



PLANNING AND ZONING MEMORANDUM

TO: Planning and Zoning Commission

FROM: Matt Chesmore, Building Official

DATE OF MEETING: May 5, 2026

ITEM TITLE: Lot Combination – StealGard Inc

BACKGROUND:

StealGard Inc would like to combine parcels 0635151001 and 0635151004, formally known as 901 12th St NE for the purpose of future expansion. 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:

StealGard Inc 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. StealGard has further agreed to provide a signed copy of the agreement for the Councils consideration and approval will be contingent it.

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, contingent upon the Council reviewing a signed copy of the agreement.