-R9W, INDEPENDENCE
 BUCHANAN COUNTY, IOWA
 FOR
 BUCHANAN COUNTY

66

155.1

19.8

155.1

330

5th ST. NE

66

6

165

49.5

64.99

100.01

•476-005

56.45

•476-006

99

•476-001

100.55

49.5

•476-003

•476-004

82.5

82.5

4th ST. NE

66

91

74

82.5

82.5

82.5

82.5



5th St NE

5th St NE

5th St NE

5th Ave NE

6th Ave NE

4th St NE

4th St NE

4th St NE

5th Ave NE

6th Ave NE