

## PLANNING AND ZONING COMMISSION MEETING MINUTES

August 4, 2026

The Independence Planning & Zoning Commission met in the Council Chambers on Tuesday, August 4, 2026. Bill Lake called the meeting to order at 8:36 AM with Stephanie Berns, Tami Fenner, Bill Lake, Jane Leaven, and Rick Wulfekuhle in attendance. Matt Chesmore was also in attendance.

Minutes from the prior meeting of July 7, 2026 were reviewed. A motion was made by Rick Wulfekuhle, seconded by Jane Leaven to approve the minutes. Motion carried with a 5-0 vote in favor of the request.

The City of Independence requested rezoning of parcels 0634476005 and 0634476001 as shown by the Application for Rezoning Request dated 6/29/2026 owned by Buchanan County from R-2 Residential to C-1 Commercial district to correct the zoning district as appropriate for current use. The application included an updated legal description prepared by the city attorney. A motion was made by Rick Wulfekuhle, seconded by Tami Fenner to recommend the Independence City Council set a public hearing to consider the rezoning request to C-1 Commercial district. Discussion was held. Motion carried with a 5-0 vote in favor of the request.

A lot combination request from Buchanan County for parcels 0634476005 and 0634476001 was reviewed. The Request and Agreement to Combine Lots was presented. A motion was made by Rick Wulfekuhle, seconded by Jane Leaven to recommend approval of the lot combination of parcels as submitted. Discussion was held. Motion carried with a 5-0 vote in favor of the request.

A request from William E. and Deborah L. Downs for approval of the Plat of Survey for Parcel BB was reviewed. A motion was made by Rick Wulfekuhle, seconded by Tami Fenner to recommend the Independence City Council approve the Plat of Survey as submitted. Discussion was held. Motion carried with a 5-0 vote in favor of the request.

A request from William E. and Deborah L. Downs for combining parcels 0633427012, 0633427013 and future tax parcel for that portion of Parcel BB located within city limits and Agreement Regarding Lot Combination was reviewed. A motion was made by Jane Leaven, seconded by Rick Wulfekuhle to recommend the Independence City Council approve the Agreement Regarding Lot Combination as submitted. Discussion was held. Motion carried with a 5-0 vote in favor of the request.

A motion to adjourn was made by Stephanie Berns, seconded by Rick Wulfekuhle. Motion carried.

Respectfully Submitted,

Stephanie Berns

Secretary