

BOARD OF ADJUSTMENT MEETING AGENDA
Thursday, June 18, 2026 - 5:00 PM
Eldridge City Hall - 305 N 3rd Street

1. Call to Order, Roll Call
2. Consideration of approval of minutes from April 2, 2025
3. Public Hearing on the application for a variance to vary the concrete approach and all-weather surface requirement for 880 S. 1st Street until litigation against the deed holder of 850 S. 1st Street is settled
4. Consideration of Approval of Variance request
5. Adjournment



**Eldridge Board of Adjustment
April 2, 2025, 6:00 p.m., Eldridge City Hall**

Minutes

The Eldridge Board of Adjustment meeting was called to order by Karl Donaubaauer at 6:00 p.m. at Eldridge City Hall on April 2, 2025. Board members present were Dean Ferguson, Paul Hayungs and Bob Kuehl. Eric Gruenhagen was absent. Also present were Jeff Martens, Brian Dockery, Colton Harris and Cindy Berteloth.

A motion was made by Ferguson to retain Donaubaauer as Chairman and Hayungs as Vice Chairman. Kuehl seconded. Motion carried 4-0 by voice vote.

The minutes from the meeting on November 16, 2023 were presented for review. A motion was made by Hayungs to approve the minutes, seconded by Ferguson. Motion carried 3-0 by voice vote, Donaubaauer abstained since he was not present at that meeting.

Donaubaauer reviewed the ground rules for Public Hearings with those present and called the Public Hearing to order at 6:03 p.m. Martens presented an overview of the application from MercyOne Genesis to reduce the number of required parking spaces for their expansion at their property located at 301 N. 4th Avenue. Martens let the board know that city staff had reviewed the application and believes it substantially meets the standard for variances. He stated the application showed a reduction from the required 167 spaces to 148 or to 146 or 147 if they increase the number of ADA spaces by one more. The application showed that the ratio of parking spaces would actually increase over those at the current facility and there had been no reports of any parking issues. Cindy Berthloth expressed concerns about ambulance access at the current facility and the lack of a median cutout for the north exit. Martens showed how both of those issues had been resolved on the current expansion plan. Berthloth had no further questions. The Public Hearing was closed at 6:11 p.m.

The Board expressed concerns about the expansion taking place on two lots and asked if an agreement not to severe was being recorded. Martens said that he thought it was but would make sure that happened as part of this process.

After a short discussion Hayungs motioned to approve the variance. Second by Kuehl. Motion carried 4-0 by roll call vote.

Motion to adjourn by Hayungs at 6:19 p.m. Second by Ferguson. Motion carried.

Respectfully submitted,

Jeff Martens
Assistant City Administrator

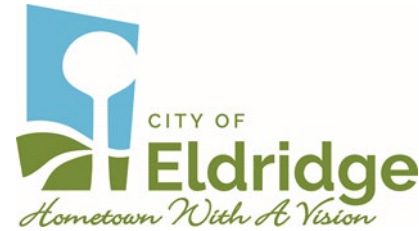
Eric Gruenhagen

Karl Donaubaauer
Dean Ferguson

Paul Hayungs
Bob Kuehl

City of Eldridge

MEMORANDIUM



To: Board of Adjustment
From: Jeff Martens, Assistant City Administrator
Re: 880 S. 1st Street Variance Request
Date: 06/18/2026

Ashley Atkins has submitted a Variance Application to vary the concrete approach and all-weather surface driveway requirement for the newly constructed residence she owns at 880 S. 1st Street. The application states that this is due to pending litigation against the deed holder of 850 S. 1st Street.

Please see the attached variance application and screenshot of the property that was submitted by Ms. Atkins on May 18, 2026.

This request would vary the following sections of city code:

TITLE D: COMMUNITY DEVELOPMENT; CHAPTER 2: ZONING; § 35.03 LOCATION.

(H) Design, development and maintenance.

- (4) All weather surfacing shall be equivalent to a minimum of two inches of asphaltic concrete placed over a suitable rolled stone base;
- (6) The driveway approach from the edge of the street to the right-of-way line shall be constructed of PCC concrete with a five-foot wide sidewalk delineated through the approach. The Zoning Administrator or City Engineer, or their designee, prior to construction, shall approve the proposed approach width, location, radii and overall design.

Also attached is a copy of the hearing notification mailed to property owners within 200' of 880 S. 1st Street, the Public Hearing Notice published in The North Scott Press on June 10, 2026, and the site plan that was submitted by Ms. Atkins contractor Jason Foust which was approved on September 4, 2025.



BOARD OF ADJUSTMENT APPLICATION

APPEAL OF ZONING OFFICIAL'S DECISION

Property Address 880 S 1st st.

