



**Eldridge Planning and Zoning Commission
August 3, 2023, 6:00 p.m., Eldridge City Hall**

Minutes

The Eldridge Plan and Zone Commission met in open session at Eldridge City Hall at 6:00 p.m. on August 3, 2023. The meeting was called to order at 6:00 p.m. by Chairman Karl Donaubaauer. Present were Duane Miller, Tisha Boussetot, Terry Harbour and Mike Martin. Brad Merrick and Nancy Gruber were absent. Also present were Nevada Lemke, Jeff Martens, Bruce Cheek, Dale Grunwald, Joe Zrostlik and John Carroll.

The minutes from the May 18, 2023, meeting were presented for approval. Motion by Miller to approve the minutes. Seconded by Boussetot. Motion carried 5-0 by voice vote.

Consideration of the Final Plat for CRST First Addition subdivision. Martens gave a review of the request and presented location map, final plat application and the final plat to the board. Martens explained that some unused easements would be vacated and new easements would be added combining the previous lots into two lots. A few clarifying questions were asked by the commission about the easements. Motion by Martin to approve the plat. Seconded by Boussetot. Motion carried 5-0 by voice vote.

Consideration of the Final Plat for American Acres 2nd Addition subdivision. Martens gave a review of the request and presented location map, final plat application and the final plat to the board. Martens let the commission know that the lot sizes meet requirements for this district and all easements have been approved by city staff. The commission discussed the water main location and utility easements. Motion by Martin to approve the plat. Seconded by Harbour. Motion carried 5-0 by voice vote.

Consideration of approval of Planned Residential Overlay District for Grunwald 2nd Addition Multifamily Housing. Donaubaauer called the public hearing to order at 6:15 p.m. and explained the ground rules of the hearing to the public. Martens gave an overview of the request presenting the application, overlay illustration and city code governing the Planned Residential Overlay District. Discussion was held clarifying the rules for the overlay and the commission compared the concept to the city code. Martens presented an illustration created by City Engineer Greg Schaapveld to help clarify the concept. Grunwald agreed with the summary Martens gave. Donaubaauer closed the public hearing closed at 6:22 p.m. Commission verified that the density and lot sizes meet city requirements. Motion by Martin to approve the rezoning of these lots to a Planned Residential Overlay. Seconded by Miller. Motion carried 5-0 by roll call vote.

Consideration of approval of amended Permitted Uses and Use on Review in I-1 Light Industrial and I-2 General Industrial Districts. Martens presented that the City Council requested a review of the uses in these districts and the current code section for these districts along with recommended changes by city staff. Martens stated that the City Council wanted to verify the Uses and Use on Review for these districts were up to date. Martens also stated that there was a concern within the city about prime industrial ground being purchased and used for ministorage, self-storage and outdoor storage instead of industrial uses that bring a larger increased taxable infrastructure and additional jobs. The commission discussed these issues and the use of gravel and concrete along with fences and landscaping. The commission indicated that they would like to review the city's parking lot requirements in the future. Ultimately Harbour motioned to approve the amendments presented striking the landscaping requirements for outdoor storage. Miller seconded the motion. Motion carried 5-0 by voice vote.

Review of the Lincoln-LeClaire Urban Renewal Area Plan for conformity of the plan to the city's Comprehensive Plan. Martens presented the plan, future use map and how they relate to each other and the cities comprehensive plan. The commission discussed future development in that area and how the city is forecasting that development will take place in relation to this plan. Boussetot made a motion approving that the Lincoln-LeClaire Urban Renewal Plan is in conformity with the City's Comprehensive Plan. Miller seconded the motion. Motion carried 5-0 by voice vote.

Martin made a motion to adjourn at 7:10 p.m. Motion carried 5-0 by voice vote.