



PLANNING & ZONING MEETING AGENDA

Thursday, July 16, 2026 | 6:00 p.m.

Eldridge City Hall | 305 N 3rd Street

REVISED

1. Call to Order and Roll Call
2. Approval of the Minutes of June 18, 2026, meeting.
3. Consideration of recommending approval of the final plat of Ivy Acres Part 4.
4. Discussion on recommending the amending of the Accessory Building ordinance.
5. Adjournment

Next Meeting: TBD



**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 Donaubauber. Present were Karl Donaubauber, 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.

Donaubauber asked Martens to present a summary of the Eldridge Industrial Park 6th 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.

Donaubauber asked Martens to present a summary of the Replat of Lemke Farm 2nd 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. Donaubauber had some questions concerning the right-of-way designations on the plat and the commission reviewed those on the Scott County Assessor website. Donaubauber 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.

Donaubauber 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.



Final Plat Application - City of Eldridge

Name of Subdivision: Ivy Acres 4

Number of lots in subdivision: 42 and Outlot A

Current Zoning: R-3

Who should be contacted regarding this plat: Brian Boelk (Axiom Consultants)

Phone Number: [REDACTED]

Email Address: [REDACTED]

Name of Developer: R&R Investments, LLC

Developer's contact: Ryan Windmiller

Address: PO Box 809, Bettendorf, IA 52722

Phone Number: [REDACTED]

Email Address: [REDACTED]

Name of Engineer preparing construction drawings: Brian Boelk (Axiom Consultants)

Address: 300 S Clinton Street, Unit 200, Iowa City, IA 52240

Phone Number: [REDACTED]

Email Address: [REDACTED]

Name of land surveyor preparing plat: Brad Geater (Axiom Consultants)

Address: 300 S Clinton Street, Unit 200, Iowa City, IA 52240

Phone Number: [REDACTED]

Email Address: [REDACTED]

Name of person preparing legal documents: Mike Gorsline (Vollertsen, Britt & Gorsline P.C.)

Address: 5119 Utica Ridge Road, Davenport, IA 52807

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 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: 6/30/2026

IVY ACRES SUBDIVISION - PART 4

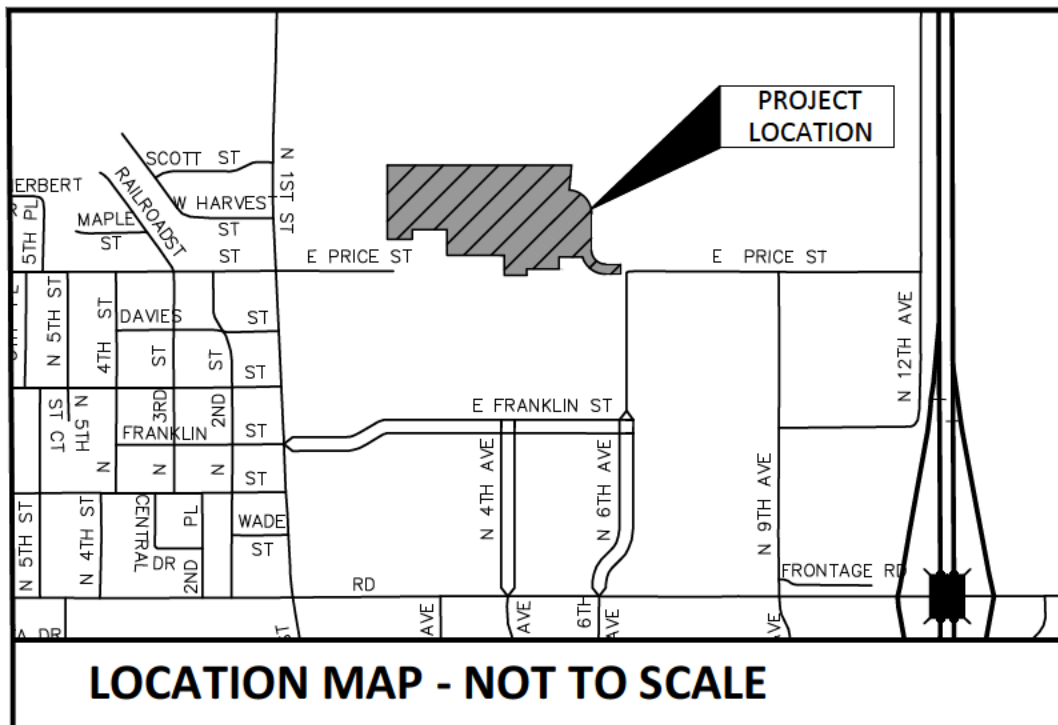
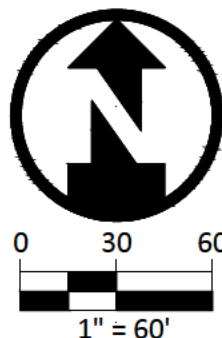
FINAL PLAT

