



Eldridge Planning and Zoning Commission
January 15, 2026, 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 January 15, 2026. The meeting was called to order at 6:00 p.m. by Chairman Karl Donaubauer. Present were Karl Donaubauer, Dean Ferguson, Brad Merrick, Mike Martin, Scott LaPlante and Jennifer Vittorio. Also, present was Brian Dockery, Jeff Martens, Marty O'Boyle, David McCammant, Luke Miller, Joe Stutting and Ryan Fick.

The minutes from the October 30, 2025, meeting were presented for approval. Motion by Ferguson to approve the minutes as presented. Merrick seconded. Motion carried 6-0 by voice vote.

Donaubauer asked Martens to present a summary of the Muhs Tracts LC applications. Martens stated that the next three items on the agenda were related to each other. The North Scott School District is interested in purchasing a parcel from Muhs Tracts LC for future expansion, but a lot line adjustment is desired to create a larger parcel. He referred to the maps in the packet. Martens said this lot line would create split zoning on the new parcel which would require rezoning to keep the new parcel all in one zoning district. Martens said the Comprehensive Plan Future Use Map showed this area as R-1 Single Family Residential and the majority of the new parcel was already zoned this. The City recommended to the applicants that this would be the easiest way to proceed since no amendments to the Future Use Map would be needed. All parties agreed. The third part of the request was the vacation of the ROW south of where S. 4th Avenue currently ended and turned west. Martens explained that the Comprehensive Plan Future Street Map showed S. 4th Avenue connecting to S. 1st Street at a point further south. He said that City Staff, including the Street Superintendent, had no issues with the request if the master plan included this connection sometime in the future. He referred to maps in the agenda packet. Martens stated City Staff and City Engineer have reviewed these applications and have no issues with these applications proceeding and recommend approval.

Donaubauer asked about the commission to consider approval of the replat of Muhs Tracts LC parcel numbers 93140530211 and 9314213031. Martin made a motion to approve the Final Plat. Merrick seconded the motion. Motion carried 6-0 by voice vote.

Donaubauer went over the ground rules for a public hearing and opened the public hearing at 6:17 PM to consider the rezoning of the expanded parcel from a mix of C-3 General Commercial and R-3 Multiple Family Residential and R-1 Single Family Residential

to R-1 Single Family Residential. Martens explained that this was a request from the City to consolidate the zoning to one district on the site. He stated that the school district was the prospective buyer for the property inside the red line on the illustration showing the replat. Mr. Stutting said that the district wants to acquire this for future expansion and to have options for the future but no plans for the property currently exist. Mr. Dockery confirmed that both parties were okay with the zoning designation proposed by the City. Stutting and Fick confirmed they were. Dave McCammant spoke about his concerns of no parks on the east side of Eldridge. Martin asked about the crossing of the pipeline further south and said he would be in favor of a park at that location. Donaubauer closed the public hearing at 6:29 PM. Martin asked about the waterway running through the property. Dockery confirmed the infrastructure there was put in to help control the increased water flow from the golf course. Martin questioned the size of the commercial lot. Fick explained that the City wanted to keep a commercial lot in that location years ago. Merrick made a motion to recommend approval of the rezoning request. Vittorio seconded the motion. Motion carried 6-0 by roll call vote.

Donaubauer brought forth the next item on the agenda of vacating the ROW. Martens said the City is fine with this as long as the purchaser pays for any legal and filing fees associated with the request. Vittorio asked about the utility easements located there and Martens confirmed no utilities were in the ground there and those easements would be vacated along with the ROW. Ferguson made a motion to recommend approval of the vacation of the ROW with the stipulation the purchaser pays for any legal and filing fees associated with the request. LaPlante seconded the motion. Motion carried 6-0 by voice vote.

Donaubauer brought forth the next item on the agenda recommending the approval of the Baustian Farms replat of parcel numbers 932505003 and 932521001. Martens explained that this request goes hand in hand with the rezoning that is also on the agenda. He stated that this replaces the replat that was approved last October. This new parcel creates a parcel with split zoning which needs to be addressed. The Comprehensive Plan Future Land Use Map shows this area as all R-1 Single Family Residential and the City recommends the new parcel be rezoned as this. The property owner intends to farm the property for the foreseeable future and wasn't concerned with the zoning designation. Martin made a motion to recommend approval of the Final Replat. Merrick seconded the motion. Motion carried 6-0 by voice vote.

Donaubauer opened the public hearing for rezoning the new parcel at 6:48 PM and reminded the public of the rules. Donaubauer closed the public hearing at 6:49 PM as there were no further comments. Merrick made a motion to recommend approval of the rezoning request from R-1 Single Family Residential, R-3 Single Family Residential and SA – Suburban Agricultural to R-1 Single Family Residential. Vittorio seconded the motion. Motion carried 6-0 by roll call vote.

LaPlante made a motion to adjourn the meeting at 6:50 PM. Seconded by Ferguson. Motion carried 6-0 by voice vote.