

PLANNING & ZONING MEETING AGENDA

Thursday, April 16, 2026 | 6:00 p.m.

Eldridge City Hall | 305 N 3rd Street

1. Call to Order and Roll Call
2. Approval of the Minutes of January 15, 2026, meeting.
3. Consideration of recommending approval of the Final Plat of Grunwald Grove 3rd Addition.
4. Consideration of recommending the approval of ordinance updates adding dog boarding as a permitted use in I-1 Industrial Districts.
5. Consideration of recommending the approval of ordinance updates removing multiple family housing intended for senior citizens as a permitted use in C-3 Commercial Districts.
6. Adjournment

Next Meeting: TBD



**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 Donaubaauer. Present were Karl Donaubaauer, 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.

Donaubaauer 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.

Donaubaauer 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.

Donaubaauer 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

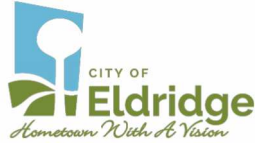
to R-1 Single Family Residential. Martens explained that this was a request from the City to consolidate the zoning to one district on the site. He stated that the school district was the prospective buyer for the property inside the red line on the illustration showing the replat. Mr. Stutting said 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.



Final Plat Application - City of Eldridge

Name of Subdivision: Grunwald Grove 3rd Addition

Number of lots in subdivision: 35

Current Zoning: R-2

Who should be contacted regarding this plat: Brian Boelk

Phone Number: 319.400.1056

Email Address: bboelk@axiom-con.com

Name of Developer: Grunwald Land Development, LC

Developer's contact: Dale Grunwald

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

Phone Number: 563.343.1006

Email Address: grunwaldland@gmail.com

Name of Engineer preparing construction drawings: Axiom Consultants, LLC

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

Phone Number: 319.400.1056

Email Address: bboelk@axiom-con.com

Name of land surveyor preparing plat: Brad Geater

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

Phone Number: 319.519.6220

Email Address: bgeater@axiom-con.com

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: 563.324.0441

Email Address: mike@vb-law.com

Filing fee included with this application: \$ 100.00

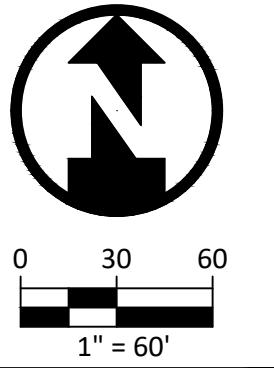
The following shall be filed with this application:

