PLANNING & ZONING MEETING AGENDA
Thursday, November 19, 2026 | 6:00 p.m.
Eldridge City Hall | 305 N 3rd Street

1. Call to Order and Roll Call
2. Approval of the Minutes from October 29, 2026.
3. Consideration of recommending approval of the Grunwald Grove 3rd Planned Residential Overlay Addition.
4. Consideration of recommending approval of application to rezone Parcel 932803002AD and Parcel 932151001 from SA Suburban Agriculture District to I-1 General Industrial District.
5. Discussion and consideration of recommending approval of a change in residential driveway width.
6. Discussion and consideration of recommending the amending of the Accessory Building ordinance.
7. Clarification and possible recommendation of amending the Major Recreational Vehicle ordinance.
8. Review Voluntary Annexation Application submitted by Rivaldd Farms, Inc.
9. Adjournment

Next Meeting: TBD

Karl Donaubauer
Thomas Bauer
Mike Martin
Brad Merrick
Dean Ferguson

AGENDA

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.

AGENDA

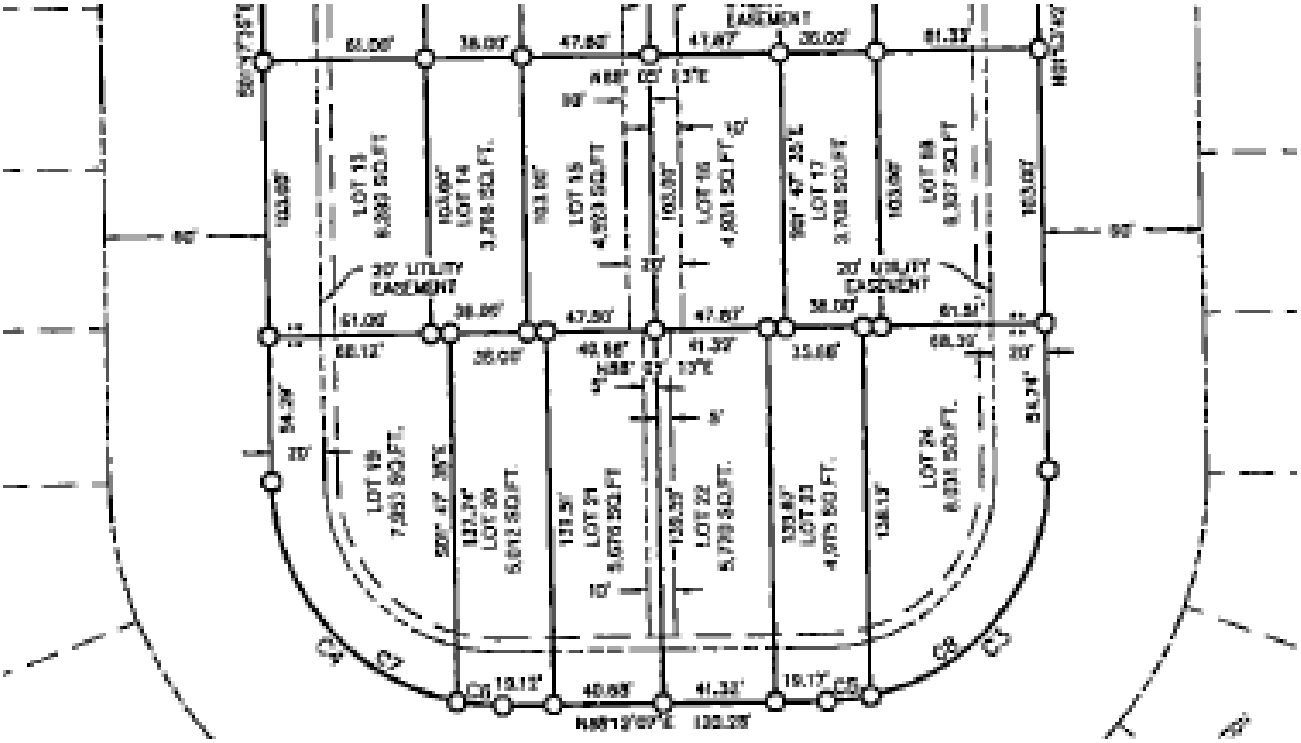
CITY OF Eldridge
Hometown With A Vision

To: Planning and Zoning Commission
From: Jeff Martens, Assistant City Administrator
Re: Grunwald Grove 3rd Planned Residential Overlay Replat
Date: 11/19/2026

