

PLANNING & ZONING MEETING AGENDA

Thursday, October 29, 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 July 16, 2026, meeting.
3. Consideration of recommending approval of the Grunwald Grove 2nd Addition Vacation Application.
4. Consideration of recommending approval of application to rezone 400 S. 16th Avenue from P/M Public and Municipal to C-3 General Commercial.
5. Consideration of recommending approval of a change in residential driveway width.
6. Discussion on recommending the amending of the Accessory Building ordinance.
7. Clarification and possible recommendation of amending the Major Recreational Vehicle ordinance.
8. Adjournment

Next Meeting: TBD



**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 Donaubauber. Present were Karl Donaubauber, 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.

Donaubauber 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. Donaubauber 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.

Donaubauber 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.

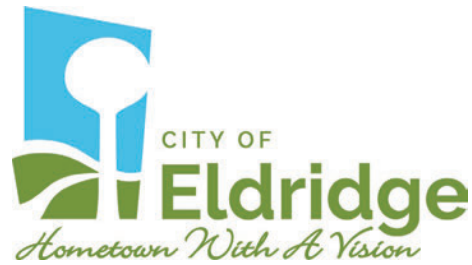
Martens let the Commission know that traditionally Homeowners Association Covenants are the vehicle used to regulate accessory building construction and location, fencing, aesthetic details and things like that in a subdivision. In fact, Martens said at the very location that is being complained about 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.

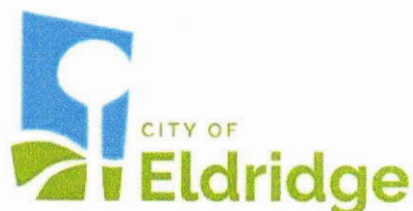
Merrick made a motion to adjourn the meeting at 6:49 PM. Seconded by Bauer. Motion carried 4-0 by voice vote.



To: Planning and Zoning Commission
From: Jeff Martens, Assistant City Administrator
Re: Grunwald Grove 2nd Addition Drainage Easement Vacation
Date: 10/29/2026

Planning and Zoning Commission,

With the completion of the Grunwald Grove 3rd Addition infrastructure the water that would have been previously held in this drainage easement now drains east to the main detention pond for the subdivision. This has been reviewed by the developers engineer, the city engineer and city staff and we are recommending the drainage easement be vacated as shown on the vacation document.



Vacation Application

Plan and Zone Commission

Property Address Redbud Circle lots 12-21, Eldridge, IA

Legal Description of Property _____

Applicant Name Grunwald Land Development

Address 409 S Schultz Drive

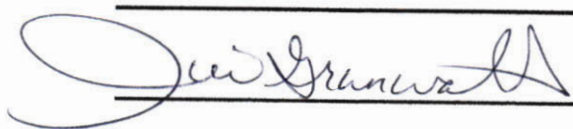
Phone Number [REDACTED]

Email Address [REDACTED]

Main Contact Person Dale Grunwald

Vacation Request Remove water drainage and detention area behind lots 12-21 of
Grunwald Grove 2nd addition along Redbud Circle.

Reason for Request No longer needed as 3rd additon has be completed

Signature 

On 8 1/2" x 11" paper, please provide the following:

A map showing the property location and surrounding zoning

For office use only

Fee \$ 100

Filing Fee Paid \$ 100

Payment Method Check

Courtesy Letters Sent N/A

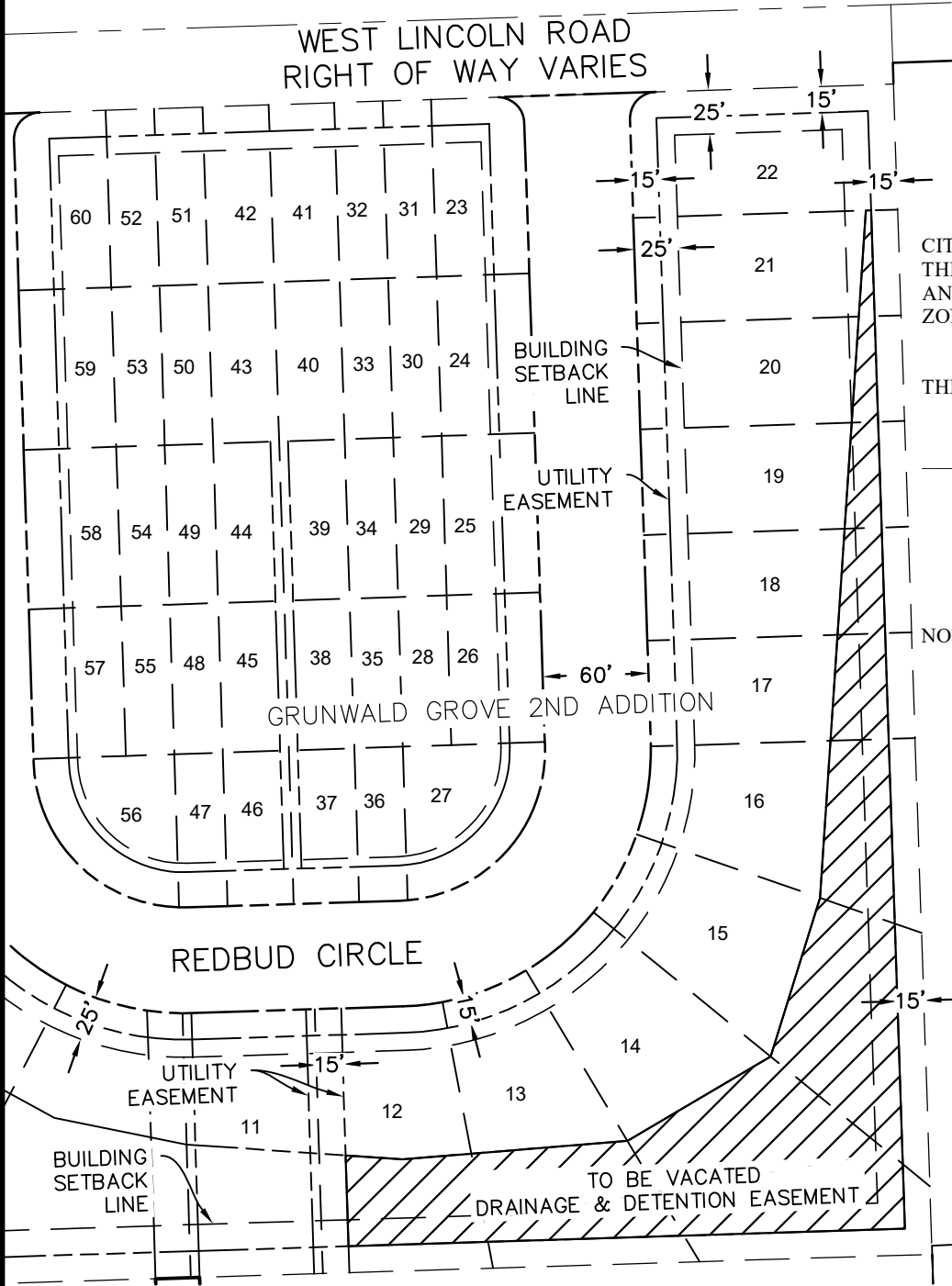
Date Filed 9-14-26

Meeting Date 10-29-26

Description: Part of Grunwald Grove 2nd Addition,
City of Eldridge, Scott County, Iowa
Requestor: Grunwald Land Development L.C.
Proprietor: Grunwald Land Development L.C.
Surveyor: Luke D. Miller
Survey Company: Klingner & Associates, P.C.
Return To: Klingner & Associates, P.C.
4111 East 60th Street, Davenport, Iowa 52807
lmiller@klingner.com (563) 359-1348

AGENDA

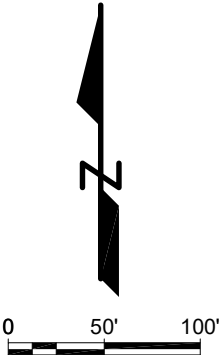
VACATION PLAT
PART OF GRUNWALD GROVE 2ND ADDITION,
CITY OF ELDRIDGE, SCOTT COUNTY, IOWA



CITY OF ELDRIDGE
THIS PLAT OF SURVEY HAS BEEN REVIEWED
AND APPROVED BY THE
ZONING DEPARTMENT ON

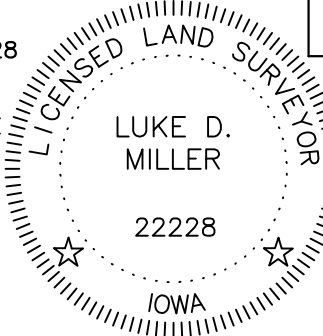
THIS _____ DAY OF _____, 2026

NOTE: DRAINAGE & DETENTION EASEMENT
TO BE VACATED. GRUNWALD GROVE
2ND ADDITION PER DOC #2023-012674.



LEGEND

- FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP#22228
- EASEMENT TO BE VACATED
- EXISTING RIGHT OF WAY LINE
- EXISTING EASEMENT LINES
- SETBACK LINES
- EXISTING LOT LINES



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

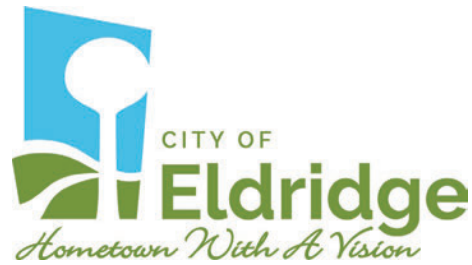
I hereby certify that this land surveying document was
prepared and the related survey work was performed by me
or under my direct personal supervision and that I am a
duly Licensed Land Surveyor under the laws of the State of
Iowa.

PRELIMINARY DO NOT RECORD
Signature: _____
Luke D. Miller P.L.S., License Number 22228

Date: 8-11-2026
My license renewal date is December 31, 2027

THIS SHEET ONLY
Pages or sheets covered by this seal:

VACATION PLAT SHEET 1 OF 1	8-11-2026	21-6-118	DESIGNED DRAWN FIELD CHECKED DATE	VACATION PLAT	VACATION PLAT	KLINGNER & ASSOCIATES, P.C. Engineers • Architects • Surveyors Davenport, Iowa 4111 East 60th St 563.359.1348 www.klingner.com Quincy, IL, Galesburg, IL, Burlington, IA Pella, IA Hannibal, MO Columbia, MO
					GRUNWALD LAND DEVELOPMENT, L.C. 409 SOUTH SCHULTZ DRIVE LONG GROVE, IOWA 52756	



To: Planning and Zoning Commission
From: Jeff Martens, Assistant City Administrator
Re: 400 S 16th Avenue rezoning application
Date: 10/29/26

Kevin Koellner, KGRD Green Bay, LLC, has applied to rezone 400 S. 16th Avenue, for which they have signed and approved purchase agreement. They plan to house professional offices in this space and desire a C-3 Commercial zoning.

This parcel is also known as Parcel #931301312—1, with a brief legal description of LANCER PARK EAST 3RD ADD Lot: 013 LANCER PARK EAST 3RDADD LOTS 12, 13 & 14

They request to change from P/M Public and Municipal District to C-3 General Commercial District. There is adjacent C-3 Commercial property in this subdivision. City Staff has reviewed this request and is recommending approval. Staff would also recommend that the Commission request a condition be put on this recommendation stating that if the sale of the property does not go through within 3 months the property will revert to its current zoning.

The Future Land Use map shows this parcel as Institutional use, so staff also requests the Commission recommend the map be amended to Commercial use.

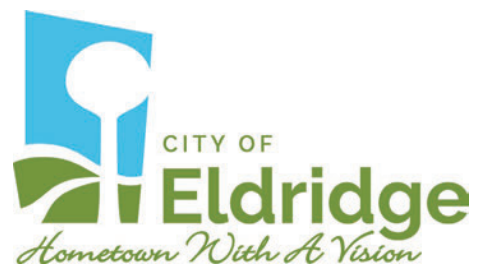
Please see attached supporting documentation for this request.



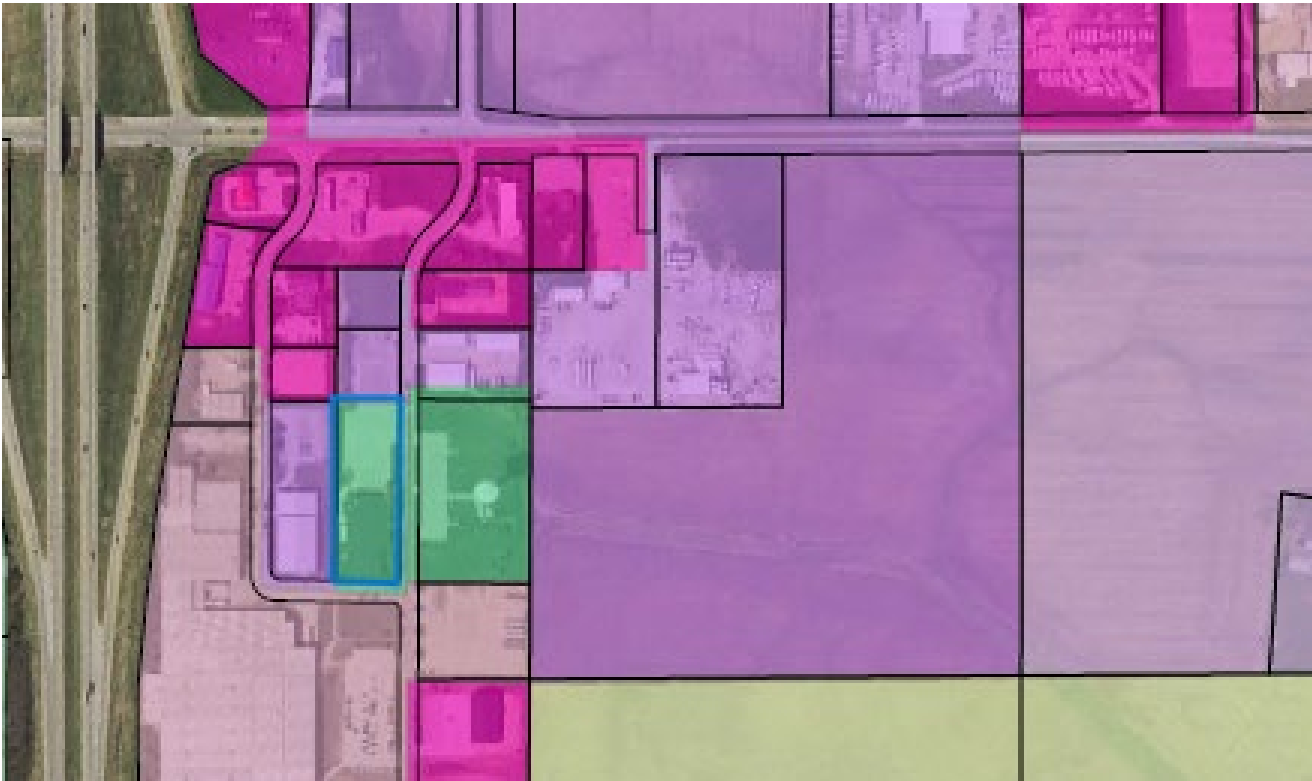
Karl Donaubauber
Thomas Bauer

Mike Martin

Brad Merrick
Dean Ferguson



Current Zoning Map:



 City Limit	 C/I-Commercial Industrial Transition District	 R-MH-Mobile Home Park Residence District
 Parcel	 I-2-General Industrial District	 O-T-Office/Transitional District
 C-1-Neighborhood Commercial District	 I-1-Light Industrial District	 PUD-Planned Unit Development District
 C-2-Central Business District	 R-1-Single Family Residential District	 P/M-Public and Municipal District
 C-3-General Commercial District	 R-2-Two-Family Residential District	 SA-Suburban Agriculture District
 C-4-Highway-Oriented Commercial District	 R-3-Multiple Family Residential District	



REZONING APPLICATION

Plan and Zone Commission

Property Address 400 S. 16th Avenue
 Rezoning Request From P/M Public and Municipal To C-3 General Commercial
 Legal Description of Property LANCER PARK EAST 3RD ADD Lot: 013 LANCER PARK EAST 3RDADD LOTS 12, 13 & 14

Applicant Name KGRD Green Bay, LLC
 Address 4374 State Street Suite 1, Bettendorf, IA 52722
 Phone Number [REDACTED]
 Email Address [REDACTED]
 Main Contact Person Kevin Koellner

Title Holder's (If different than applicant)
 Name City of Eldridge
 Address 305 N. 3rd Street, Eldridge, IA 52748
 Phone Number 563-285-4841

Signature of Applicants (s) [Signature]

Intended property use Professional Offices
 (please be specific)

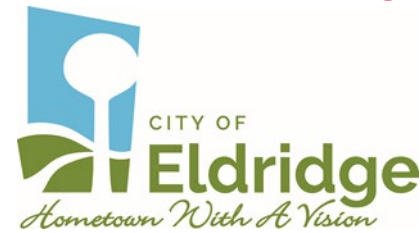
On 8 1/2" x 11" paper, please provide the following:

A map showing the property location and surrounding zoning

For office use only			
Filing Fee Paid	\$	<u>156</u>	Date Filed <u>10/12/2024</u>
Payment Method		<u>check</u>	Meeting Date <u>10/29/2024</u>
Courtesy Letters Sent		<u>10/21/2024</u>	

City of Eldridge

MEMORANDIUM



To: Property Owner
From: City of Eldridge
Re: Rezoning Request
Date: 10/21/26

Property Owner,

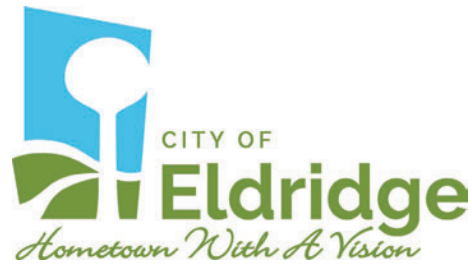
This is a courtesy letter from the City of Eldridge informing you that a property within 200' of your property has submitted a rezoning request that will be considered at a public Planning and Zoning Commission meeting scheduled for Thursday, October 29, 2026, in Eldridge City Hall at 6:00 p.m. The request includes Parcel #931301312—1, also known as 400 S. 16th Avenue, shown on the map below.

The request is to rezone these parcels from P/M Public and Municipal District to C-3 General Commercial District. Comments will be accepted in writing up to 4:00 p.m. on October 29th or in person at the meeting. If you have any questions, feel free to contact City Hall.

Sincerely,

Jeff Martens
Assistant City Administrator/Zoning Official
City of Eldridge, Iowa





To: Planning and Zoning Commission
From: Jeff Martens, Assistant City Administrator
Re: Amending Driveways
Date: 10/29/2026

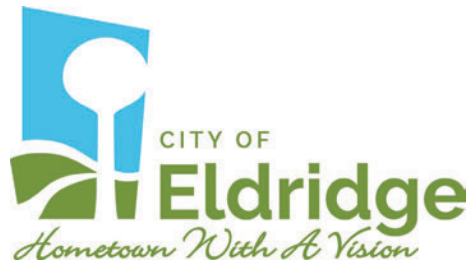
Planning and Zoning Commission,

The Building Official has received numerous requests from residents and contractors to increase the width of driveways at the sidewalk in residential districts.

Eldridge currently allows 30' at the sidewalk. Davenport allows 12' per stall up to 36' and Bettendorf allows 33'. The Building Official is requesting to increase the width of driveways to 33' in Eldridge at the sidewalk in residential districts.

Title D, Chapter 2 Zoning, § 35.03 Location, (H) Design, development and maintenance, (8) (b) is requested to be amended as follows:

For residential zoned properties the width of the driveway shall not exceed ~~30~~ 33 feet measured at ~~the street side of~~ the sidewalk, 35' measured at the property line, and 36 feet at the curb line. For commercial zoned properties, the width of the driveway shall not exceed 36 feet measured at ~~the street side of~~ the sidewalk (or where the sidewalk would normally be located if no sidewalk exists) and 42 feet at the curb line. For industrial zoned properties, the maximum width shall be 45 feet measured at the sidewalk or property line with a maximum radius on the driveway of 25 feet.



To: Planning and Zoning Commission
From: Jeff Martens, Assistant City Administrator
Re: Accessory Building Ordinance
Date: 10/29/2026

Planning and Zoning Commission,

This is what the current accessory building 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.

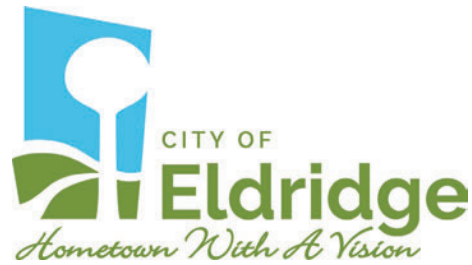
§ 33.05 MOBILE HOMES.

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 asked that the Planning and Zoning Commission review this ordinance and discuss if any amendments may be in order.



To: Planning and Zoning Commission
 From: Jeff Martens, Assistant City Administrator
 Re: Major Recreational Vehicles
 Date: 10/29/2026

Planning and Zoning Commission,

Recent resident complaints concerning Major Recreational Vehicles have raised questions from staff about the enforcement of this ordinance.

The ordinance states, *"Parking and storage in residential district. No major recreational vehicle shall be parked or stored on any lot in a residential district, except in a carport, enclosed building or behind the front yard and side yard setback of a residential lot."*

The enforcement document on file shows an illustration of a Major Recreational Vehicle parked in the side yard on a concrete pad and a Major Recreational Vehicle parked in the rear yard on grass.

The staff would like clarification that a Major Recreational Vehicle is allowed to be parked in the side yard on the grass. Currently nowhere in City Code does it state that a Major Recreational Vehicle in the side yard needs to be on a concrete or gravel pad but it seems that may have been the intention of the ordinance due to the illustration.

