Eldridge Planning and Zoning Commission
October 29, 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 October 29, 2026. The meeting was called to order at 6:00 p.m. by Chairman Karl Donaubauer. Present were Karl Donaubauer, Dean Ferguson, Brad Merrick, Mike Martin and Tom Bauer. Also, present were Brian Dockery, Jeff Martens, Dale Grunwald and Chris Meyer.

The minutes from the July 16, 2026, meeting were presented for approval. Motion by Bauer to approve the minutes as presented. Merrick seconded. Motion carried 5-0 by voice vote.

Donaubauer asked Martens to present a summary of the Grunwald Grove 2nd Addition drainage easement vacation request. Martens let the Commission know that with the construction of the 3rd addition complete the easement was no longer needed. The 3rd addition included a 36" grate and manhole that piped the water to the detention pond. Martens said that the City Engineer and staff had reviewed the request and recommended approval. Motion by Merrick to approve the request. Ferguson seconded. Motioned carried 5-0 by voice vote.

Donaubauer explained the rules of the proceeding and asked Martens to present a summary of the rezoning application from KGRD Green Bay, LLC to rezone 400 S. 16th Avenue from P/M Public and Municipal District to C-3 General Commercial District. Martens stated that since a public entity was not purchasing the property the zoning would need to be changed with the sale. Martens also stated staff recommended that a condition be put on the rezoning to revert to the original zoning district if the sale did not go through. He stated this would allow the City more options in finding a new buyer if this happened. Looking at the zoning map, three viable zoning options were available including C-3 Commercial, I-1 Light Industrial or I-2 General Industrial. Martens said that the developer intended to rehab the building into offices so C-3 would be the appropriate zoning district for that use. Donaubauer asked if there was any proponents of the request in the audience and Grunwald stated he was for the request. There was a short discussion where Martens listed some of the uses of different zoning districts. Martin asked that the Commission look at storage and mini storage uses at a future meeting. Martens also asked the Commission to recommend amending the Future Use Map if they intended to recommend the rezoning because the map listed this property as Institutional or public use. Martin motioned to recommend approval of the rezoning request with a condition to revert back to the original zoning district if the sale did not go through. Bauer seconded.

All ayes by roll call vote. Merrick then motioned to recommend updating the Future Use Map to Commercial use. Bauer seconded. All ayes by roll call vote.

Donaubauer asked Martens to give a summary of the request to change the residential driveway width. Martens let the Commission know that Davenport allowed 12' per stall up to 36' total width and Bettendorf allowed up to 33' total width at the sidewalk. He stated that the majority of new houses being built in Eldridge had three stall garages and the staff request was to increase the width from 30' to 33' to match Bettendorf. He also stated that the current City Detail for Eldridge allowed the approach to be 36' at the curb but did not list the maximum width of the approach as 35' on the curb side of the sidewalk. He stated this had been standard practice for years and staff would like to include this wording in the ordinance and on the detail. Martin made a motion to recommend approval of these changes and Bauer seconded. All ayes by voice vote.

Donaubauer asked Martens to kick off the discussion about Accessory Buildings. Martens presented the codes from Davenport and Bettendorf to the Commission. These had been previously discussed. There was some confusion over how the 30% of required yard was figured in Eldridge. Martens illustrated this to the Commission. Donaubauer expressed interest in having a different system for this. The Commission decided to table this item until November and come back with some specific changes they would like to see at that time.

Donabauer asked Martens to present the clarification request for the Major Recreational Vehicle ordinance. Martens stated that when he was hired, he was told that if a Major Recreational was parked on the side of a house if had to be on a concrete pad. This is also what the illustration in the enforcement letter seemed to indicate. Since that time Martens discovered that this is not stated in City Code. He asked the Commission if they believed that was the original intention of the ordinance and if so, the code needed to be amended to include this. The Commission asked Martens to investigate how Davenport and Bettendorf handled this situation and tabled this topic until the November meeting.

Merrick made a motion to adjourn the meeting at 7:18 PM. Seconded by Martin. Motion carried 5-0 by voice vote.