



**Eldridge Planning and Zoning Commission
October 30, 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 October 30, 2025. The meeting was called to order at 6:05 p.m. by Chairman Karl Donaubauber. Present were Karl Donaubauber, Dean Ferguson, Brad Merrick, Scott LaPlante and Jennifer Vittorio. Mike Martin was absent. Also, present were Jeff Martens and Dale Grunwald.

The minutes from the September 25, 2025, meeting were presented for approval. Motion by Ferguson to approve the minutes as presented. Vittorio seconded. Motion carried 5-0 by voice vote.

Donaubauber asked Martens to present a summary of the Grunwald Grove 3rd Addition Final Plat application. Martens stated that Grunwald Grove 3rd Addition would include 34 lots and on the south side extend Linden Lane to the east and connect to a new street S. Sawgrass Street which would extend north to Lincoln Road. This will be zoned R-2 Two-Family Residential the same as the first two developments and is designed for single-family homes. He stated City Staff and City Engineer have reviewed it and have no issues with it and recommend approval.

Donaubauber asked about the differences between the first and second page and Martens said that the second page contained a legal description and a blown-up rendering of the lots. Vittorio asked some clarifying questions about the location of the new roads in comparison to existing roads. Martens let the commission know that S. Sawgrass Street would continue north across Lincoln Road into the future Townsend Farms 15th Addition and S. 5th Street would be connected south through Townsend Farms 16th Addition into Grunwald Grove 1st Addition. Donaubauber asked how the detention ponds would be configured in Outlot A. Grunwald and Martens stated that a smaller pond would be constructed to the north, and a larger pond would be constructed to the south. Vittorio asked how long the house would remain on the corner of S. 1st Street and Lincoln Road. Martens and Grunwald stated it would be removed at the time a commercial development was constructed on that site. Donaubauber asked a question about why the bearing line was not labeled as straight on the section line. Grunwald stated that the surveyors had used found monuments for that line.

Merrick made a motion to recommend approval of the Grunwald Grove 3rd Addition Final Plat. Ferguson seconded. Motion carried 5-0 by voice vote.

LaPlante made a motion to adjourn the meeting at 6:18 p.m. Seconded by Merrick.
Motion carried 5-0 by voice vote.