

RESOLUTION NO. 2026-

**RESOLUTION TO PROVIDE FOR A NOTICE OF HEARING
ON A REZONING REQUEST FROM M-2 HEAVY
MANUFACTURING TO C-2 COMMERCIAL; WITHIN THE
CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA**

WHEREAS, the Planning and Zoning Commission held a meeting on Tuesday, April 7, 2026, and approved Micheal McDonald's March 18, 2026, request to rezone an area of property from M-2 Heavy Manufacturing to C-2 Commercial for a remodel of a commercial building, adding a residential structure to the second story and submitted their recommendation to the City Council for approval; and

WHEREAS, the description of the area of proposed rezoning is as follows:

The East 120.50 feet of Lot 1, Waskow & Nabholz 2nd Addition to the City of Independence, Buchanan County, Iowa. Described land contains 0.49 acres.

WHEREAS, it has been proposed that the City Council of the City of Independence, Iowa (the "City"), undertake the authorization of a rezoning request, which proposed request and notice of hearing are on file with the City Clerk; and

WHEREAS, it is necessary to fix a time and place of a public hearing on the rezoning request;

NOW, THEREFORE, Be It Resolved by the City Council (the "Council") of the City of Independence, Iowa, as follows:

Section 1. The rezoning request documents referred to in the preamble hereof are hereby approved in their preliminary form.

Section 2. The request is hereby determined to be necessary and desirable for the City.

Section 3. April 27, 2026, at 5:30 p.m., at the City Hall, Independence, Iowa, is hereby fixed as the time and place of hearing on the Contract Documents.

Section 4. The City Clerk is hereby authorized and directed to publish notice (the "Notice of Hearing") of the hearing on the rezoning request in a newspaper of general circulation in the City, which publication shall be made at least once, not less than seven (7) and not more than twenty (20) days prior to the date of the said hearing. The Notice of Hearing shall be in substantially the following form:

**NOTICE TO PUBLIC
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City Council of the City of Independence, Iowa will conduct a Public Hearing on April 27, 2026 at 5:30 p.m. in the Independence City Council Chambers to receive comments on the following item: Consider a rezoning request for an area of land located at 508-A 20th Street SW with a legal description of "The East 120.50 feet of Lot 1, Waskow & Nabholz 2nd Addition to the City of Independence, Buchanan County, Iowa" from its current zoning of M-2 Heavy Manufacturing to C-2 Commercial for the purpose of remodeling an existing commercial building and adding a residential structure to the second story.

Section 5. All provisions set out in the attached forms of notice are hereby recognized and prescribed by the City Council and all resolutions or orders or parts thereof, to the extent the same may be in conflict herewith, are hereby repealed.

RESOLUTION NO. 2026- was passed and approved by a majority vote of the City Council of Independence, Iowa, on the 13th day of April 2026.

Record of Voting:

Ayes:

Nays:

Absent:

Resolution No. 2026- declared passed and adopted by the Mayor on this 13th day of April 2026.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

Susi Lampe, CMC, IaCMC, IaCFO,
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA

DRAFT