



CITY COUNCIL MEMORANDUM

TO: Matthew R. Schmitz, MPA – City Manager

FROM: Matt Chesmore – Building Official

DATE OF MEETING: September 22, 2025

ITEM TITLE: Establish a date and time for a Public Hearing to consider a Rezoning Request from M-2 Heavy Industrial/Manufacturing to C-1 Commercial within the City of Independence, Buchanan County, Iowa

BACKGROUND:

An application was received from Greg and Christine Fangman regarding a request to rezone property they currently own from M-2, Heavy Manufacturing Zoning District to C-1, Central Commercial Zoning District.

It is essential to understand the intent of zoning districts and the restrictions they place on parcels throughout our city. Therefore, we review the purposes of each district as they pertain to this matter:

Section 12.00. GENERAL DESCRIPTION. The “C-1” Central Commercial District is designed to accommodate the needs of the Central Business District, allowing a wide range of services and goods permitted for consumer daily and occasional shopping and service needs.

Section 15.00. GENERAL DESCRIPTION. The “M-2” Heavy Industrial/or manufacturing District is intended to provide for heavy manufacturing, industrial uses, and other uses not otherwise provided for in the districts established by this Ordinance. The intensity of uses permitted in this District makes it most desirable that they be separated from residential and commercial uses.

DISCUSSION:

Planning and Zoning met on September 16, 2025, and recommended that the City Council set a Public Hearing for October 13, 2025, at 5:30 PM for consideration of a Rezoning Request from M-2, Heavy Industrial/Manufacturing District, to C-1, Central Commercial District, within the City of Independence, Buchanan County, Iowa.

RESULTS:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **encouraging a supportive environment for businesses, workforce, and economic development**. This item helps achieve that vision by modifying the zoning of a parcel to allow for further development of the property by the property owner.

FINANCIAL CONSIDERATION:

There are no financial considerations other than the staff’s time to prepare the rezoning request, etc.

RECOMMENDATION:

Staff recommends a motion to set a Public Hearing for October 13, 2025, at 5:30 PM to consider a rezoning request from M-2, Heavy Industrial/Manufacturing District, to C-1, Central Commercial District, within the City of Independence, Buchanan County, Iowa.