

PLANNING & ZONING MEETING AGENDA

Wednesday, June 18, 2025 | 6:00 p.m.

Eldridge City Hall | 305 N 3rd Street

1. Call to Order and Roll Call
2. Approval of the Minutes of May 15, 2025, meeting
3. Consideration to approve the Re-Plat Application of a portion of Ivy Acres Subdivision – Part 1
4. Adjournment

Next Meeting: TBD



**Eldridge Planning and Zoning Commission
May 15, 2025, 6:00 p.m., Eldridge City Hall**

Minutes

The Eldridge Planning and Zoning Commission met in open session in Eldridge City Hall at 6:00 p.m. on May 15, 2025. The meeting was called to order at 6:00 p.m. by Chairman Karl Donaubauer. Present were Karl Donaubauer, Dean Ferguson, Mike Martin, Brad Merrick, Jennifer Vittorio and Scott LaPlante. Also present were Brian Dockery, Jeff Martens, Rob White, Brad Burt, Marty O'Boyle, Riley Plymale and Taylor Vondal.

The minutes from the April 17, 2025, meeting were presented for approval. Motion by Martin to approve the minutes as presented. LaPlante seconded. Motion carried 6-0 by voice vote.

Donaubauer reviewed ground rules for the public hearing and opened it at 6:02 p.m. He asked Martens to present the staff review of the request to change the Comprehensive Plan Future Use Map designation for Parcel Numbers 931155307, 931155308—5 and 931155601 from Light Industrial to Commercial. Martens stated that today's request was pertaining to the two northernmost parcels. He let the commission know that one of those parcels was already zoned C-3 Commercial as well as the parcel that Casey's was located on to the south. Martens said that the staff recommendation would be to change all three parcels so the commercial area on the map was connected and reflected the changes that had already been made in zoning. He went on to present the final plat request and rezoning request since all three items on the agenda pertained to one project. Martens explained that Brad Burt and Rob White intended to build a tunnel car wash on the replatted parcel. He said both parties had signed the application and then reviewed the easements on the final plat with the Commission. Martens said that the staff recommendation was to approve the request, and they thought it was a good use of the property and a car wash is a permitted use in the C-3 Commercial District.

Rob White said that they had also wondered what they would do with this property and when Burt came to him with this idea, he thought it would be good for the community. Burt said that he owned Aqua-Tech Car Wash and has another location in Eldridge and one in Davenport. He thinks this is a good use for this space. Martin asked if this would contribute to local option sales taxes and Burt said it would. Merrick asked about water usage and Burt explained his locations, including this one if approved, use recycling systems that are very efficient.

Marty O'Boyle spoke in support of the project. Brian Dockery said as a citizen he is also in favor of the project.

No one spoke in opposition. Donaubauer closed the public hearing at 6:15 p.m.

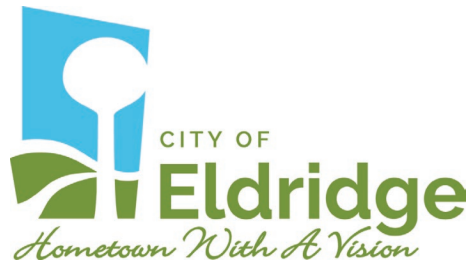
The commission voiced general support for the project. Martin asked if a sidewalk would be included and Martens said that the City did request it be included and was listed in a note on the plat. White shared that it was his opinion that sidewalks enticed pedestrian traffic in industrial areas and he thought that it wasn't a safe area to walk with fork lifts and other industrial vehicles in use.

Ferguson made a motion to recommend changing the Comprehensive Land Use Map designation for Parcel Numbers 931155307, 931155308—5 and 931155601 from Light Industrial to Commercial. Martin seconded. Roll call votes all ayes. Motion carried.

Merrick made a motion to recommend approval of the Final Plat Application of Aqua Tech First Addition. LaPlante seconded the motion. Roll call votes all ayes. Motion carried.

Martin made a motion to recommend approval of the Rezoning Application of Aqua Tech First Addition from I-2 General Industrial to C-3 General Commercial District. Ferguson seconded. Roll call vote all ayes. Motion carried.

Merrick made a motion to adjourn the meeting at 6:28 p.m. Seconded by Ferguson. Motion carried 6-0 by voice vote.



To: Planning and Zoning Commission
From: Jeff Martens, Assistant City Administrator
Re: Ivy Acres Subdivision Part 1 Replat
Date: 6/18/25

The developer of Ivy Acres Subdivision has applied to replat a portion of the lots on the west side of N. 4th Avenue to accommodate the construction of additional villa-style dwellings rather than the town-style dwellings originally platted on those lots.