- 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: 4/1/2026

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



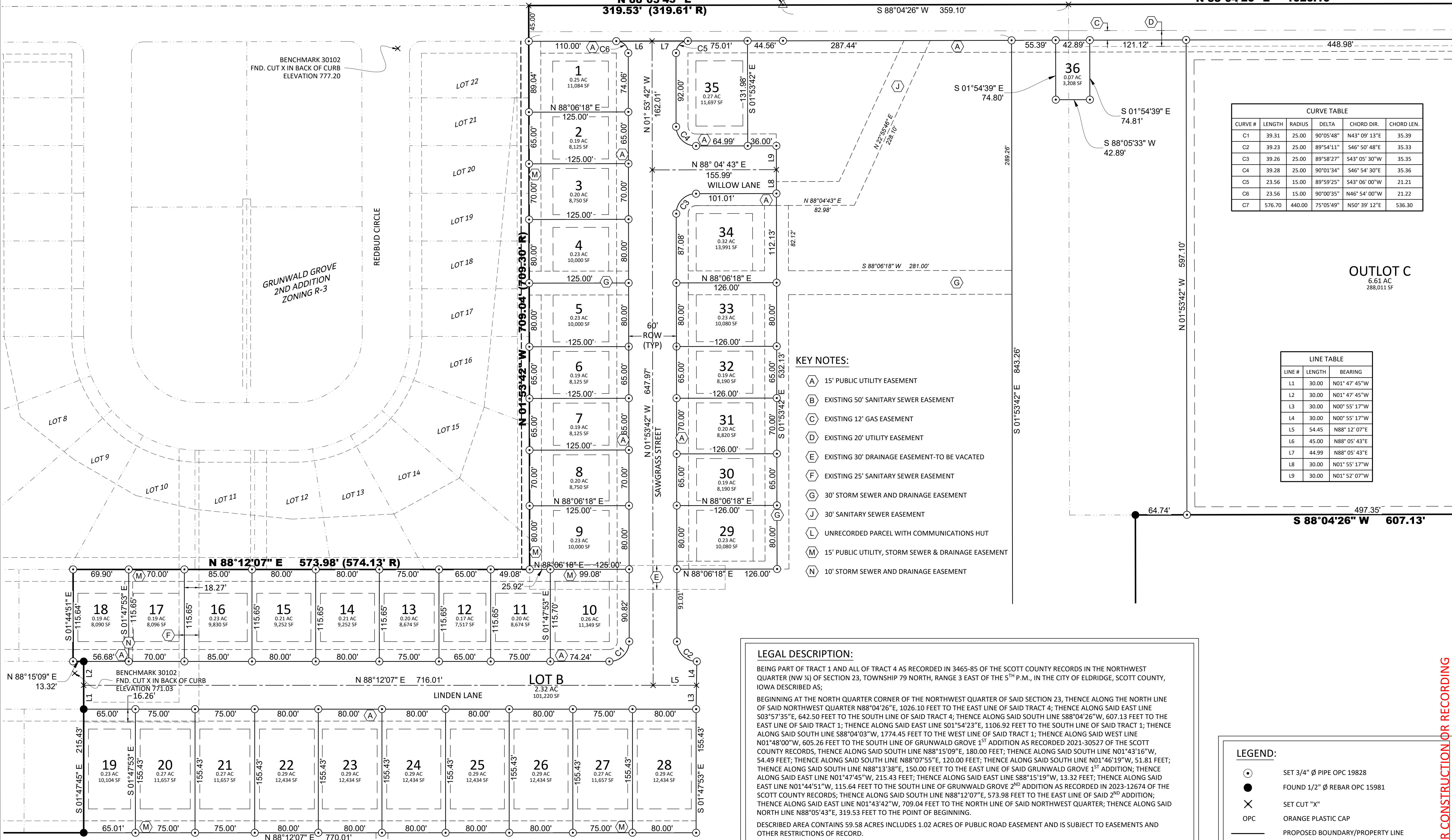
**GRUNWALD GROVE
3RD ADDITION**
GRUNWALD LAND DEVELOPMENT, L.C.

ISSUED FOR

CITY REVIEW

DATE 10-22-2025

DESCRIPTION DATE



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	39.31	25.00	90°05'48"	N43°09'13"E	35.39
C2	39.23	25.00	89°54'11"	S46°50'48"E	35.33
C3	39.26	25.00	89°58'27"	S43°05'30"W	35.35
C4	39.28	25.00	90°01'34"	S46°54'30"E	35.36
C5	23.56	15.00	89°59'25"	S43°06'00"W	21.21
C6	23.56	15.00	90°00'35"	N46°54'00"W	21.22
C7	576.70	440.00	75°05'49"	N50°39'12"E	536.30

LINE TABLE

LINE #	LENGTH	BEARING
L1	30.00	N01°47'45"W
L2	30.00	N01°47'45"W
L3	30.00	N00°55'17"W
L4	30.00	N00°55'17"W
L5	54.45	N88°12'07"E
L6	45.00	N88°05'43"E
L7	44.99	N88°05'43"E
L8	30.00	N01°55'17"W
L9	30.00	N01°52'07"W

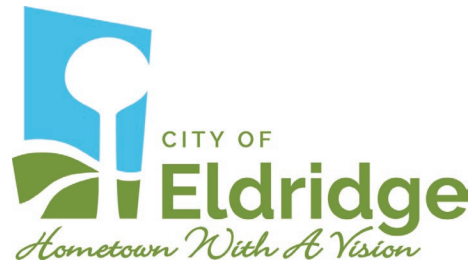
- KEY NOTES:**
- (A) 15' PUBLIC UTILITY EASEMENT
 - (B) EXISTING 50' SANITARY SEWER EASEMENT
 - (C) EXISTING 12' GAS EASEMENT
 - (D) EXISTING 20' UTILITY EASEMENT
 - (E) EXISTING 30' DRAINAGE EASEMENT-TO BE VACATED
 - (F) EXISTING 25' SANITARY SEWER EASEMENT
 - (G) 30' STORM SEWER AND DRAINAGE EASEMENT
 - (J) 30' SANITARY SEWER EASEMENT
 - (L) UNRECORDED PARCEL WITH COMMUNICATIONS HUT
 - (M) 15' PUBLIC UTILITY, STORM SEWER & DRAINAGE EASEMENT
 - (N) 10' STORM SEWER AND DRAINAGE EASEMENT

