



CITY HALL
124 W. COURT AVENUE
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Thomas J. Leners, Mayor
Andrew J. Barden, City Administrator

PLANNING AND ZONING COMMISSION MINUTES

Governmental Body: Planning and Zoning Commission

Date of Meeting: January 28, 2025

Time of Meeting: 3:30 P.M.

Place of Meeting: Winterset City Hall

PUBLIC NOTICE IS HEREBY GIVEN that the above-mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for said meeting is as follows:

Agenda:

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1. Approve the minutes of the June 25, 2024 meeting
2. Review and recommendation for Preliminary Plat for Prairie West PUD.

By: _____
Title: Code Enforcement Officer

The Planning and Zoning Commission of the City of Winterset, Iowa met on January 28, 2025, in accordance with the above Notice and Call of Public meeting. The meeting was called to order at 3:30 PM by Chairman LaGrange.

Present: Dan Schwers, Dan Bush, David LaGrange, Jeanne Jacobson, JD McDonald, Jon Stetzel,

Absent: Jerry Parkin

Agenda Item 1:

Chairman LaGrange called for a motion to approve the minutes of the June 25, 2024 meeting. There was no discussion. Member McDonald made a motion to approve the previous meeting minutes, seconded by Member Bush. On a voice vote, all members present voted Aye.

Whereupon Chairman LaGrange declared that the motion carried.

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Agenda Item 2:

Chairman LaGrange introduced agenda item 2, review and recommendation on Prairie West PUD. He then turned it over to City Administrator Drew Barden. Mr. Barden advised the Commission that what is before them today is a proposed Planned Unit Development for Prairie West, which would be a housing development by the Winterset Pool. This development would be residential, in accordance with the Comprehensive Plan. Mr. Corkrean, the developer for this PUD, advised the commission that he recently bought some more land and is looking for entry level, affordable housing with 2 car garages. There are some lots that are not the standard 60 foot in width and Mr. Corkrean explained that this is due to information he has received by potential builders. He advised that the lot sizes presented in the Prairie West PUD can not be changed because this is what the builders want. The PUD provides streets and connectivity and has trails that connect to the pool. Chairman LaGrange asked the Commission if they had any questions or concerns. Member Bush wishes to see the lots conform to the 60' lot width and 7500 square feet in area. Some lots will have to be lost for this to happen. Mr. Corkrean then advised the Commission that they modeled something similar in Adel and other developments and they are working fine. Member Bush then advised that a normal 2 car garage is around 20 feet in length and this wouldn't leave much for a frontage on a house and with relaxed side yard setbacks it makes them look too close together. Mr. Barden explained to the Commission that the PUD is asking for some relaxed regulations when it comes to lot size, lot frontage, side yard setbacks, and corner lot setbacks. Mr. Corkrean then reiterated that the builders he has spoken with want lots this size and will not pay for more. They are up against construction costs. Member Bush noted that he believes that if the lot frontages are less than 60, they will not sell. Chairman LaGrange asked Mr. Corkrean if there will be different builders involved. Mr. Corkrean responded that he will not be building on these lots, other builders will purchase and build. Member Schwers asked where the other developments were like this in other communities. Member Jacobson then added she would like to see these developments. Mr. Barden showed via google maps, what they look like. Member McDonald then asked are the proposed streets the same size as the existing ones to which Mr. Corkrean answered, yes. The loop between 13th Ave and 11th Ave was widened. Member Jacobson asked what the typical size of house each lot would be to which Mr. Corkrean replied approximately 1600 square foot ranch style homes. There will be covenants. Chairman LaGrange asked if there will be sidewalks to which Mr. Corkrean replied, yes. Member Schwers mentioned his concern with off-street parking and the shorter lot widths not allowing for much. Mr. Mandernach advised that Grimes has a development where the lots are 50 x 100 whereas Prairie West is proposing some approximately 52 x 135 size lots. Member Schwers reiterated that the lots look too close together. Chairman LaGrange asked what the anticipated cost of the houses on these smaller lots to be, to which Mr. Corkrean advised approximately \$300,000. Mr. Corkrean advised the Commission that he spoke with the school superintendent about this development and was given a consensus that this would help bring kids into the Winterset School District, as enrollment has been trending down. Member Bush stated that the Kaeding development had to make adjustments to their plan and were still able to move forward. He also stated that setbacks are there for fire prevention. Mr.

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Barden advised that in building code, the building separation for fire safety is 10 feet. Mr. Barden asked the developer if there will be rear access for accessory buildings. Mr. Corkrean advised that there will be covenants preventing anything larger than a shed from being built on the lots. Member Schwers asked who enforces covenants to which Mr. Corkrean replied that the HOA, not the city. Member Bush proposed that the developer lose some lots and conform to the current requirements for setbacks, lot size and lot frontage. Member McDonald asked if the average cost of the houses would be approximately \$300,000, if they were to lose a few lots, what would that do to the price. Mr. Corkrean advised that builders will not pay more than what the price is now at the size the lots are being presented. Member Bush stated again that the development could lose a few lots to conform to the 60' lot width requirement. Mr. Corkrean stated that he can't change the cost per lot and he feels this is a great product for what Winterset needs right now. Mr. Mandernach stated that larger lots in other developments are remaining unbuilt. Mr. Barden asked how many of the lots do not conform to the current zoning regulations, to which Mr. Mandernach replied 68. Mr. Corkrean then stated that if he has to lose 8 lots, he would lose \$500,000. This is what builders want and they will not pay more per lot. Chairman LaGrange asked if there will be basements to which Mr. Corkrean replied yes, no slab on grade will be allowed via the covenants. Member Jacobson asked if there was fire protection to which Mr. Corkrean replied, yes, there are multiple fire hydrants indicated.

Chairman LaGrange then advised the Commission that he would entertain a motion on the Prairie West PUD. Member Bush made the motion to deny the PUD as presented and go back and meet the R-2 zoning regulations and remove some lots to do so. Member Schwers seconded the motion. Chairman LaGrange opened the meeting to Commission discussion for the motion on the table. Member McDonald stated that when he first received the PUD documents, he was against it due to the streets being seemingly narrower than they actually are proposed. Once Mr. Corkrean explained the street widths, he understands it better now. Member Stetzel is for following the rules but a PUD is available for situations like this. Member Jacobson asked if this was approved, would it set a precedent? However, she is all for affordable housing. After much discussion, Chairman LaGrange reiterated the motion on the table as Deny as presented. Can not give them advise on how to proceed but deny as presented. A roll call vote was held and the results were as follows:

Chairman LaGrange: Nay
Member Stetzel: Nay
Member McDonald: Aye
Member Bush: Aye
Member Schwers: Aye
Member Jacobson: Aye

Whereupon Chairman LaGrange declared that the motion carried. The Prairie View PUD has been denied as presented.

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Member Stetzel then made a motion to adjourn the meeting, seconded by Member Jacobson. On a voice vote, all members present voted Aye.

Whereupon Chairman LaGrange declared that the motion carried and the meeting adjourned.

Chairman David LaGrange

**Code Enforcement Officer
Hollie Burgus**

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