



PLANNING AND ZONING MEMORANDUM

TO: Planning and Zoning Commission

FROM: Matt Chesmore, Building Official

DATE OF MEETING: May 5, 2026

ITEM TITLE: Lot Combination

BACKGROUND:

Kevin and Wendy Mishler would like to combine parcels 1004416006 and 1004416007, formally known as 810 3rd Ave SW. This agreement remedies this situation by allowing the Planning & Zoning Commission and the City Council to officially recognize the joining of these properties – without requiring the owner to submit a full plat of survey or something similar to perform this action.

DISCUSSION:

Mr. and Mrs. Mishler have agreed to the terms set forth in the Agreement Regarding Lot Combination Exhibit A. The attached overview photo, exhibit B, shows the two parcels located in The Greif's Subdivision to the City of Independence, Buchanan County that are to be combined into one parcel.

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 areas within the corporate borders to be developed.

FINANCIAL CONSIDERATION:

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

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission makes a recommendation to the City Council to accept and approve the lot combination as submitted.