



BOARD OF ADJUSTMENT MEMORANDUM

TO: Board of Adjustment

FROM: Matt Chesmore – Zoning Administrator

DATE OF MEETING: September 18, 2025

ITEM TITLE: Use Exception request

BACKGROUND:

An application was received from Greg and Christine Fangman for a Use exception from the approve list of uses in a C-1 zoning district. They want to operate a grain storage/agricultural seed sale business where they are currently located.

Zoning Ordinance section 12.02 states:

12.02 USE EXCEPTIONS

The following uses shall be permitted, subject to review and approval by the Board of Adjustment in accordance with the provisions stated herein:

12.02.01. Agricultural feed and seed sales, excluding grinding, mixing, and blending.

DISCUSSION: The Fangman's are currently requesting the parcel be rezoned from M-2 to C-1 to reduce setback requirements that are prohibiting them from adding additional building space and chemical confinement areas.

The C-1 zoning district allows for the use of Agricultural feed and seed sales, excluding grinding, mixing, and blending, however requires the Board of Adjustments approval.

Planning and Zoning made recommendations to the City Council on 9/16/2025 to 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

RECOMMENDATION: Contingent on the City Councils approval of the rezoning of the parcel from M-2 to C-1, staff recommends the Board of Adjustment approve the exception for use of an agricultural feed and seed sales, grain and chemical storage including liquids but excluding grinding, mixing, and blending in this specific C-1 zoning district and parcel.