

PLANNING AND ZONING COMMISSION MEETING MINUTES

July 7, 2026

The Independence Planning & Zoning Commission met in the Council Chambers on Tuesday, July 7, 2026. Matt Chesmore called the meeting to order at 8:30 AM with Stephanie Berns, Brian Keierleber, Bill Lake, Jane Leaven, Tyler Rasmussen and Rick Wulfekuhle in attendance. Dawn Vogel was also in attendance.

Minutes from the prior meeting of May 19, 2026 were reviewed. A motion was made by Rick Wulfekuhle, seconded by Tyler Rasmussen to approve the minutes. Motion carried with a 6-0 vote in favor of the request.

Motion was made by Rick Wulfekuhle, seconded by Jane Leaven to appoint Bill Lake as Chairperson of the Planning and Zoning Commission. Motion carried with a 6-0 vote in favor of the request.

A request from Gee Construction, Inc. for approval of the Preliminary Plat of Survey for The Pines Fourth Addition to the City of Independence was reviewed. A motion was made by Tyler Rasmussen, seconded by Rick Wulfekuhle to recommend the Independence City Council approve the Preliminary Plat of Survey as submitted. Discussion was held. Motion carried with a 6-0 vote in favor of the request.

A request from LARD LLC for approval of the Plat of Survey to create Parcel Y in the City of Independence was reviewed. A motion was made by Tyler Rasmussen, seconded by Brian Keierleber to recommend the Independence City Council approve the of the Plat of Survey as submitted. Discussion was held. Motion carried with a 6-0 vote in favor of the request.

The City of Independence requested rezoning of parcels as shown by "Exhibit A" of the Application for Rezoning Request dated 6/22/2026 owned by LARD LLC from R-2 Residential to M-2 Heavy Manufacturing to correct the zoning district as appropriate for current use. A motion was made by Jane Leaven, seconded by Rick Wulfekuhle to recommend the Independence City Council set a public hearing to consider the rezoning request as submitted. Discussion was held. Motion carried with a 6-0 vote in favor of the request.

The City of Independence requested rezoning of parcels as shown by the Application for Rezoning Request dated 6/22/2026 owned by Pries Enterprises, Inc. from R-2 Residential to M-2 Heavy Manufacturing to correct the zoning district as appropriate for current use. It was noted that the "Background" section provided on page 15 of the meeting packet should read Pries Enterprises, Inc. instead of LARD LLC. A motion was made by Tyler Rasmussen, seconded by Brian Keierleber to recommend the Independence City Council set a public hearing to consider the rezoning request as submitted. Discussion was held. Motion carried with a 6-0 vote in favor of the request.

A lot combination request from Pries Enterprises, Inc. for parcels 1010151008, 1010151020, 1010151030, 1010176005, 1010176009, 1010176011 and Parcel Y was reviewed. The Agreement Regarding Lot Combination was presented. It was noted on page 22 of the meeting packet within the "Background" section, an additional parcel number 101051016 was listed in error, which was not in the

Agreement presented. Also, parcel number 101015120 should have read 1010151020 to match the Agreement. A motion was made by Brian Keierleber, seconded by Jane Leaven to recommend approval of the lot combination of parcels identified in the Agreement Regarding Lot Combination as submitted, subject to Parcel Y being transferred to Pries Enterprises, Inc. prior to Independence City Council approval. Discussion was held. Motion carried with a 6-0 vote in favor of the request.

The City of Independence requested rezoning of parcels as shown by the Application for Rezoning Request dated 6/29/2026 owned by Buchanan County from R-2 Residential to C-1 Central Commercial District to correct the zoning district as appropriate for current use. It was noted on page 33 the meeting packet the Application for Rezoning Request is to rezone to C-1 "Heavy Manufacturing", which should instead be C-1 "Central Commercial District". A motion was made by Brian Keierleber, seconded by Jane Leaven to recommend the Independence City Council set a public hearing to consider the rezoning request to C-1 Central Commercial District. Discussion was held. Motion carried with a 6-0 vote in favor of the request.

A motion to adjourn was made by Bill Lake, seconded by Brian Keierleber. Motion carried.

Respectfully Submitted,

Stephanie Berns

Secretary