



**Eldridge Planning and Zoning Commission
July 17, 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 July 17, 2025. The meeting was called to order at 6:01 p.m. by Chairman Karl Donaubauber. Present were Karl Donaubauber, Dean Ferguson, Brad Merrick and Jennifer Vittorio. Scott LaPlante arrived at 6:18 p.m. Mike Martin was absent. Also present were Brian Dockery, Jeff Martens, Bruce Keppy, Lois Keppy and Kevin McClung.

The minutes from June 18, 2025, meeting were presented for approval. Motion by Ferguson to approve the minutes as presented. Donaubauber seconded. Motion carried 4-0 by voice vote.

Donaubauber explained the ground rules for public hearings and asked Martens to present a summary of the first request. Martens stated that RIVALDD Farms, Inc. had submitted a rezoning request that required a change on the Comprehensive Plan Future Use Map for three of the seven parcels being rezoned. This would require changing these three parcels on the map from Light Industrial to Heavy Industrial. Martens stated that this had been done in the past for other parcels along this tier and that the consensus at that time had been that if a tier of Light Industrial remained between this and the High Density Residential above it that would meet city code.

Donaubauber asked for public comment and Bruce Keppy introduced his wife Lois and brother-in-law Kevin McClung. He said that their agricultural land was located next door to this land and their family had farmed all this land for generations. He said they are carrying people of agriculture. He said he sees this as a travesty in some ways. He thought that the owner of this property sees this as an opportunity for their pocketbook and it doesn't benefit another farmer. He said he felt the need to come and speak to this for his dad. McClung said that he married Bruce's sister and built a home on a parcel of Keppy ground. He spoke about the economics of this and was concerned about using the richest, blackest farm ground for industrial purposes. He asked about the uses in Light Industrial compared to Heavy Industrial and said his fear was there would be a 50' Amazon wall outside of his house. Martens explained the state of the infrastructure in the area. B. Keppy stated that he would be passing his land along to his sons and their farm was a century farm and once he fills out the paperwork it will be a 150-year farm. Dockery stated that no one will ever be able to do anything to their property without their consent. B. Keppy acknowledged that.

Merrick made a motion to recommend changing the zoning the Comprehensive Land Use Map from Light to Heavy Industrial for Parcel Numbers 932149001, 932153001, and 932155001. Ferguson seconded the motion. Motion carried all ayes by roll call vote.

Donaubauer moved on to the rezoning application from RIVALDD Farms, Inc. Martens had no further information to relay. LaPlante made a motion to recommend approving the rezoning request from SA-Suburban Agricultural District to I-2 General Industrial District. Motion carried all ayes by roll call vote.

Donaubauer asked Martens for a staff report of the rezoning request from RG Prime LLC and Slopertown LLC. Martens said that this request aligned with the Comprehensive Land Use Map but some special consideration would be required for one parcel due to the fact that it contained a homestead. Dockery corrected Martens that two of the three parcels actually contained homesteads. Martens agreed and said that those two parcels would require conditional rezoning to allow the homesteads to remain until such a time that they were developed industrially.

Merrick made a motion to recommend rezoning of the parcels from SA-Suburban Agricultural District to I-2 General Industrial District with conditional rezoning on the parcels containing homesteads. Ferguson seconded the motion. Motion carried all ayes by roll call vote.

Donaubauer asked Martens to summarize this request. Martens said that they had received an application to vacate the drainage easements at 721 and 725 St. Andrews Circle, lots 6 and 7 or Rustic Green 3rd Addition. Martens explained that in 2023 a neighboring property on lot 8 of this subdivision had successfully vacated the drainage easement on his property by providing documentation from Townsend Engineering that the drainage easement was no longer needed. At the time the owners of lots 6 and 7 had no interest in vacating their easements but now they do. The Townsend Engineering documents supported this request. Martens said that the City Engineer, Building Official and he all agreed that the drainage easement was no longer needed on these lots after inspecting the property. Merrick asked if the utility easement would remain and Martens said it would. Vittorio asked for clarification on the purpose of the original drainage easement and asked Martens to explain why it was no longer needed. Martens explained that the grading on the subdivision was completed differently than originally planned. Vittorio asked about the existing right of way. Martens called up the right of way on screen.

Merrick made a motion to recommend approval of the vacation of the drainage easement. Ferguson seconded. Motion carried 5-0 by voice vote.

Merrick made a motion to adjourn the meeting at 6:58 p.m. Seconded by LaPlante. Motion carried 5-0 by voice vote.