



**Eldridge Planning and Zoning Commission  
June 18, 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 June 18, 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 Tom Bauer. Commissioner Mike Martin was absent. Also, present were Brian Dockery, Jeff Martens, Michael Smith, Charlie Armstrong and Luke Miller.

The minutes from the April 16, 2026, meeting were presented for approval. Motion by Merrick to approve the minutes as presented. Bauer seconded. Motion carried 4-0 by voice vote.

Donaubauer asked Martens to present a summary of the Eldridge Industrial Park 6<sup>th</sup> Addition subdivision application. Martens reported that the plat was reviewed by city staff and found to be substantially in accordance with city code. Martens also reported that Dockery had called him earlier in the day and asked if adding a 10' utility easement on the north boundary of Lot 1 would be appropriate. The commission agreed with this amendment to the plat. Armstrong pointed out that the application had the incorrect zoning district on it and after reviewing the plat it was noted that note number 9 also needed to be amended to reflect the correct zoning district of I-2 General Industrial. Merrick motioned to recommend approval of the plat with these amendments and Ferguson seconded. Motioned carried 4-0 by voice vote.

Donaubauer asked Martens to present a summary of the Replat of Lemke Farm 2<sup>nd</sup> Addition application. Martens reported that the plat was reviewed by city staff and found to be substantially in accordance with city code and approval was recommended. Donaubauer had some questions concerning the right-of-way designations on the plat and the commission reviewed those on the Scott County Assessor website. Donaubauer also had a question about a pin that was located in the center of Lincoln Road and after discussion it was concluded that it should remain on the plat. Ferguson made a motion to recommend approval of the plat. Merrick seconded. Motion carried 4-0 by voice vote.

Donaubauer asked Martens to present a summary of request to add dog boarding as a permitted use in I-1 Light Industrial Districts. Martens let the commission know that the City had received a couple of calls asking about districts a dog kennel would be allowed in. The commission agreed that I-1 would be a good place to add this type of business as a permitted use but requested the business type to be changed to domestic animal boarding. The commission also expressed an interest in adding this to C-3 Commercial

Districts but had concerns about locations in C-3 that may be close to residential areas and didn't want to create a situation that could cause nuisance complaints. Martens suggested that they add this as a permitted use on review in C-3 General Commercial so that the Board of Adjustments could review the C-3 locations prior to approving them. The commission agreed to this approach. Donaubauer motioned to recommend approval of an ordinance amendment adding Domestic Animal Boarding as a permitted use in I-1 Industrial and a permitted use on review in C-3 General Commercial districts. Bauer seconded. Motion carried 4-0 by voice vote.

Merrick made a motion to adjourn the meeting at 6:25 PM. Seconded by Ferguson. Motion carried 4-0 by voice vote.