



CITY COUNCIL MEMORANDUM

TO: Matthew R. Schmitz, MPA - City Manager

FROM: Matt Chesmore – Building Official

DATE OF MEETING: April 14, 2025

ITEM TITLE: Resolution to Approve a Final Plat of Survey for Boundary Line Adjustment – Cleveland

BACKGROUND:

The preliminary plat for this item was approved at the March 10, 2025, City Council Meeting. Ms. Cleveland is combining her properties to create one parcel so that she may comply with zoning regulations due to a garage that was constructed in 2024.

Ms. Cleveland engaged Fehr/Graham, a civil engineering firm, to perform this work and the associated Plat of Survey for Boundary Line Adjustment.

After careful consideration, the Independence Planning and Zoning Commission recommended on April 1, 2025, that the Independence City Council approve the Final Plat of Survey for Boundary Line Adjustment.

DISCUSSION:

The attached Preliminary Plat of Survey for Boundary Line Adjustment shows the combination of Parcel T and part of Lot 2, with a private easement belonging to the abutting rear property owner. Furthermore, upon examination of the document, a portion of the dwelling was discovered to encroach across the South property line, in Lot 2. Adam Recker of Fehr/Graham was consulted regarding the encroachment and assured the Zoning Administrator that there should not be any issue now. Mr. Recker advised that upon the property transfer, more work may need to be done to correct the South boundary. Ms. Cleveland has declined to address that at this time.

RESULTS:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of Developing and Reviving Independence. This item helps achieve that vision by allowing a property owner to combine parcels so that they can utilize the property in their preferred manner.

FINANCIAL CONSIDERATION:

There is no significant financial consideration for this matter other than the staff's time in preparing the resolution.

RECOMMENDATION:

Staff recommends a motion to accept and approve the Final Plat of Survey for Boundary Line Adjustment for Lori Cleveland.