LEGAL DESCRIPTION:
 BEING PART OF TRACT 1 AND ALL OF TRACT 4 AS RECORDED IN 3465-85 OF THE SCOTT COUNTY RECORDS IN THE NORTHWEST QUARTER (NW ¼) OF SECTION 23, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., IN THE CITY OF ELDRIDGE, SCOTT COUNTY, IOWA DESCRIBED AS:
 BEGINNING AT THE NORTH QUARTER CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 23, THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER N88°04'26"E, 1026.10 FEET TO THE EAST LINE OF SAID TRACT 4; THENCE ALONG SAID EAST LINE S03°57'35"E, 642.50 FEET TO THE SOUTH LINE OF SAID TRACT 4; THENCE ALONG SAID SOUTH LINE S88°04'26"W, 607.13 FEET TO THE EAST LINE OF SAID TRACT 1; THENCE ALONG SAID EAST LINE S01°54'23"E, 1106.92 FEET TO THE SOUTH LINE OF SAID TRACT 1; THENCE ALONG SAID SOUTH LINE S88°04'03"W, 1774.45 FEET TO THE WEST LINE OF SAID TRACT 1; THENCE ALONG SAID WEST LINE N01°48'00"W, 605.26 FEET TO THE SOUTH LINE OF GRUNWALD GROVE 1ST ADDITION AS RECORDED 2021-30527 OF THE SCOTT COUNTY RECORDS, THENCE ALONG SAID SOUTH LINE N88°15'09"E, 180.00 FEET; THENCE ALONG SAID SOUTH LINE N01°43'16"W, 54.49 FEET; THENCE ALONG SAID SOUTH LINE N88°07'55"E, 120.00 FEET; THENCE ALONG SAID SOUTH LINE N01°46'19"W, 51.81 FEET; THENCE ALONG SAID SOUTH LINE N88°13'38"E, 150.00 FEET TO THE EAST LINE OF SAID GRUNWALD GROVE 1ST ADDITION; THENCE ALONG SAID EAST LINE N01°47'45"W, 215.43 FEET; THENCE ALONG SAID EAST LINE S88°15'19"W, 13.32 FEET; THENCE ALONG SAID EAST LINE N01°44'51"W, 115.64 FEET TO THE SOUTH LINE OF GRUNWALD GROVE 2ND ADDITION AS RECORDED IN 2023-12674 OF THE SCOTT COUNTY RECORDS; THENCE ALONG SAID SOUTH LINE N88°12'07"E, 573.98 FEET TO THE EAST LINE OF SAID 2ND ADDITION; THENCE ALONG SAID EAST LINE N01°43'42"W, 709.04 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID NORTH LINE N88°05'43"E, 319.53 FEET TO THE POINT OF BEGINNING.
 DESCRIBED AREA CONTAINS 59.58 ACRES INCLUDES 1.02 ACRES OF PUBLIC ROAD EASEMENT AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

LEGEND:

- SET 3/4" Ø PIPE OPC 19828
- FOUND 1/2" Ø REBAR OPC 15981
- ✕ SET CUT "X"
- ORANGE PLASTIC CAP
- PROPOSED BOUNDARY/PROPERTY LINE
- - - EXISTING PROPERTY LINE
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT

NOT FOR CONSTRUCTION OR RECORDING



To: Planning and Zoning Commission
From: Jeff Martens, Assistant City Administrator
Re: Ordinance Amendments
Date: 4/16/2026

Planning and Zoning Commission,

1. In recent months, the City has received a few inquiries as to what zoning district a dog kennel could be constructed in. Dog kennels are not currently a permitted use in any district. After some consideration city staff is recommending that:

Dog, or pet, boarding facilities

be added to I-1 Light Industrial Districts as a permitted use. Due to the possibility of noise associated with this business we thought this would be the best location for this use to keep a buffer between them and residential areas.

2. The City of Eldridge is limited in its inventory of C-3 Commercial properties. The City currently has a large inventory of R-3 Residential properties. In recent years we have seen several prime commercial properties developed into residential developments. Because of this city staff is recommending that the following permitted use be removed from C-3 Commercial Districts:

(X) Multiple family housing intended for senior citizens. The lot area per dwelling unit will follow the provisions of the "R-3" Multiple Family District. Deed restrictions will be required during the site plan review process documenting the terms of eligibility for persons inhabiting the housing development. Such deed restrictions are considered a provision of the zoning ordinance of the city, and may only be amended by following the procedure found in § [18.00](#) of this chapter;