



**Eldridge Planning and Zoning Commission
February 27, 2025, 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 27, 2025. The meeting was called to order at 6:00 p.m. by Chairman Karl Donaubauber. Present were Karl Donaubauber, Dean Ferguson, Mike Martin, Jennifer Vittorio and Scott LaPlante. Brad Merrick was absent. Also present were Jeff Martens and Dale Grunwald.

The minutes from the January 16, 2025, meeting were presented for approval. Motion by Ferguson to approve the minutes as presented. Seconded by Vittorio. Motion carried 5-0 by voice vote.

Donaubauber asked Martens to present the Development Plan for the Grunwald Grove 2nd Addition Planned Residential Overlay. Martens stated that City Staff and the City Engineer reviewed the Development Plan and found it to be substantially in accordance with City Code and recommends approval.

He stated the setback distances around the exterior of the development match or exceed the setback distances of the adjacent development with 25' at the front, 25' on the sides and 30' or more at the rear. You will see that the interior front and rear interior yards are less than required by city code in a R-3 Multiple Family Residential District but are allowed in a Planned Residential Overlay District. As a reminder there is no minimum front and rear setback in a Planned Residential Overlay District except where adjacent to another district.

The interior driveways and storm water infrastructure are all privately owned. Parking space requirements of two spaces per dwelling are met with a two-car attached garage at each dwelling.

Each lot averages 5,000 square feet and the minimum for multifamily in an R-3 Multiple Family District would be 2,500 square feet. There is no minimum lot size in a Planned Residential Overlay District but they are meeting the R-3 requirement in this case. There is not increase in density over a standard R-3 district.

The board asked the developer a few clarifying questions. Martin made a motion to approve the Development Plan as presented. LaPlante seconded the motion. The motion was carried 5-0 by voice vote.

Martin made a motion to adjourn the meeting at 6:30 p.m. Seconded by Ferguson.
Motion carried 5-0 by voice vote.

Karl Donaubaueer Mike Martin Brad Merrick Jennifer Vittorio
Scott LaPlante Dean Ferguson