City staff along with the City Engineer have reviewed this request and are recommending approval as the replat substantially meets City Code. The developer has been provided with these additional construction requirements if this request is approved:

1. Developer will be required to uncover and cap sanitary services they plan to abandon at the main. Public Works will need to inspect and GPS them before they are covered.
2. Developer will be required to uncover and cap water services they plan to abandon at the main after they are shut off at the corporation. Water Department will need to inspect and GPS them before they are covered.
3. Any relocation/removal of transformers or streetlights will be completed by Eldridge Electric and charged to the developer.

Following this memo you will find the application, revised final plat and utility plan for this request.



Final Plat Application - City of Eldridge

Name of Subdivision: Ivy Acres Subdivision - Part 1

Number of lots in subdivision: 12 Current Zoning: R-3

Who should be contacted regarding this plat: Brian Boelk | Axiom Consultants LLC

Phone Number: (319) 400-1056

Email Address: bboelk@axiom-con.com

Name of Developer: R&R Investments, LLC

Developer's contact: Ryan Windmiller

Address: PO Box 809 | Bettendorf, IA 52722

Phone Number: (563) 823-0146 | (563) 332-4192

Email Address: ryan@asperwindmiller.com

Name of Engineer preparing construction drawings: Axiom Consultants

Address: 300 S Clinton Street, #200 | Iowa City, IA 52240

Phone Number: (319) 519-6220

Email Address: bboelk@axiom-con.com

Name of land surveyor preparing plat: Brad Geater

Address: 300 S Clinton Street, #200 | Iowa City, IA 52240

Phone Number: (319) 519-6220

Email Address: bgeater@axiom-con.com

Name of person preparing legal documents: Vollersten Britt & Gorsline, P.C. | Michael L. Gorsline

Address: 5119 Utica Ridge Road | Davenport, IA 52807

Phone Number: (563) 324-0441

Email Address: mike@vb-law.com

Filing fee included with this application: \$ 100

The following shall be filed with this application:

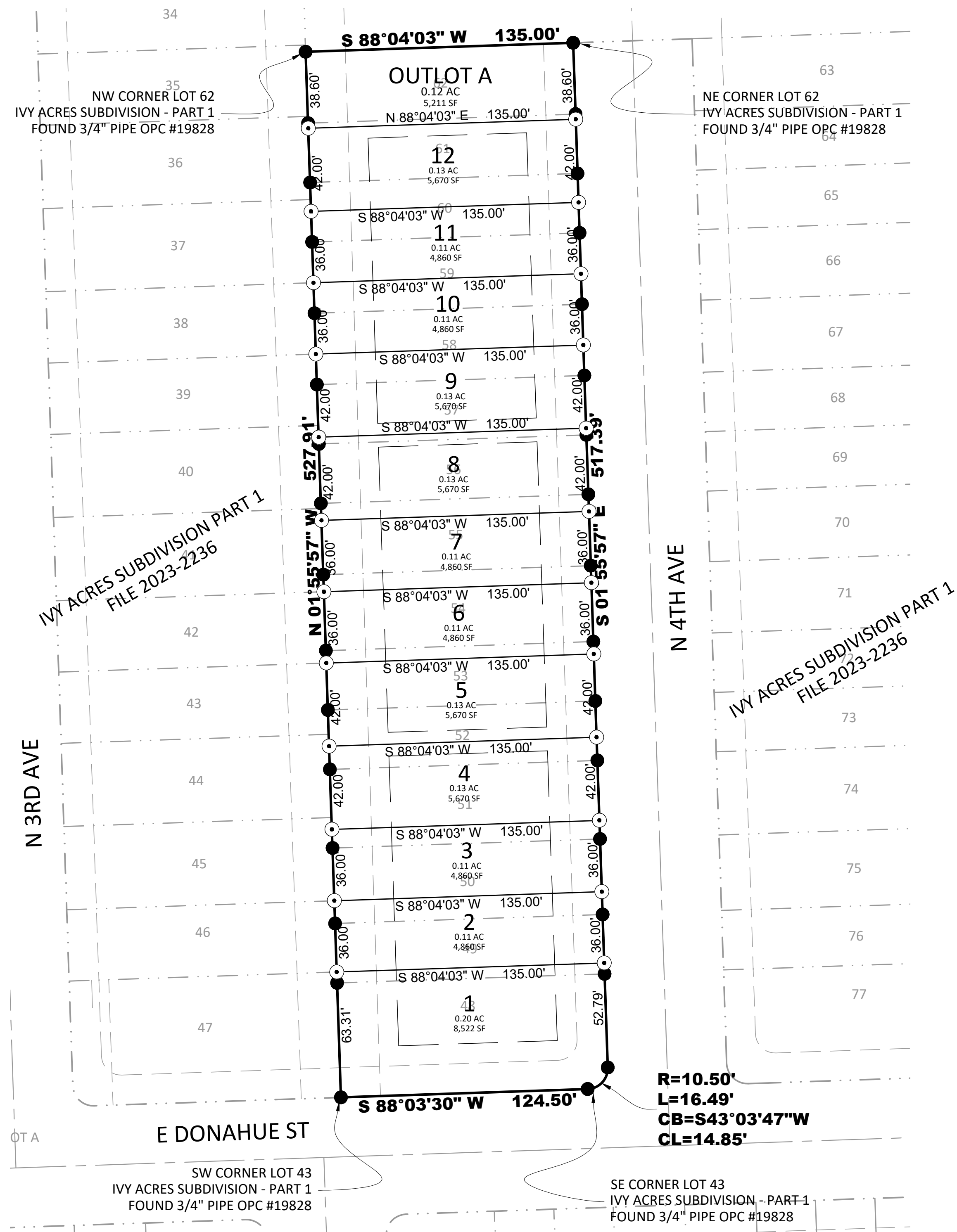
- A. Ten (10) copies of the final plat
- B. One (1) copy reduced to 11x17
- C. Four (4) copies of the construction drawings
- D. Two (2) copies of the legal documents
- E. Filing Fee
- F. One (1) PDF copy of the final plat and construction drawings

