



CITY HALL  
124 W. COURT AVENUE  
WINTERSET, IOWA 50273-1545  
PHONE (515) 462-1422  
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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:** September 30, 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 August 26, 2025 meeting
2. Review and recommendation of a Rezone Request by 1926 LLC for 411 E Lane St. from R-2 to R-3



By: \_\_\_\_\_  
Title: Code Enforcement Officer

The Planning and Zoning Commission of the City of Winterset, Iowa met on September 30, 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:** David LaGrange, JD McDonald, Jerry Parkin, Jeanne Jacobson, Dan Schwerts

**Absent:** Dan Bush, Jon Stetzel

**Agenda Item 1:**

Chairman LaGrange called for a motion to approve the minutes of the August 26, 2025 meeting. There was no discussion. Member McDonald made a motion to approve the previous meeting minutes, seconded by Member Jacobson. 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, Review and recommendation for a rezone request by 1926, LLC for 411 E Lane St from R-2 to R-3. Jeff Gaddis of Civil Engineering Consultants introduced himself and advised that the proposed intent for the property is to demolish the current structure and replace it with a private street down the middle and lots that would provide 4 or 6 plex buildings with units for sale. The price point would be approximately \$150,000 to \$280,000, however Mr. Gaddis advised he was not quite sure, this was an estimate. There would be an HOA. At this point, Daniel Doyle, joined the meeting. Code Enforcement Officer Burgus advised that the future land use map indicates this parcel as high density residential. Discussion was had regarding adjacent parcels. After no further discussion, Member Parkin made a motion to approve the submitted rezone request, seconded by Member Schwers. On a voice vote, all members present voted Aye.**

**Whereupon Chairman LaGrange declared that the motion carried.**

**Chairman LaGrange then asked if there were any further items to discuss. Code Enforcement Officer Burgus advised that there will be a public hearing and the first reading on the PUD ordinance update that was discussed at previous meetings at the next City Council meeting on October 6, 2025.**

**Member McDonald 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.**

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**Chairman David LaGrange**

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**Code Enforcement Officer  
Hollie Burgus**

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