



**Eldridge Board of Adjustment  
April 2, 2025, 6:00 p.m., Eldridge City Hall**

**Minutes**

The Eldridge Board of Adjustment meeting was called to order by Karl Donaubaauer at 6:00 p.m. at Eldridge City Hall on April 2, 2025. Board members present were Dean Ferguson, Paul Hayungs and Bob Kuehl. Eric Gruenhagen was absent. Also present were Jeff Martens, Brian Dockery, Colton Harris and Cindy Berteloth.

A motion was made by Ferguson to retain Donaubaauer as Chairman and Hayungs as Vice Chairman. Kuehl seconded. Motion carried 4-0 by voice vote.

The minutes from the meeting on November 16, 2023 were presented for review. A motion was made by Hayungs to approve the minutes, seconded by Ferguson. Motion carried 3-0 by voice vote, Donaubaauer abstained since he was not present at that meeting.

Donaubaauer reviewed the ground rules for Public Hearings with those present and called the Public Hearing to order at 6:03 p.m. Martens presented an overview of the application from MercyOne Genesis to reduce the number of required parking spaces for their expansion at their property located at 301 N. 4<sup>th</sup> Avenue. Martens let the board know that city staff had reviewed the application and believes it substantially meets the standard for variances. He stated the application showed a reduction from the required 167 spaces to 148 or to 146 or 147 if they increase the number of ADA spaces by one more. The application showed that the ratio of parking spaces would actually increase over those at the current facility and there had been no reports of any parking issues. Cindy Berthloth expressed concerns about ambulance access at the current facility and the lack of a median cutout for the north exit. Martens showed how both of those issues had been resolved on the current expansion plan. Berthloth had no further questions. The Public Hearing was closed at 6:11 p.m.

The Board expressed concerns about the expansion taking place on two lots and asked if an agreement not to severe was being recorded. Martens said that he thought it was but would make sure that happened as part of this process.

After a short discussion Hayungs motioned to approve the variance. Second by Kuehl. Motion carried 4-0 by roll call vote.

Motion to adjourn by Hayungs at 6:19 p.m. Second by Ferguson. Motion carried.

Respectfully submitted,

Jeff Martens  
Assistant City Administrator

Eric Gruenhagen

Karl Donaubaauer  
Dean Ferguson

Paul Hayungs  
Bob Kuehl