



**Eldridge Planning and Zoning Commission
February 15, 2024, 6:00 p.m., Eldridge City Hall**

Minutes

The Eldridge Plan and Zone Commission met in open session in Eldridge City Hall at 6:00 p.m. on February 15, 2023. The meeting was called to order at 6:00 p.m. by Chairman Karl Donaubaauer. Present were Karl Donaubaauer, Duane Miller, Brad Merrick and Mike Martin. Tisha Bousselot and Terry Harbour were absent. Nancy Gruber has moved out of the area and resigned from the Commission. The Mayor is in process of appointing a new Commission member. Also present were Brian Dockery, Jeff Martens and Randy Rosenow.

The minutes from the December 21, 2023, meeting were presented for approval. Donaubaauer had a small change and amended minutes will be posted. Motion by Miller to approve the minutes. Seconded by Martin. Motion carried 4-0 by voice vote.

Item 5 was moved to the top of the agenda. Martens presented the final plat and application for the Rosenow subdivision. He said staff is recommending approval. Ten foot utility easements had been added around the perimeter of both lots. Martens said this is more of a replat relocating the two lots currently on the parcels to make them more useful and marketable. The Commission asked a few questions of Rosenow. Rosenow said that now that he owns the property it is his intention to clean it up. Motion by Miller to approve the final plat. Seconded by Merrick. Motion carried 4-0 by voice vote.

Consideration of the approval of a Tobacco Shop Ordinance Amendment. Martens presented information on the vaping epidemic in the community that included articles from The North Scott Press and a memo from School Resource Officer Jack Schwertman. Martens let the Commission know that a Councilmember and several citizens had expressed concern over this issue. The amendment would define Tobacco Shops and assign them as permitted use in I-2 Light Industrial Districts, which are not frequented by area youth. After a short discussion Martin motioned to approve the amendment as written. Merrick seconded. Motion carried 4-0 by voice vote.

Consideration of the approval of a Right-of-Way Management Ordinance. Martens presented information on the need for a Right-of-Way Management Ordinance and explained the difference between this and a Franchise Agreement. Dockery asked if excavating could be better defined. The Commission ultimately decided to add a definition for Excavating as any disturbance within a Right-Of-Way/Utility Easement on or below the surface. Miller motioned to approve the amendment as modified.

Martin seconded. Motion carried 4-0 by voice vote.

Karl Donaubaauer Mike Martin Brad Merrick
Tisha Bousselot Terry Harbour Duane Miller

Merrick made a motion to adjourn the meeting at 6:46 p.m. Seconded by Miller.
Motion carried 4-0 by voice vote.

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