



CITY HALL
124 W. COURT AVENUE
WINTERSET, IOWA 50273-1545
PHONE (515) 462-1422
FAX (515) 462-1963

Thomas J. Leners, Mayor
Andrew J. Barden, City Administrator

PLANNING AND ZONING COMMISSION MINUTES

Governmental Body: Planning and Zoning Commission

Date of Meeting: February 25, 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:

Agenda:

1. Approve the minutes of the January 28, 2025 meeting
2. Review and recommendation for updated Preliminary Plat for Prairie West PUD.

By: _____
Title: **Code Enforcement Officer**

The Planning and Zoning Commission of the City of Winterset, Iowa met on February 25, 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 Bush, David LaGrange, Jeanne Jacobson, JD McDonald, Jon Stetzel, Dan Schwers, Jerry Parkin (by phone)

Absent: None

Agenda Item 1:

Chairman LaGrange called for a motion to approve the minutes of the January 28, 2025 meeting. There was no discussion. Member Bush made a motion to approve the previous meeting minutes, seconded by Member Stetzel. On a voice vote, all members present voted Aye.

City Council

Mary Ann Orr- North Mike Fletcher- South

Christopher Fairholm-Mayor Pro Tem, At-Large Michael Eller - At Large Michael Cook- At Large



CITY HALL
124 W. COURT AVENUE
WINTERSET, IOWA 50273-1545
PHONE (515) 462-1422
FAX (515) 462-1963

Thomas J. Leners, Mayor
Andrew J. Barden, City Administrator

Whereupon Chairman LaGrange declared that the motion carried.

Agenda Item 2:

Chairman LaGrange introduced agenda item 2, review and recommendation on the updated Prairie West PUD. He turned it over to Mr. Pete Corkrean to explain the changes from the previous meeting. Mr. Pete Corkrean advised the Commission that they reviewed the comments after the last meeting and removed 4 lots to add frontage to other lots. This resulted in some lots being 56 and 57 feet of frontage as opposed to 52 feet as before. All proposed lots now meet the minimum square footage for the R-2 zoning district. No lots off 16th Avenue were adjusted, nor was the loop street. The side yard setbacks were adjusted from 10 feet to 12 feet. Chairman LaGrange advised that a PUD will still be required due to the lot widths and the side yard setbacks. Member Bush advised that he is still wanting to see 60 foot frontages and the minimum 15 foot side yard setbacks. That is why there is an ordinance in the first place. The price of the lots may have to be raised. Mr. Pete Corkrean then advised that builders will not pay any higher costs. Mr. Pat Corkrean advised the Commission that if you turn this proposal down then the City does not want growth. Member Bush advised that these are the only lots in town for new development and they will sell. Member Stetzel made a comment that if you start at the northern lots and make them 60 feet wide, you could adjust the others to 60 feet. And he reminded Mr. Pete Corkrean that at the last meeting, he stated that larger lots sit vacant in other cities so why have larger lots here. Mr. Pete Corkrean advised that he would like to provide a variety of lots. He then advised that this trend could change in the future. Member Bush made comment that 62% of lots on this current proposal do not meet the intent of the code. He had spoken to builders at the recent Home and Garden Show and was told that they would not want to build on the larger lots off 16th Avenue and have much smaller, congested lots in their back yard.

Chairman LaGrange summarized that it comes down to the 60 foot lot width discussion. Member McDonald expressed that he sees both sides where we have a code for a reason and skinny lots aren't that appealing. However, that is what other cities are doing. Chairman LaGrange commented that short term, this PUD is what's here and they propose a variety of lots. He is amenable to this plan to have buildable lots for the City. Member Jacobson commented that she sees everyone's point of view as well. Member Parkin commented that he is no expert but reviewed the submitted documents and sees that there has been an attempt to compromise. He then commented that entry level housing is needed so this plan is a good thing. Member Schwers agreed with Member Parkin.

Chairman LaGrange then stated he would entertain a motion regarding the submitted proposal for Prairie West PUD. He opened it up to Commission discussion. Member Jacobson asked if there are any other areas in town that can be developed with lots that conform to the current code. Member Bush stated this is the only area currently.

Member Bush made a motion to deny the submitted Prairie West PUD and looks for them to conform to the current code. Member Schwers stated he doesn't want to see just garage doors down the street but is happy they compromised on the street frontage. Member Schwers seconded Member Bush's motion.

City Council

Mary Ann Orr- North Mike Fletcher- South

Christopher Fairholm-Mayor Pro Tem, At-Large Michael Eller - At Large Michael Cook- At Large



CITY HALL
124 W. COURT AVENUE
WINTERSET, IOWA 50273-1545
PHONE (515) 462-1422
FAX (515) 462-1963

Thomas J. Leners, Mayor
Andrew J. Barden, City Administrator

A roll call vote was held and the results were as follows:

Chairman LaGrange: nay
Member Stetzel: nay
Member McDonald: nay
Member Bush: aye
Member Schwers: aye
Member Jacobson: nay
Member Parkin: nay

Whereupon Chairman LaGrange declared that the motion failed.

Chairman LaGrange asked for another motion. Member Stetzel made a motion to approve the Prairie West PUD as submitted. The motion was seconded by Member Jacobson.

A roll call vote was held and the results were as follows:

Chairman LaGrange: aye
Member Stetzel: aye
Member McDonald: aye
Member Bush: nay
Member Schwers: nay
Member Jacobson: aye
Member Parkin: aye

Whereupon Chairman LaGrange declared that the motion carried 5-2. The Prairie View PUD has been approved as presented.

Member Stetzel then made a motion to adjourn the meeting, seconded by Member McDonald. 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

City Council

Mary Ann Orr- North Mike Fletcher- South

Christopher Fairholm-Mayor Pro Tem, At-Large Michael Eller - At Large Michael Cook- At Large