



**Eldridge Planning and Zoning Commission  
September 25, 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 September 25, 2025. The meeting was called to order at 6:00 p.m. by Chairman Karl Donaubaauer. Present were Karl Donaubaauer, Dean Ferguson, Brad Merrick, Scott LaPlante and Jennifer Vittorio. Mike Martin was absent. Also, present were Brian Dockery, Jeff Martens, Clint Albrecht and Luke Miller.

The minutes from the July 17, 2025, meeting were presented for approval. Minor corrections were presented by Donaubaauer and Ferguson. Motion by Ferguson to approve the minutes as amended. LaPlante seconded. Motion carried 5-0 by voice vote.

Donaubaauer asked Martens to present a summary of the Ivy Acres Part 3 Final Plat application. Martens stated that the Ivy Acres condo development was continuing around the corner of E. Donahue Street and up N. 2<sup>nd</sup> Avenue. This part of the development would be the same as Part 1 and 2. Merrick asked Albrecht if they would remain one-story condos and Albrecht confirmed that they would. Merrick asked a few questions about characteristics of the development. A motion was made by Vittorio to recommend approval of the Final Plat. Ferguson seconded. Motion carried 5-0 by voice vote.

Donaubaauer asked Martens to present a summary of the Baustian Farms replat application. Martens stated that this was a replat between family members and that staff had reached out to Scott County through the surveyor to make sure there were no issues with the replat, and Scott County confirmed there was not. Miller said that this was being done to balance out the property in the estate. Merrick made a motion to recommend approval of the replat. Laplante seconded. Motion carried 5-0 by voice vote.

Ferguson made a motion to adjourn the meeting at 6:16 p.m. Seconded by Merrick. Motion carried 5-0 by voice vote.