IN THE CITY OF ELDRIDGE, SCOTT COUNTY, IOWA

FOR RECORDER'S USE ONLY

RECORDER'S INDEX

COUNTY: SCOTT
SECTION: 11-79-3
QUARTER SECTION: SE1/4 & SW1/4
CITY: ELDRIDGE
SUBDIVISION: IVY ACRES SUBDIVISION - PART 4
LOT(S)/BLOCK: NA
PARCEL ID #: 93113760LA
PROPRIETOR: ELDRIDGE COMMERCIAL DEVELOPERS
REQUESTED BY: R&R INVESTMENTS, LLC
PREPARED BY: AXIOM CONSULTANTS, LLC, 300 S. Clinton St.
Unit 200, Iowa City, IA 52240 - PH# 319.519.6220



PLAT PREPARED BY:
AXIOM CONSULTANTS, LLC
C/O BRAD GEATER
300 S. CLINTON STREET, SUITE 200
319.519.6220
IOWA CITY, IA 52240

OWNER/SUBDIVIDER:
R&R INVESTMENTS, LLC
C/O RYAN WINDMILLER
PO BOX 809
BETTENDORF, IA 52722
536.823.0146 OR 563.332.4192
RYAN@ASPENWINDMILLER.COM

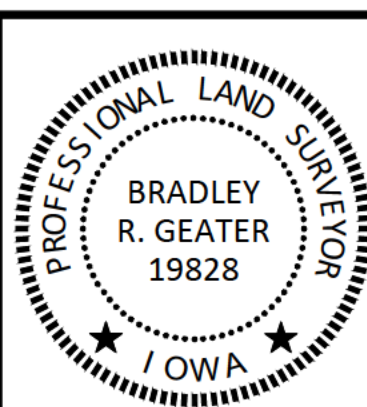
APPROVED BY:

CITY OF ELDRIDGE:	
BY	
ATTEST	DATE
CITY PLANNING & ZONING COMMISSION:	
BY	DATE
CENTRAL SCOTT TELEPHONE	DATE
ELDRIDGE ELECTRIC & WATER	DATE
MEDIACOM	DATE
MIDAMERICAN ENERGY (APPROVED SUBJECT TO ENCUMBRANCES OF RECORD)	DATE

NOTES:

1. BASIS OF BEARING IS GPS MEASUREMENTS IN THE IOWA PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83.
2. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS.
3. ERROR OF CLOSURE IS LESS THAN 1 IN 10,000
4. OUTLOT A TO BE RESERVED FOR FUTURE DEVELOPMENT.
5. LOT A TO BE DEDICATED TO THE CITY FOR RIGHT-OF-WAY.

PARCEL	SIZE (AC)	INTENDED USE
OUTLOT A	6.95	FUTURE DEVELOPMENT
LOT A	1.41	RIGHT-OF-WAY



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 State of Iowa.

DRAFT

BRADLEY R. GEATER, P.L.S., P.E. DATE
License Number 19828.
My license renewal date is DECEMBER 31, 2027.
Pages or sheets covered by this seal: This Plat

