



**Eldridge Planning and Zoning Commission
July 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 July 16, 2026. The meeting was called to order at 6:01 p.m. by Chairman Karl Donaubaauer. Present were Karl Donaubaauer, Dean Ferguson, Brad Merrick and Tom Bauer. Mike Martin was absent. Also, present were Jeff Martens and Clint Albrecht.

The minutes from the June 18, 2026, meeting were presented for approval. Motion by Bauer to approve the minutes as presented. Merrick seconded. Motion carried 4-0 by voice vote.

Donaubaauer asked Martens to present a summary of the Ivy Acres Part 4 subdivision Final Plat. Martens reported that the plat was reviewed by city staff and found to be substantially in accordance with city code and staff were recommending approval. Donaubaauer noted that the plat would be easier to read if the previous additions were grayed out. He also asked about the separations noted on the plat between buildings and there was some confusion as to whether they were unmarked utility easements. Albrecht clarified that they were there to represent building setback lines. Martens said that made sense and that he would clarify that with the engineer. Ferguson motioned to recommend approval of the final plat and Bauer seconded. Motioned carried 4-0 by voice vote.

Donaubaauer asked Martens to kick off the discussion on the Accessory Building ordinance. Martens stated the City had received a complaint from one citizen about the size and type of construction of the accessory building at corner of W. Price Street and Dammann Drive. Martens said the complainant had written a letter to the editor in The North Scott Press and spoke during public comment at the July 6, 2026 City Council meeting. The citizen stated that he was speaking on behalf of several residents, but he was the only one in attendance at that meeting. He asked that the City Council prohibit the further construction of pole buildings in residential areas and expressed concerns about property values in the area. After the meeting adjourned a local realtor approached Martens and also expressed his concern about these pole buildings. Martens stated he had asked Building Official Ray Nees about the issue prior to tonight's Planning and Zoning meeting and Nees said that the only comments he had received were from residents asking if they could build one on their property. Martens let the board know that he didn't see any decision on the issue being made tonight because it was more complex than it might seem on the surface. He stated that simply prohibiting pole building might not fully address the concerns, unless the concerns were simply aesthetic, because a resident would still be able to construct a building of the same size, it would simply cost more.

Martens let the Commission know that traditionally Homeowners Association Covenants are the vehicle used to regulate accessory building construction and location, fencing, aesthetic details and things like that in a subdivision. In fact, Martens said at the very location that is being complained about at the corner of W. Price Street and Dammann Drive a covenant such as this existed that would have prevented the construction of such a building, but the residents let the covenants expire. Since that expiration several accessory buildings and fences that would not have previously been allowed have been built.

Martens shared the following three comments emailed to him by Commissioner Mike Martin who was unable to attend the meeting:

1. 33.02 define or reword what “30% of the area of a required yard” is. No idea what this means but I would like accessory buildings to be on the small side.
2. 33.04 change 3ft minimum to 4. That is the least it can be for a house on one side.
3. 33.06 delete. I don’t think pole buildings should occupy an adjoining lot or any residential lot.

Martens stated that he had downloaded the ordinances concerning accessory buildings from both Bettendorf and Davenport and would send them out to the commission to review. He said that both these cities had lower height restrictions on accessory buildings than Eldridge does, required them to be 5’ away from lot lines and that at least Davenport had a limit of one accessory building per lot. Martens encouraged the commission to review these ordinances prior to deciding on any changes in Eldridge. Martens then showed the commission 26 photos illustrating the vast mix of accessory buildings currently constructed in Eldridge. Some of these were very large pole buildings in residential neighborhoods that were zoned suburban agriculture that were directly adjacent to R-1 residential developments, some were multiple accessory buildings on the same lot in residential zoned subdivisions, and some were commercial or municipal pole buildings constructed next door to residential zoned subdivisions. The commission asked clarifying questions during this presentation and examined aerial views of these areas. In conclusion the commission decided to review the additional information on Davenport and Bettendorf’s ordinances that Martens would provide and if needed discuss the issue further at an upcoming meeting and make a recommendation to City Council on an ordinance amendment.

Merrick made a motion to adjourn the meeting at 6:49 PM. Seconded by Bauer. Motion carried 4-0 by voice vote.