



CITY HALL
124 W. COURT AVENUE
WINTERSET, IOWA 50273-1545
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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: June 24, 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:

1. Approve the minutes of the May 27, 2025 meeting
2. Rezoning Request for Kading Properties, LLC
3. Rezoning Request for Agriland FS, Inc.
4. Planned Unit Development ordinance discussion



By: _____
Title: Code Enforcement Officer

The Planning and Zoning Commission of the City of Winterset, Iowa met on June 24, 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, JD McDonald, Jon Stetzel, Jerry Parkin, Jeanne Jacobson, Dan Schwers

Absent: None

Agenda Item 1:

Chairman LaGrange called for a motion to approve the minutes of the May 27, 2025 meeting. There was no discussion. Member Stetzel 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.

City Council

Mary Ann Orr- North Mike Fletcher- South

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



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Agenda Item 2:

Chairman LaGrange introduced agenda item 2, a Rezoning request by Kading Properties LLC for a property located at N 14th Ave and Highway 92. Code Enforcement Officer Burgus went on to explain to the Commission that Kading properties would like to rezone this parcel of land from Commercial to R-3 in order to build two 4-plex units. Chace Hauschilt then introduced himself, he represents Kading Properties, LLC. He explained that Kading Properties has owned this property for 10 years and it was zoned Commercial and has remained Commercial since ownership. He then explained that they would like to build two 4-plex units that would each have two 3 bedrooms, 2 bath units and two 2 bedrooms, 1-bathroom units. Each unit would have its own garage and off-street parking. The units would be located closer to the west property line due to the slope of the property to the east. He also explained that of the 100 units in the existing Kading Properties units, only one is vacant. These would help fill the need for market rate rental units. Chairman LaGrange asked if there was any more discussion. Seeing none, he called for a motion. Member Bush made a motion to deny the rezoning request as presented. The motion to deny was seconded by Member McDonald. On a voice vote, all members present voted Aye.

Whereupon Chairman LaGrange declared that the motion carried, and the rezoning request was denied.

Agenda Item 3:

Chairman LaGrange introduced agenda item 3, a Rezoning request for 2 parcels for Agriland FS, Inc. Code Enforcement Officer Burgus explained to the Commission that Agriland FS, Inc. is voluntarily annexing in a property they recently purchased that is adjacent to a property they currently own. When properties are annexed into the city, they come in as Agricultural. Agriland FS, Inc is requesting to rezone this parcel and the parcel adjacent to the west from Agricultural to Industrial. They intend to use these two properties as equipment and machinery parking. After discussion, Chairman LaGrange asked for a motion. Member Parkin made a motion to approve the rezoning request as presented. The motion to approve was seconded by Member Stetzel. On a voice vote, all members present voted Aye.

Whereupon Chairman LaGrange declared that the motion carried, and the rezoning request was approved.

Agenda Item 4:

Chairman LaGrange introduced agenda item 4, Planned Unit Development (PUD) ordinance update discussion. Code Enforcement Officer Burgus explained that based on the last meeting's discussion, a document was produced that would provide a guideline on the review process for PUD submittal. This would give an objective set of criteria to evaluate a PUD for non-conforming lots. For example, if 0-15% of the total lots are non-conforming, this would have a minimal impact on surrounding properties. As the % gets higher, there would need to be documented justification, public benefit, etc. At 46% of non-conforming lots, this would be considered excessive and discouraged. These

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**percentages are just in discussion at this point and would be a policy.
This policy would be in place for city staff to review the PUD before**

the Planning and Zoning Commission would review the request. This agenda item was just informational, not an action item.

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