



CITY COUNCIL MEMORANDUM

TO: Matthew Schmitz, MPA – City Manager

FROM: Matt Chesmore – Building Official

DATE OF MEETING: August 12, 2024

ITEM TITLE: Preliminary Plat – MBH Addition

BACKGROUND:

The City routinely reviews plats filed with the County within a 2-mile border of the City Limits of Independence. On Tuesday, August 6, 2024, the Planning and Zoning Commission met and reviewed the attached plat.

DISCUSSION:

The attached plat shows one lot to be subdivided into three individual lots during this process. The attached exhibit shows two single-family homes and one proposed lot for a possible single-family home to be constructed in the future, as well as the approximate location of septic systems, etc. During the Planning and Zoning Commission meeting, there was discussion about the shared road, shared water, and septic seepage field agreements, etc. Ultimately, the Planning and Zoning Commission moved to recommend approval to the City Council of this plat.

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 surrounding areas that lie within the 2-mile border to be developed.

FINANCIAL CONSIDERATION:

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

RECOMMENDATION:

Staff recommend a motion to approve and authorize the Mayor to sign the resolution accepting and approving the preliminary plat of MBH Addition within two miles of the city limits of the City of Independence, Iowa.