



BOARD OF ADJUSTMENT MEMORANDUM

TO: Board of Adjustment

FROM: Matt Chesmore – Zoning Administrator

DATE OF MEETING: September 16, 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.

RECOMMENDATION: Contingent on the Planning and Zoning Commissions approval and recommendation to the City council they set a Public Hearing for October 13th, 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, Staff recommends approval of the exception for the use of a Agricultural feed and seed sales, grain and chemical storage including liquids excluding grinding, mixing, and blending in this specific C-1 zoning district and parcel.