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#### Commission Members

Jane Leaven  
Stephanie Sailer  
Stephanie Berns  
Tami Fenner

Nathan Hansen  
Brian Keierleber  
Tyler Rasmussen

## PLANNING AND ZONING COMMISSION MINUTES

January 6, 2026

The Independence Planning & Zoning Commission met in the Council Chambers on Tuesday, January 6, 2026. Matt Chesmore, Building Official, called the meeting to order at 8:31 AM with Stephanie Berns, Tami Fenner, Brian Keierleber, and Tyler Rasmussen in attendance. Matthew Schmitz was also in attendance.

Meeting minutes from November 4, 2025, were reviewed. Motion made by Sephanie Berns, seconded by Tami Fenner, to approve the minutes as presented. Motion carried.

The elections of Commission Chairperson and Commission Secretary were discussed. A motion was made to table the election of Commission Chairperson until the next meeting by Brian Keierleber, seconded by Tyler Rasmussen. Motion carried. A motion was made to table the election of Commission Secretary until the next meeting by Tami Fenner, seconded by Tyler Rasmussen. Motion carried.

The Pines Third Addition Final Plat of Survey and dedication of public improvements to the City of Independence, as requested by Steve Gee Construction, Inc., was discussed. A motion was made by Brian Keierleber, seconded by Tyler Rasmussen, to recommend to the City Council approval of the Pines Third Addition Final Plat of Survey and accept public improvements as submitted, contingent on the items outlined in the Agreement for Delayed Installation of Public Improvements being completed. Motion carried.

A request from Tammy Silberstein to combine Lots 8 and 9 of Pines First Addition to Independence was reviewed. A motion was made by Tami Fenner, seconded by Brian Keierleber, to recommend approval of the lot combination as submitted to the City Council. Motion carried.

A motion to adjourn was made by Brian Keierleber, seconded by Tyler Rasmussen. Motion carried.

Respectfully Submitted,

Stephanie A. Berns

Secretary pro tem