Zoning Official Decision In Question Hard weather surface driveway requirement

Explain the Purpose of This Request
Request a variance to hard weather surface pending Scott County court litigation against the deed holder of 850 S. 1st

Applicant Name Ashley S. Atkins
Address 880 S. 1st St
Phone Number [REDACTED]
Email Address _____

Title Holder's (If different than applicant)
Name _____
Address _____
Phone Number _____

Signature of Applicants (s)

Signature of Title Holder(s)
(if different than applicant) _____

- On 8 1/2" x 11" paper, please provide the following:
- a. A scale accurate drawing showing the property location and boundary lines
 - b. A scale accurate site plan showing developed features on the site and location of any requested variances

For office use only			
Amount Due	\$ 50 single family, \$200 all others	Date Filed	<u>5/18/2024</u>
Filing Fee Paid	\$ <u>50</u>	Publication Date	<u>6/10/2024</u>
Payment Method	<u>check</u>	Hearing Date	<u>6/18/2024</u>

880 s 1st st.

Google Maps

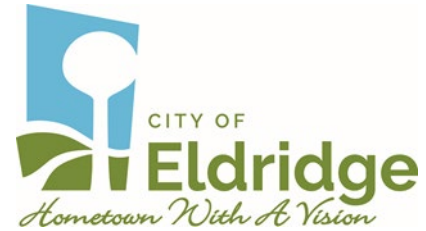


Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2026 Google 50 ft

Measure distance

Total distance: 107.48 ft (32.76 m)

City of Eldridge MEMORANDIUM

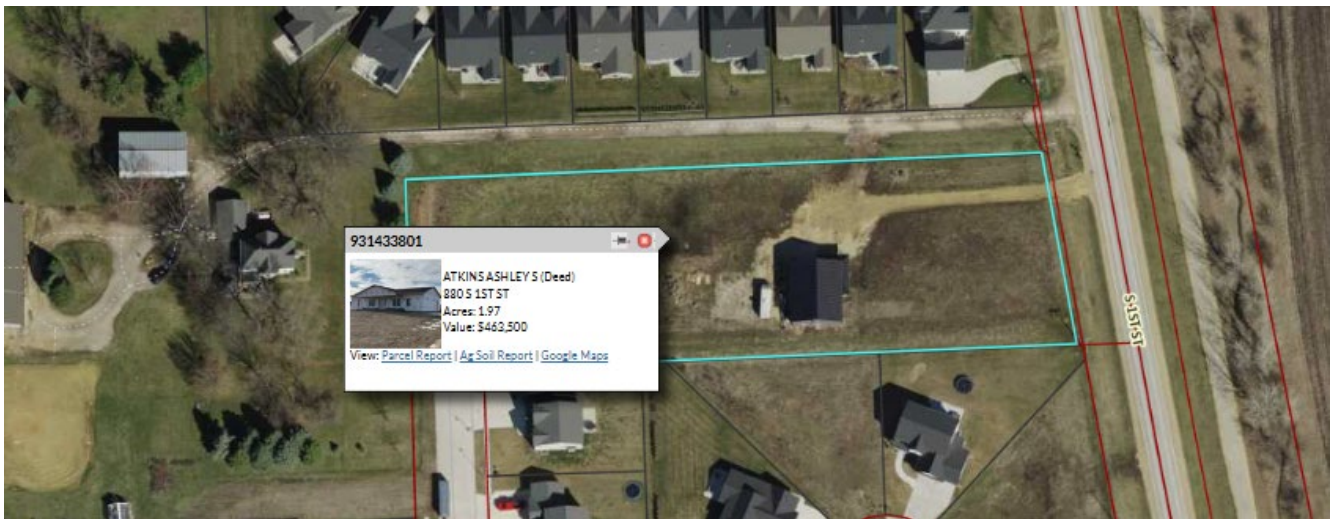


To: Property Owner
From: City of Eldridge
Re: 880 S. 1st Street Variance Request
Date: 06/11/2026

Ashley Atkins has submitted a Variance Application to vary the concrete approach and all-weather surface driveway requirement for her home at 880 S. 1st Street, Eldridge.

You are receiving this letter because you own property within 200' of this property owner.

A public hearing has been set for June 18, 2026, at 5:00 p.m. at City Hall, 305 N. 3rd Street, on this matter. Additional information regarding this matter may be obtained from city hall during regular business hours. Interested individuals may make comments regarding this matter at the meeting and written comments will be accepted until 4:00 p.m. on June 18, 2026.



PUBLIC HEARING NOTICE
CITY OF ELDRIDGE

The City of Eldridge Board of Adjustment will conduct a public hearing at 5:00 p.m., June 18, 2026, at the Eldridge City Hall, 305 N 3rd Street, on the following matter:

Ashley Atkins has submitted a Variance Application to vary the concrete approach and all-weather surface driveway requirement for the new home she constructed at 880 S. 1st Street, Eldridge.

Additional information regarding this matter may be obtained from city hall during regular business hours. Interested individuals may make comments regarding this matter at the meeting. Written comments will be accepted until 4:00 p.m. June 18, 2026.

Jeff Martens
Assistant City Administrator

Please publish on Wednesday June 10, 2026

