

RESOLUTION NO. 2025-

**RESOLUTION TO PROVIDE FOR A NOTICE OF HEARING
ON A REZONING REQUEST FROM C-2 COMMERCIAL TO
C-1 COMMERCIAL; WITHIN THE CITY OF
INDEPENDENCE, BUCHANAN COUNTY, IOWA**

WHEREAS, the Planning and Zoning Commission held a meeting on Monday, May 12, 2025, and approved the Wapsie Valley Creamery's May 1, 2025, request to rezone an area of property from C-2 Commercial to C-1 Commercial and submitted their recommendation to the City Council for approval; and

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

Union Block 30, Lots 1-2, 905 5th Avenue NE, Parcel Number: 06.34.265.003

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. May 27, 2025, at 5:00 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 May 27, 2025, at 5:00 p.m. in the Independence City Council Chambers to receive comments on the following item: Consider a rezoning request for an area of land with a legal description of "Union Block 30, Lots 1-2, 905 5th Avenue NE, Parcel Number: 06.34.265.003".

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. 2025- was passed and approved by a majority vote of the City Council of Independence, Iowa, on the 12th day of May 2025.

Record of Voting:

Ayes:

Nays:

Absent:

Resolution No. 2025- declared passed and adopted by the Mayor on this 12th day of May 2025.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

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