Filing Fee Paid \$ 100

Pd

Date Filed: 2025-06-04

FINAL PLAT
IVY ACRES SUBDIVISION - PART 2
 A REPLAT OF LOTS 48-62 OF IVY ACRES SUBDIVISION PART 1
 IN THE CITY OF ELDRIDGE, SCOTT COUNTY, IOWA



NOTES:

1. OUTLOT A IS TO BE USED RESERVED FOR FUTURE DEVELOPMENT.

OWNER / APPLICANT:
R&R INVESTMENTS, LLC
C/O RYAN WINDMILLER
PO BOX 809
BETTENDORF, IA 52722
563-823-0146, 563-332-4192
RYAN@ASPENWINDMILLER.COM

PREPARED BY:
AXIOM CONSULTANTS, LLC
C/O BRAD GEATER
60 E. COURT STREET, UNIT 3
IOWA CITY, IOWA 52240
319-519-6220
BGEATER@AXIOM-CON.COM

LEGAL DESCRIPTION:

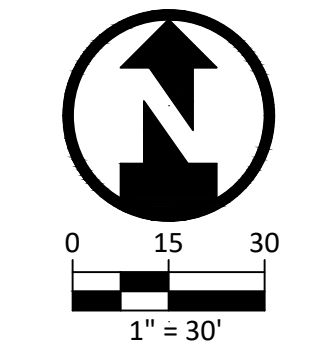
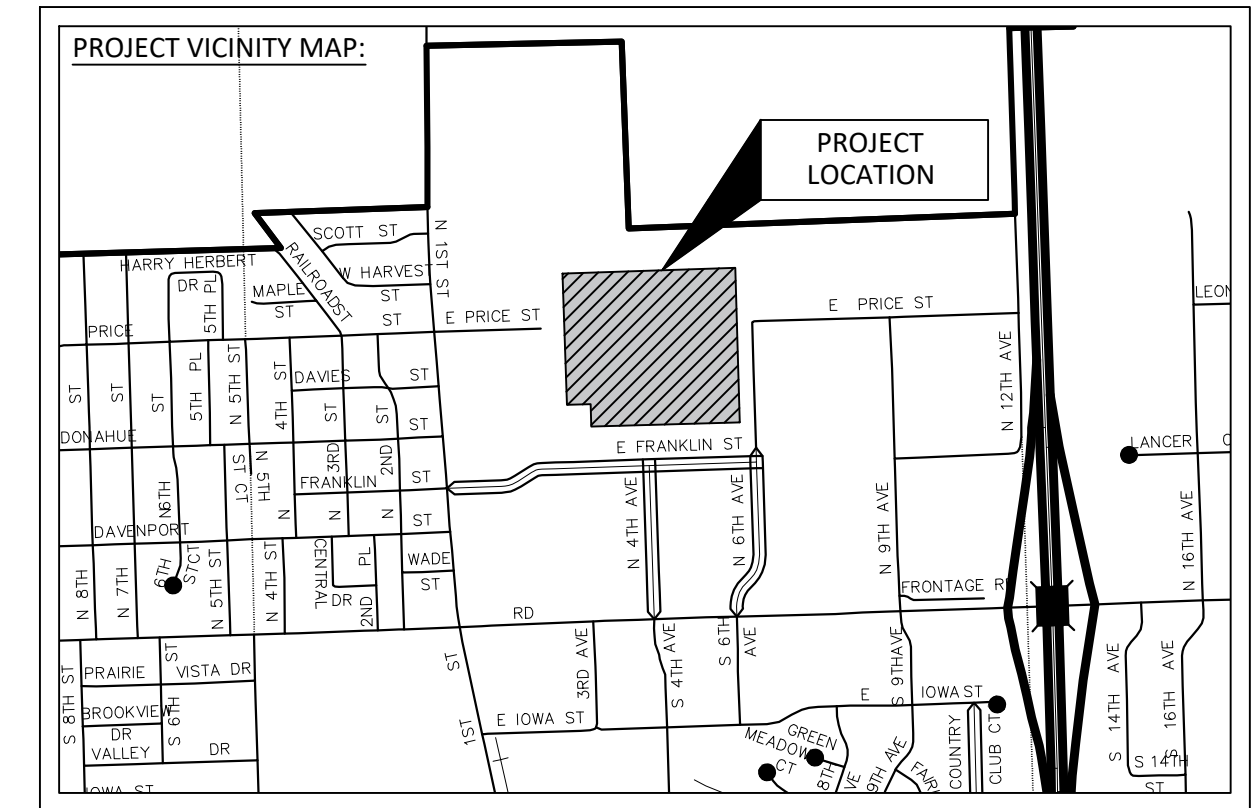
LOTS 48 THRU 62 OF IVY ACRES SUBDIVISION - PART 1 AS RECORDED IN FILE
2023-2236 OF THE SCOTT COUNTY RECORDER'S OFFICE, IN THE CITY OF ELDRIDGE,
SCOTT COUNTY, IOWA.

