



**Eldridge Planning and Zoning Commission  
April 16, 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 April 16, 2026. The meeting was called to order at 6:00 p.m. by Chairman Karl Donaubauer. Present were Karl Donaubauer, Dean Ferguson, Brad Merrick and Mike Martin. Commissioner Tom Bauer called in on the phone. Also, present was Ray Nees and Dale Grunwald.

The minutes from the January 15, 2026, meeting were presented for approval. Motion by Martin to approve the minutes as presented. Ferguson seconded. Motion carried 5-0 by voice vote.

Donaubauer asked Nees to present a summary of the Grunwald Grove Final Plat application. Nees reported that this plat was essentially the same as the plat previously approved with the addition of two lots, numbers 35 and 36. City staff had reviewed the plat and found it to meet city code and recommended approval. After a short discussion Ferguson made a motion to approve the Final Plat. Merrick seconded the motion. Motion carried 5-0 by voice vote.

Donaubauer asked Nees to present a summary of request to add dog boarding as a permitted use in I-1 Light Industrial Districts. Nees let the commission know that the City had received a couple of calls asking about district a dog kennel is allowed in. After a short discussion a consensus could not be reached on this issue. No action was taken and it was tabled for future discussion at the next meeting.

Donaubauer asked Needs to present a summary of the request to remove multiple family housing intended for senior citizens as a permitted use in C-3 Commercial Districts. The staff report indicates that the City has a limited inventory of C-3 Commercial property and a large inventory of R-3 Multiple Family Residential property. In an interest in preserving C-3 property for commercial use this change was being recommended by staff for approval. Martin made a motion to approve an ordinance amendment recommending the removal of multiple family housing intended for senior citizens as a permitted use in C-3 Commercial districts. Merrick seconded the motion. Motion carried 5-0 by voice vote.

Merrick made a motion to adjourn the meeting at 6:32 PM. Seconded by Ferguson. Motion carried 5-0 by voice vote.