IVY ACRES - PART 4

FINAL PLAT
ELDRIDGE, IOWA

R&R INVESTMENTS, LLC

ISSUED FOR

CITY APPROVAL

DATE 7/09/2026

DESCRIPTION DATE

DESIGNED BY BKI

DETAILED BY

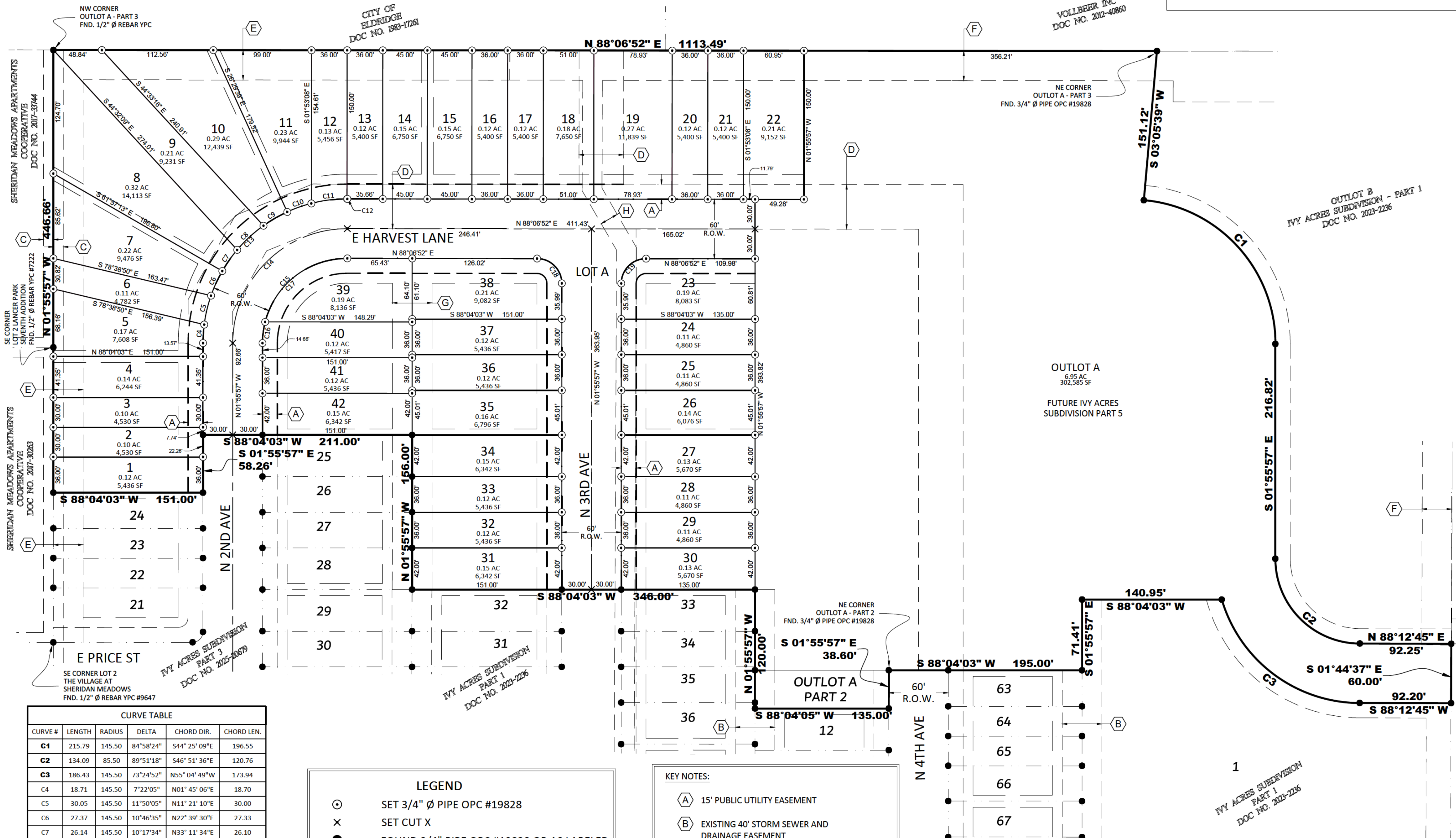
CHECKED BY BRG

PROJECT NO. 10423-10000

SHEET NAME

FINAL PLAT

1.0



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.
C1	215.79	145.50	84°58'24"	S44°25'09"E
C2	134.09	85.50	89°51'18"	S46°51'36"E
C3	186.43	145.50	73°24'52"	N55°04'49"W
C4	18.71	145.50	7°22'05"	N01°45'06"E
C5	30.05	145.50	11°50'05"	N11°21'10"E
C6	27.37	145.50	10°46'35"	N22°39'30"E
C7	26.14	145.50	10°17'34"	N33°11'34"E
C8	36.09	145.50	14°12'46"	N45°26'44"E
C9	27.82	145.50	10°57'14"	N58°01'44"E
C10	25.76	145.50	10°08'40"	N68°34'41"E
C11	36.39	145.50	14°19'46"	N80°48'54"E
C12	0.34	145.50	0°08'05"	N88°02'50"E
C13	228.67	145.50	90°02'49"	N43°05'28"E
C14	181.52	115.50	90°02'49"	N43°05'28"E
C15	134.37	85.50	90°02'49"	N43°05'28"E
C16	21.57	85.50	14°27'21"	N05°17'44"E
C17	112.80	85.50	75°35'29"	N50°19'08"E
C18	39.25	25.00	89°57'11"	S46°54'32"E
C19	39.29	25.00	90°02'49"	N43°05'28"E