DESCRIBED AREA CONTAINS 1.61 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

FOR RECORDER'S USE ONLY

RECORDED'S INDEX

COUNTY: SCOTT
SECTION: 11-79-3
QUARTER SECTION: SE 1/4 & SW 1/4
CITY: ELDRIDGE
SUBDIVISION: IVY ACRES SUBDIVISION
BLOCK: NA
LOT(S): 48-62



ELDRIDGE, IA
R&R INVESTMENTS

ISSUED FOR

CITY REVIEW

[illegible]

DESIGNED BY	JP
DETAILED BY	JP
CHECKED BY	BG
PROJECT NO.	10423-10000
SHEET NAME	

FINAL PLAT IVY
ACRES
SUBDIVISION -
PART 2

1 OF 1

APPROVED BY:
CITY OF EDLRDIGE

BY: _____

DATE: _____ ATTEST: _____

CITY PLANNING & ZONING COMMISSION

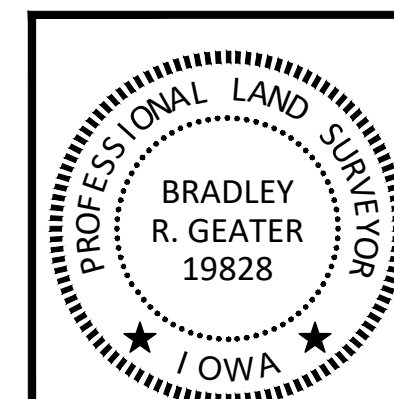
BY: _____ DATE: _____

CENTRAL SCOTT TELEPHONE _____ DATE _____

ELDRIDGE ELECTRIC & WATER	DATE
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MEDIACOM	DATE
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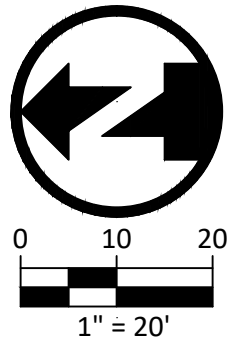
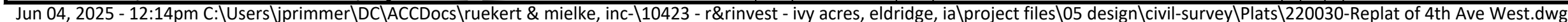
MIDAMERICAN ENERGY	DATE
(APPROVED SUBJECT TO ENCUMBRANCES OF RECORD)	



I hereby certify that this Land surveying document was prepared and the related survey work was preformed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the State of Iowa.

DRAFT

BRADLEY R. GEATER, P.L.S., P.E.	DATE
License Number 19828.	
My license renewal date is DECEMBER 31, 2025.	
Pages or sheets covered by this seal: This Plat	



ISSUED FOR

####

DATE	####
DESCRIPTION	DA

DESIGNED BY	#####
DETAILED BY	#####
CHECKED BY	#####
PROJECT NO.	220030
SHEET NAME	

PROPOSED UTILITY SERVICE CHANGES

1 OF 1