



PLANNING & ZONING MEETING AGENDA
Thursday, October 30, 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 September 25, 2025, meeting.
3. Consideration of recommending approval of the Final Plat of Grunwald Grove 3rd Addition.
4. Adjournment

Next Meeting: TBD



**Eldridge Planning and Zoning Commission
September 25, 2025, 6:00 p.m., Eldridge City Hall**

Minutes

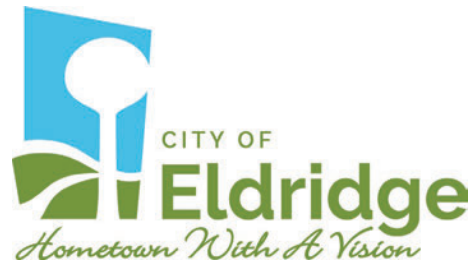
The Eldridge Planning and Zoning Commission met in open session in Eldridge City Hall at 6:00 p.m. on September 25, 2025. The meeting was called to order at 6:00 p.m. by Chairman Karl Donaubaauer. Present were Karl Donaubaauer, Dean Ferguson, Brad Merrick, Scott LaPlante and Jennifer Vittorio. Mike Martin 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. 2nd 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.

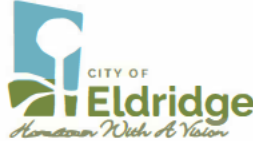


To: Planning and Zoning Commission
From: Jeff Martens, Assistant City Administrator
Re: Grunwald Grove 3rd Addition Final Plat
Date: 10/30/25

A final plat and application has been received for Grunwald Grove 3rd Addition. This plat includes 34 lots extending Linden Lane east and connecting it to S. Sawgrass St. which will run north to Lincoln Road. This development is zoned R-2 Two-Family Residential and will be developed as single family homes as the 1st addition was.

City Staff and City Engineer have reviewed this plat and find it to be substantially in accordance with City Code and recommend approval.

Following this memo you will find the application and final plat.



Final Plat Application - City of Eldridge

Name of Subdivision: Grunwald Grove 3rd Addition

Number of lots in subdivision: 34

Current Zoning: R-2

Who should be contacted regarding this plat: Brian Boek

Phone Number: [REDACTED]

Email Address: [REDACTED]

Name of Developer: Grunwald Land Development, LLC

Developer's contact: Da is Grunwald

Address: 409 South Schultz Drive, Long Grove, IA 52756

Phone Number: [REDACTED]

Email Address: [REDACTED]

Name of Engineer preparing construction drawings: Axiom Consultants, LLC

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

Phone Number: [REDACTED]

Email Address: [REDACTED]

Name of land surveyor preparing plat: Brad Geater

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

Phone Number: [REDACTED]

Email Address: [REDACTED]

Name of person preparing legal documents: Vollersten, Brit, and Gorsline, P.C. (Attention: Michael Gorsline)

Address: 5119 Utica Ridge Road, Davenport, IA 52807

Phone Number: [REDACTED]

Email Address: [REDACTED]

Filing fee included with this application: \$ 100.00

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

Date Filed: 10/2/2025

FINAL PLAT GRUNWALD GROVE 3RD ADDITION IN THE CITY OF ELDRIDGE, SCOTT COUNTY, IOWA

