



**Eldridge Planning and Zoning Commission
June 18, 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 June 18, 2025. The meeting was called to order at 6:00 p.m. by Chairman Karl Donaubauber. Present were Karl Donaubauber, Dean Ferguson, Mike Martin and Scott LaPlante. Brad Merrick and Jennifer Vittorio were absent. Also present was Jeff Martens.

The minutes from the May 15, 2025, meeting were presented for approval. Motion by Martin to approve the minutes as presented. Ferguson seconded. Motion carried 4-0 by voice vote.

Donaubauber asked Martens to present a summary of the request. Martens stated that the developer would like to replat the lots on the west side of North 4th Avenue in Ivy Acres to accommodate the construction of additional single-story villa-style condos rather than the two-story townhouse-style condos that were originally platted.

Martens said that the City had some additional construction requirements due to this request that the developer had been informed about. These included:

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.

Martens said that this would result in a widening of the lots on the west side and the east side would remain the same and homes were currently under construction on the east. Donaubauber confirmed that this would reduce the number of lots from 14 to 12 with an outlot and that the pins marking the lots would be moved. Donaubauber asked why N. 4th Ave. wasn't marked on the vicinity map. Martens said that was because the replatted portion was blown up on the replat to show only the affected lot changes and the rest of the original plat would remain as it was. Martin asked if this would then be an addendum to the Part 1 final plat and Martens said it would and once recorded only this portion would change on the assessor's website.

Martin asked if the stormwater calculations had to change and Martens said that he thought the impervious surface was about the same and that the ponds in this area were oversized and would not be affected by these changes.

Martin made a motion to recommend approval of the plat and LaPlante seconded. Motion carried 4-0 by voice vote.

Ferguson made a motion to adjourn the meeting at 6:11 p.m. Seconded by Martin. Motion carried 4-0 by voice vote.