



**Eldridge Board of Adjustment  
November 16, 2023, 6:00 p.m., Eldridge City Hall**

**Minutes**

The Eldridge Board of Adjustment meeting was called to order by Paul Hayungs at 5:57 p.m. at Eldridge City Hall on November 16, 2023. Board members present were Dean Ferguson, Paul Hayungs, Eric Gruenhagen and Bob Kuehl. Karl Donaubauber was absent. Also present were Jeff Martens and Drew Lawrence.

The minutes from the previous meeting on October 12, 2023 were presented for review. A motion was made by Kuehl to approve the minutes, seconded by Gruenhagen. Motion carried 4-0 by voice vote.

Hayungs reviewed the ground rules for Public Hearings with those present and called the Public Hearing to order at 6:00 p.m. Martens presented an overview of the application from GRT Eldridge Property, LLC to vary the setback distance at their property located at 400 S. 16<sup>th</sup> Avenue for the parking lot from 25' to 21.7'. Martens let the board know that city staff had reviewed the application and believes it meets the standard for variances and authorization set forth in city code and the staff recommended approval. He let the board know that this development was created prior to this setback distance being adopted and they were following the pattern of the previous parking lot constructed on this site. Martens also noted several other businesses in this development did not meet the current setback distances. Lawrence commented that this variance would help allow the creation of approximately 50 extra parking spaces in this lot. The Public Hearing was closed at 6:05 p.m.

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

Motion to adjourn by Ferguson at 6:09 p.m. Second by Kuehl. Motion carried.

Respectfully submitted,

Jeff Martens  
Assistant City Administrator

Eric Gruenhagen

Karl Donaubauber  
Dean Ferguson

Paul Hayungs  
Bob Kuehl