

RESOLUTION NO. 2025-

**RESOLUTION TO PROVIDE FOR A NOTICE OF HEARING
ON A REZONING REQUEST FROM M-2 HEAVY
INDUSTRIAL/MANUFACTURING TO C-1 COMMERCIAL;
WITHIN THE CITY OF INDEPENDENCE, BUCHANAN
COUNTY, IOWA**

WHEREAS, the Planning and Zoning Commission held a meeting on Tuesday, September 16, 2025, and approved Greg and Christine Fangman's September 5, 2025, request to rezone an area of property from M-2 Heavy Industrial/Manufacturing to C-1 Commercial and submitted their recommendation to the City Council for approval; and

WHEREAS, the description of the area of proposed rezoning is as follows:

Union Lots 6-7-8-9-10 Blk 56 & S1/2 Alley Run E&W Thru Blk 56 on N & adj,
Parcel Number 06.34.276.016

WHEREAS, it has been proposed that the City Council of the City of Independence, Iowa (the "City"), undertake the authorization of a rezoning request, which proposed request and notice of hearing are on file with the City Clerk; and

WHEREAS, it is necessary to fix a time and place of a public hearing on the rezoning request;

NOW, THEREFORE, Be It Resolved by the City Council (the "Council") of the City of Independence, Iowa, as follows:

Section 1. The rezoning request documents referred to in the preamble hereof are hereby approved in their preliminary form.

Section 2. The request is hereby determined to be necessary and desirable for the City.

Section 3. October 13, 2025, at 5:30 p.m., at the City Hall, Independence, Iowa, is hereby fixed as the time and place of hearing on the Contract Documents.

Section 4. The City Clerk is hereby authorized and directed to publish notice (the "Notice of Hearing") of the hearing on the rezoning request in a newspaper of general circulation in the City, which publication shall be made at least once, not less than seven (7) and not more than twenty (20) days prior to the date of the said hearing. The Notice of Hearing shall be in substantially the following form:

**NOTICE TO PUBLIC
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City Council of the City of Independence, Iowa will conduct a Public Hearing on October 13, 2025, at 5:30 p.m. in the Independence City Council Chambers to receive comments on the following item: Consider a rezoning request for an area of land with a legal description of "Union Lots 6-7-8-9-10 Blk 56 & S1/2 Alley Run E&W Thru Blk 56 on N & adj, Parcel Number 06.34.276.016."

Section 5. All provisions set out in the attached forms of notice are hereby recognized and prescribed by the City Council and all resolutions or orders or parts thereof, to the extent the same may be in conflict herewith, are hereby repealed.

RESOLUTION NO. 2025- was passed and approved by a majority vote of the City Council of Independence, Iowa, on the 22nd day of September 2025.

Record of Voting:

Ayes:

Nays:

Absent:

Resolution No. 2025- declared passed and adopted by the Mayor on this 22nd day of September 2025.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

Susi Lampe, CMC, IaCMC, IaCFO,
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA