

PLANNING & ZONING MEETING AGENDA

Thursday, June 18, 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 April 16, 2026, meeting.
3. Consideration of recommending approval of the Eldridge Industrial Park 6th Addition subdivision.
4. Consideration of recommending approval of the Replat of Lemke Farm 2nd Addition.
5. Consideration of recommending the approval of ordinance updates adding dog boarding as a permitted use in I-1 Industrial Districts.
6. Adjournment

Next Meeting: TBD



**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.

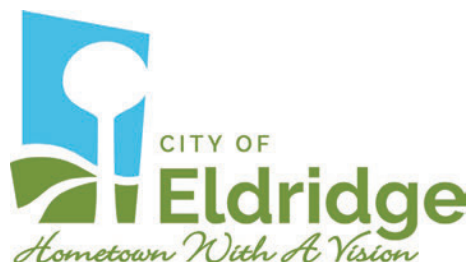
The minutes from the January 15, 2026, meeting were presented for approval. Motion by Martin to approve the minutes as presented. Ferguson seconded. Motion carried 5-0 by voice vote.

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.



To: Planning and Zoning Commission
From: Jeff Martens, Assistant City Administrator
Re: Final Plat of Eldridge Industrial Park 6th Addition
Date: 6/18/2026

Planning and Zoning Commission,

Please see the attached final plat application and final plat of Eldridge Industrial Park 6th Addition submitted by Avery Land & Farming, Inc. This plat creates a new 2.236 acre lot.

City staff has reviewed this replat and finds it to be in substantial accordance with city code and is recommending approval with the condition that the site plan be approved prior to recording.



Final Plat Application - City of Eldridge

Name of Subdivision: Eldridge Industrial Park 6th Addition

Number of lots in subdivision: 2 Current Zoning: C-4

Who should be contacted regarding this plat: Kevin Cox of Townsend Engineering

Phone Number: [REDACTED]

Email Address: [REDACTED]

Name of Developer: Avery Land & Farming, LLC

Developer's contact: Dave Meier

Address: [REDACTED]

Phone Number: [REDACTED]

Email Address: [REDACTED]

Name of Engineer preparing construction drawings: Chris Townsend of Townsend Engineering

Address: [REDACTED]

Phone Number: [REDACTED]

Email Address: [REDACTED]

Name of land surveyor preparing plat: Jerry Rogers of Townsend Engineering

Address: [REDACTED]

Phone Number: [REDACTED]

Email Address: _____

Name of person preparing legal documents: TBD

Address: _____

Phone Number: _____

Email Address: _____

Filing fee included with this application: \$ 100

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

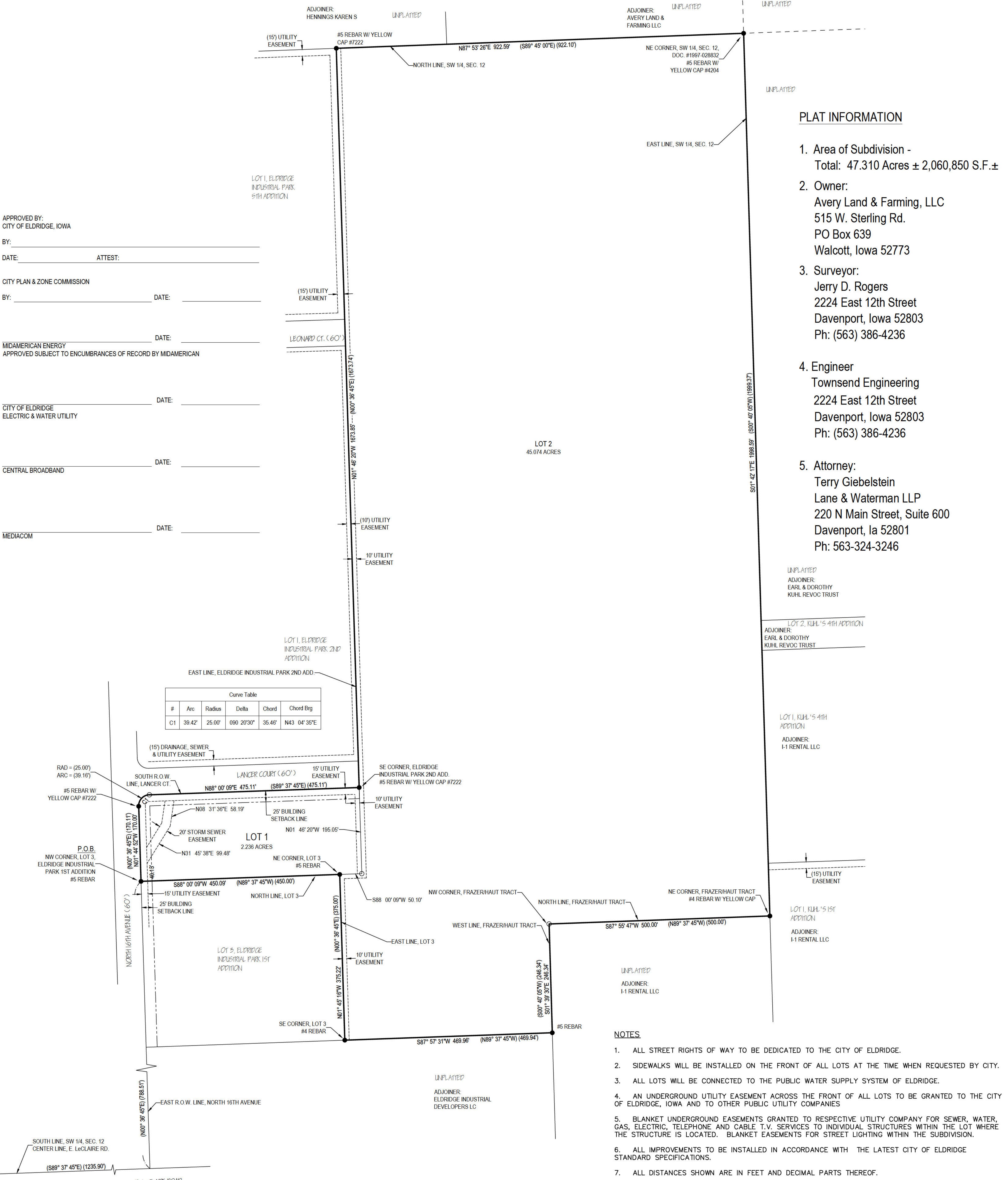
Filing Fee Paid \$ 100

Date Filed: 5/14/2026

FINAL PLAT

ELDRIDGE INDUSTRIAL PARK 6TH ADDITION

TO THE CITY OF ELDRIDGE, PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA.



PLAT INFORMATION

- Area of Subdivision - Total: 47.310 Acres ± 2,060,850 S.F.±
- Owner: Avery Land & Farming, LLC
515 W. Sterling Rd.
PO Box 639
Walcott, Iowa 52773
- Surveyor: Jerry D. Rogers
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
- Engineer: Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
- Attorney: Terry Giebelstein
Lane & Waterman LLP
220 N Main Street, Suite 600
Davenport, Ia 52801
Ph: 563-324-3246

APPROVED BY:
CITY OF ELDRIDGE, IOWA

BY: _____ DATE: _____

ATTEST: _____

CITY PLAN & ZONE COMMISSION

BY: _____ DATE: _____

MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

DATE: _____

CITY OF ELDRIDGE
ELECTRIC & WATER UTILITY

DATE: _____

CENTRAL BROADBAND

DATE: _____

MEDIACOM

DATE: _____

NOTES

- ALL STREET RIGHTS OF WAY TO BE DEDICATED TO THE CITY OF ELDRIDGE.
- SIDEWALKS WILL BE INSTALLED ON THE FRONT OF ALL LOTS AT THE TIME WHEN REQUESTED BY CITY.
- ALL LOTS WILL BE CONNECTED TO THE PUBLIC WATER SUPPLY SYSTEM OF ELDRIDGE.
- AN UNDERGROUND UTILITY EASEMENT ACROSS THE FRONT OF ALL LOTS TO BE GRANTED TO THE CITY OF ELDRIDGE, IOWA AND TO OTHER PUBLIC UTILITY COMPANIES
- BLANKET UNDERGROUND EASEMENTS GRANTED TO RESPECTIVE UTILITY COMPANY FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED. BLANKET EASEMENTS FOR STREET LIGHTING WITHIN THE SUBDIVISION.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF ELDRIDGE STANDARD SPECIFICATIONS.
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- NO PART OF THE SUBDIVISION LIES WITHIN THE 1% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP #19163C0215G, EFFECTIVE DATE MARCH 23, 2021.
- PROPERTY IS ZONED C-4, HIGHWAY-ORIENTATED COMMERCIAL DISTRICT.

LEGEND:
DEED DIMENSION = (0 00)
FIELD DIMENSION = 0 00'
MONUMENTS FOUND:
AS NOTED = ●
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 = ○
BOUNDARY LINE = ————
FENCE LINE = — x — x — x —
EASEMENT LINE = - - - - -
SETBACK LINE = - - - - -
SECTION LINE = - - - - -

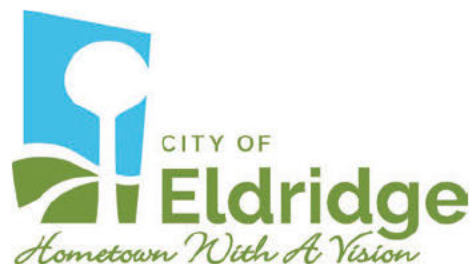
GRAPHIC SCALE
100 0 50 100
(IN FEET)
1" = 100' (24x36)

THE MEASURED BEARINGS SHOWN
HEREON ARE BASED ON THE US STATE
PLANE COORDINATE SYSTEM, IOWA
SOUTH ZONE (1402) GEOID 12A, NAD 83
(2011) EPOCH 2010 00

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

JERRY D. ROGERS
Iowa License Number: 8860
My license renewal date is December 31, 2027
Pages or sheets covered by this seal: 1

TOWNSEND ENGINEERING 563 386.4236 office 386.4231 fax 2224 East 12th Street, Davenport, IA 52803	DATE: 5/7/2026	DRAWN BY: KLC	REVISIONS:	DATE: 6/11/2026	PROJECT FINAL PLAT ELDRIDGE INDUSTRIAL PARK 6TH ADDITION ELDRIDGE, IOWA	DEVELOPER DAVE MEIER 755 W. IOWA STREET WALCOTT, IOWA	SHEET NO. 1 OF 1
		CHECKED BY: JDR	NO.				
		LOCATION: S:\-80 TRUCKSTOP\LANCER CT.					



To: Planning and Zoning Commission
From: Jeff Martens, Assistant City Administrator
Re: Lemke Farm 2nd Addition
Date: 6/18/2026

Planning and Zoning Commission,

Please see the attached replat application and replat of Lemke Farm 2nd Addition submitted by property owner Michael Smith. This replat splits off the homestead from the surrounding agricultural property.

City staff has reviewed this replat and finds it to be in substantial accordance with city code and is recommending approval.

Replat Application - City of Eldridge

Parcel Numbers to be replatted: Lot 3, Lemke Farm 1st Addition

Current Zoning: SA-Suburban Agriculture

Who should be contacted regarding this plat: Luke Miller

Phone Number: [REDACTED]

Email Address: [REDACTED]

Name of Developer: Mchael D. Smith

Developer's contact: N/A

Address: [REDACTED]

Phone Number: [REDACTED]

Email Address: N/A

Name of Engineer preparing construction drawings: N/A

Address: N/A

Phone Number: N/A

Email Address: N/A

Name of land surveyor preparing plat: Luke Miller

Address: [REDACTED]

Phone Number: [REDACTED]

Email Address: [REDACTED]

Name of person preparing legal documents: Jennifer Condon

Address: [REDACTED]

Phone Number: [REDACTED]

Email Address: [REDACTED]

Filing fee included with this application: \$100

The following shall be filed with this application:

- A. Ten (10) copies of the final replat
- 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 if applicable
- G. Electronic copies can be submitted in lieu of above

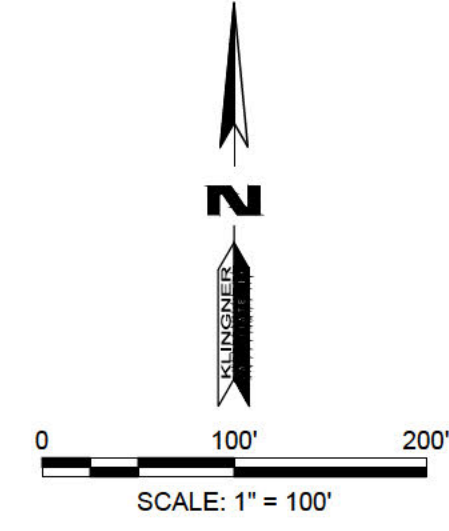
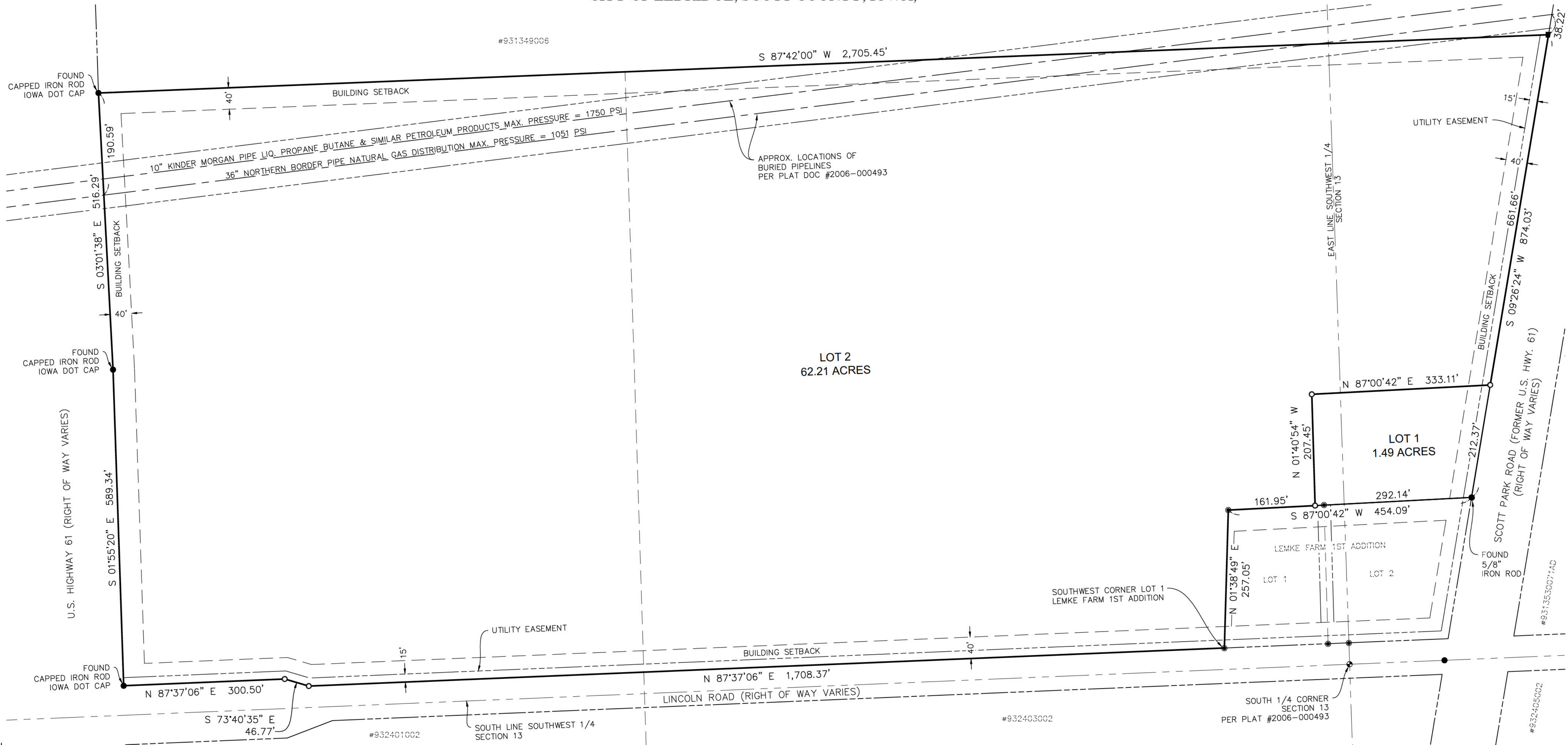
Filing Fee Paid \$ N/A

Date Filed: 5/28/2026

Description: Lot 3, Lemke Farm 1st Addition,
 City of Eldridge, Scott County, Iowa
 Requestor: Michael Smith
 Proprietor: Michael Smith
 Surveyor: Luke D. Miller
 Survey Company: Klingner & Associates, P.C.
 Return To: Klingner & Associates, P.C.
 4111 East 60th Street, Davenport, Iowa 52807
 lmliller@klingner.com (563) 359-1348

REPLAT LEMKE FARM 2ND ADDITION

BEING A REPLAT OF LOT 3, LEMKE 1ST ADDITION, PART OF SECTION 13,
 TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN,
 CITY OF ELDRIDGE, SCOTT COUNTY, IOWA,



- LEGEND**
- SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP #22228
 - FOUND 1/2" IRON ROD OR AS NOTED
 - FOUND CAPPED IRON ROD #7983
 - FOUND MAGNAIL
 - RIGHT OF WAY MARKER
 - SURVEY BOUNDARY LINE
 - EXISTING SECTION LINE
 - EXISTING EASEMENT LINE
 - EXISTING RIGHT OF WAY LINE
 - EXISTING LOT LINES
 - BUILDING SETBACK LINE
 - GAS LINE
 - MEASURED DISTANCE
 - RECORD DISTANCE

SURVEYOR/ENGINEER:
 LUKE D. MILLER
 KLINGNER & ASSOCIATES PC
 4111 EAST 60TH STREET
 DAVENPORT, IA 52742
 563-359-3294

ATTORNEY:
 CONDON & CONDON
 ATTN: JENNIFER CONDON
 610 9TH STREET
 DEWITT, IA 52742
 563-659-3294

OWNER/DEVELOPER:
 MICHAEL SMITH
 1548 S. SCOTT PARK ROAD
 ELDRIDGE, IA 52048

LEGAL DESCRIPTION:
 LOT 3, LEMKE FARM 1ST ADDITION
 DOCUMENT NUMBER 2006-000493.

CITY OF ELDRIDGE:

MAYOR	DATE
CITY CLERK	DATE
PLANNING COMMISSION CHAIRMAN	DATE

THE UTILITY EASEMENTS SHOWN ARE APPROVED:

CENTRAL BROADBAND	DATE
ELDRIDGE ELECTRIC & WATER	DATE
MID-AMERICAN GAS	DATE
MID-AMERICAN ELECTRIC	DATE

GENERAL NOTES

THIS LAND IS CURRENTLY ZONED SA - SUBURBAN AGRICULTURE DISTRICT.
 DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 SUBDIVISION CONTAINS 63.7 ACRES, MORE OR LESS.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, GAS SERVICE, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.

ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF A CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS SHALL GOVERN.

ALL EASEMENTS CONGRUENT WITH RIGHT OF WAYS ARE WATER, SANITARY, STORM AND UTILITY EASEMENTS.

WATER MAINS, HYDRANTS, AND ASSOCIATED FIXTURES SHALL BE OWNED AND MAINTAINED BY ELDRIDGE ELECTRIC AND WATER UTILITY.

INDIVIDUAL SERVICE LINES, STARTING AT THE MAINS AND EXTENDING TO THE HOMES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER.

THIS PLAT OF SURVEY MEETS THE REQUIREMENTS OF THE LAWS AND ADMINISTRATIVE RULES RELATING TO LAND SURVEYING IN THE STATE OF IOWA.

BEARINGS BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 (2011) EPOCH 2010.00

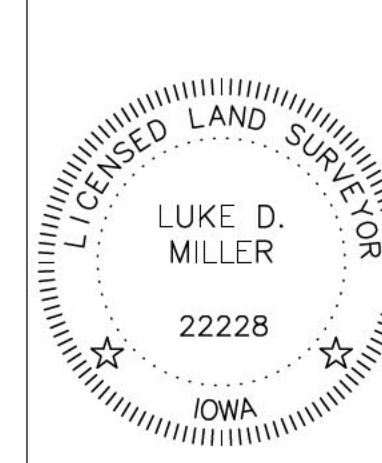
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

DRAFT

Signature: _____
 Date: _____ Reg. No. 22228

My license renewal date is December 31, 2027.

Pages or sheets covered by this seal:
 THIS SHEET ONLY.



KLINGNER & ASSOCIATES, P.C.
 Engineers • Architects • Surveyors
 Davenport, Iowa
 4111 East 60th St.
 563.359.1348
 www.klingner.com

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REVISION HISTORY			
NO.	DESCRIPTION	DATE	APP.

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

**REPLAT
 MICHAEL SMITH
 1548 S. SCOTT PARK ROAD
 ELDRIDGE, IOWA**

Non-Reduced Sheet Size: 24" x 36"
 Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.

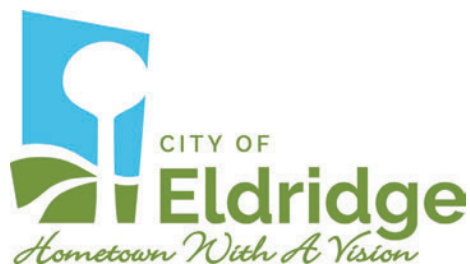
DESIGNED	DRAWN
ASR	ASR
CHECKED	FIELD BOOK
LDM	CHECK DATE

REPLAT

PROJECT NO.
26-6024

6-2-2026

**SHEET
1 OF 1**



To: Planning and Zoning Commission
From: Jeff Martens, Assistant City Administrator
Re: Ordinance Amendments
Date: 6/18/2026

Planning and Zoning Commission,

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.

At the last meeting on April 16, 2026, this item was tabled for further discussion.