LEGEND	
⊙	SET 3/4" Ø PIPE OPC #19828
×	SET CUT X
●	FOUND 3/4" PIPE OPC #19828 OR AS LABELED
OPC	ORANGE PLASTIC CAP
YPC	YELLOW PLASTIC CAP
---	PROPOSED BOUNDARY
---	PROPOSED EASEMENT
---	PROPOSED SETBACK
---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT
---	EXISTING SETBACK

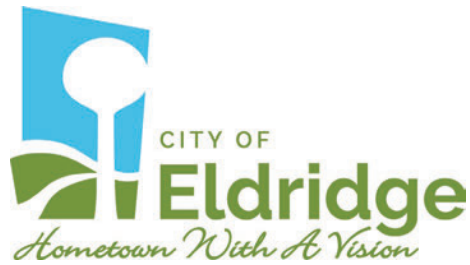
KEY NOTES:	
(A)	15' PUBLIC UTILITY EASEMENT
(B)	EXISTING 40' STORM SEWER AND DRAINAGE EASEMENT
(C)	EXISTING 10' UTILITY EASEMENT
(D)	EXISTING 45' SANITARY SEWER EASEMENT
(E)	EXISTING 30' STORM SEWER AND DRAINAGE EASEMENT
(F)	EXISTING SANITARY SEWER EASEMENT AS RECORDED IN DOC # 2007-00034027
(G)	40' STORM SEWER AND DRAINAGE EASEMENT
(H)	EXISTING 10' SANITARY SEWER EASEMENT

LEGAL DESCRIPTION

OUTLOT A, PART 2 AS RECORDED IN DOCUMENT 2025-16424 AND OUTLOT A, PART 3 AS RECORDED IN DOCUMENT 2025-20679 IN THE SCOTT COUNTY, IOWA RECORDER'S OFFICE.

ALL IN THE CITY OF ELDRIDGE, SCOTT COUNTY, IOWA.

DESCRIBED AREA CONTAINING 14.87 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.



To: Planning and Zoning Commission
From: Jeff Martens, Assistant City Administrator
Re: Accessory Building Ordinance
Date: 7/16/2026

Planning and Zoning Commission,

The City of Eldridge has received a complaint about the construction of pole buildings in residential areas. Please see two photos at the end of this memo for examples.

This is what the current ordinance states:

§ 33.00 ACCESSORY BUILDINGS.

§ 33.01 TIME OF CONSTRUCTION.

No accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is an accessory.

§ 33.02 PERCENTAGE OF REQUIRED YARD OCCUPIED.

No detached accessory building or buildings shall occupy more than 30% of the area of a required yard.

§ 33.03 HEIGHT OF ACCESSORY BUILDINGS.

No detached accessory building or structure shall exceed the height of one story.

§ 33.04 LOCATION ON LOT.

No accessory building shall be erected in any front yard. Accessory buildings shall be no closer than three feet from all lot lines of adjoining lots which are in any "R" District and at least four feet from alley lines.

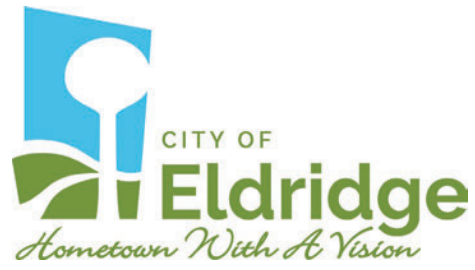
§ 33.05 MOBILE HOMES.

Mobile homes may not be used for accessory buildings.

§ 33.06 ADJOINING LOTS.

An accessory building may be built on the adjoining subdivision lot or tract, if both parcels are owned by the same individual, family or firm, and the owner signs and records a "Restrictive Covenant and Agreement Not to Sever" in cooperation with the Planning and Zoning Commission.

Chairman Karl Donaubaauer has requested that the Planning and Zoning Commission review this ordinance and discuss if any amendments may be in order.



Corner of Dammann Drive and W. Price St.



S. 7th Street

Karl Donaubaauer
Scott LaPlante

Mike Martin

Brad Merrick
Dean Ferguson