Planning and Zoning Commission,

The following Final Plat application was received from Grunwald Land Development, L.C. to replat the southern portion of the Planned Residential Overlay District from 12 lots to 10 lots. See illustrations below. This plat has been reviewed by staff and found to be in accordance with city code. Approval is recommended.

Previously approved and recorded plat:



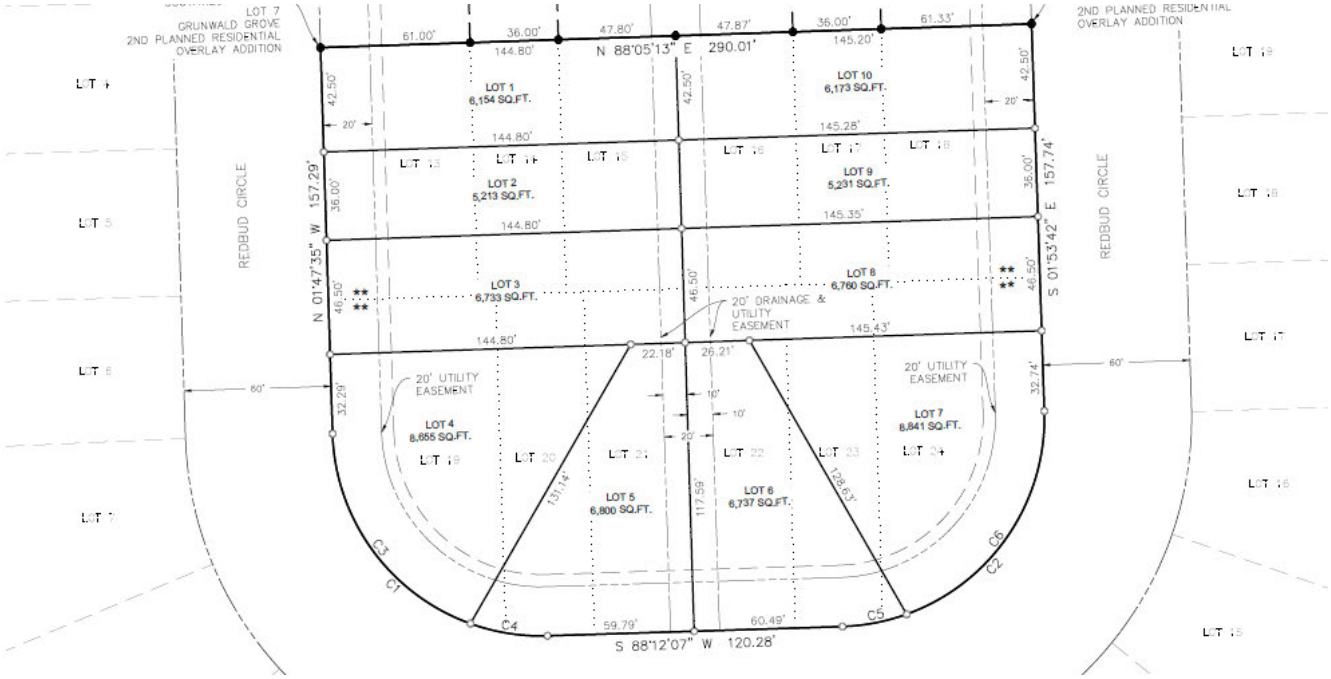
Karl Donaubauer
Scott LaPlante

Mike Martin

Brad Merrick
Dean Ferguson

CITY OF Eldridge
Hometown With A Vision

Proposed plat allows street access from all 10 lots and has larger rear lots and the required 25’ front yard setbacks:



AGENDA

Final Plat Application - City of Eldridge

Name of Subdivision: Grunwald Grove 3rd Planned Residential Overlay Addition

Number of lots in subdivision: 10 **Current Zoning:** R-3

Who should be contacted regarding this plat: Luke Miller
Phone Number: [redacted]
Email Address:

Name of Developer: Grunwald Land Development, L.C.
Developer's contact: Dale Grunwald
Address: [redacted]
Phone Nu
Email Address:

Name of Engineer preparing construction drawings: N/A
Address:
Phone Number:
Email Address:

Name of land surveyor preparing plat: Luke Miller
Address: [redacted]
Phone Nu
Email Ad

Name of person preparing legal documents: Vollertsen, Britt & Gorsline, P.C. ATTN: Monique C. Gorsline
Address: [redacted]
Phone Nu
Email Ad

Filing fee included with this application: $ 100

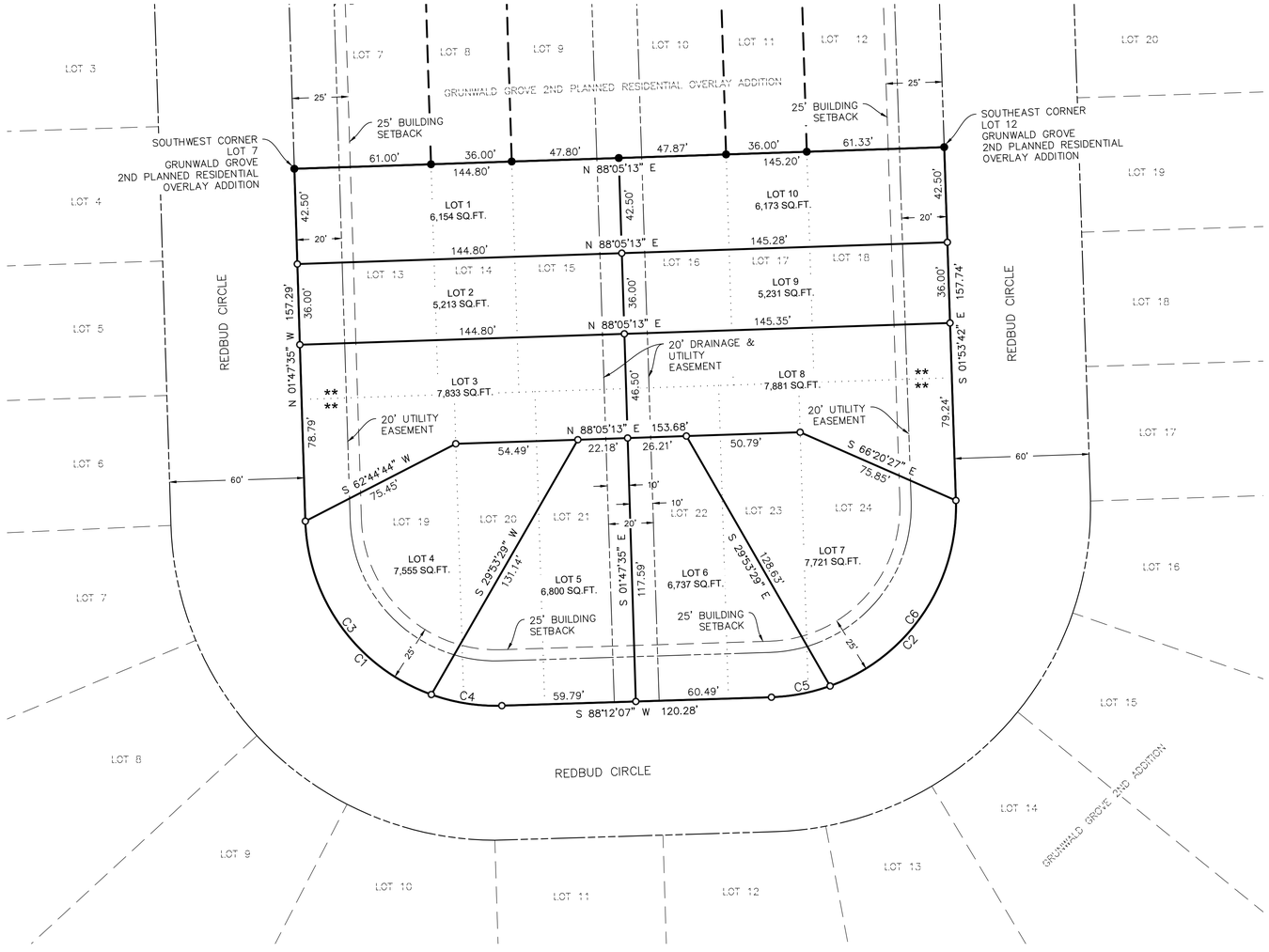
The following shall be filed with this application:

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:** 11-10-2026

Description: Grunwald Grove 3rd Planned Residential Overlay Addition,
Being a Replat of Lots 13-24 Grunwald Grove 2nd Planned
Residential Overlay Addition
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

GRUNWALD GROVE 3RD
PLANNED RESIDENTIAL OVERLAY ADDITION
BEING A REPLAT OF LOTS 13-24
GRUNWALD GROVE 2ND
PLANNED RESIDENTIAL OVERLAY ADDITION, DOC NO 2025-006602.
CITY OF ELDRIDGE, SCOTT COUNTY, IOWA



AREA TABLE	
LOT #	SQ. FT.
LOT 1	6,154
LOT 2	5,213
LOT 3	7,833
LOT 4	7,555
LOT 5	6,800
LOT 6	6,737
LOT 7	7,721
LOT 8	7,881
LOT 9	5,231
LOT 10	6,173

AREA TABLE

RIGHT OF WAY	0.0 AC.
LOT 13-22	1.54AC.
TOTAL	1.54 AC.

Curve Table					
Curve #	Length	Radius	Delta	CH. BRNG.	CH. LEN.
C1	133.53'	85.00'	90°00'18"	N46°47'44"W	120.21'
C2	133.66'	85.00'	90°05'49"	S43°09'12"W	120.31'
C3	101.50'	85.00'	68°25'13"	S36°00'12"E	95.58'
C4	32.02'	85.00'	21°35'05"	S81°00'21"E	31.83'
C5	26.74'	85.00'	18°01'32"	N79°11'21"E	26.63'
C6	106.92'	85.00'	72°04'16"	N34°08'26"E	100.01'

NOTE**

INGRESS/EGRESS EASEMENT
30' IN WIDTH, BEING 15' ON EACH SIDE OF LOT LINE
BETWEEN LOTS 13-24 OF GRUNWALD GROVE 2ND PLANNED
RESIDENTIAL OVERLAY ADDITION PER DOC NO 2025-006602
AS DENOTED "**"TO BE VACATED UPON RECORDING OF THIS
PLAT.

GENERAL NOTES

DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 1.54 ACRES, MORE OR LESS.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, GAS SERVICE, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.

THE OWNERS OF LOTS WITH DRAINAGE EASEMENTS SHALL MAINTAIN A STORM WATER PASSAGEWAY WITHIN THE AREA PLATTED AS A "DRAINAGE EASEMENT". THIS AREA SHALL BE MAINTAINED AS A LAWN FREE OF STRUCTURES, BUSHES, TREES AND OTHER LANDSCAPING THAT WOULD IMPEDE THE SURFACE FLOW OF STORM WATER. FUTURE VARIANCES SHALL NOT BE GIVEN TO SUCH STRUCTURES. FENCES SHALL NOT BE ALLOWED WITHIN ANY DRAINAGE EASEMENT OR DRAINAGE WAY.

ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF A CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS SHALL GOVERN.

ALL EASEMENTS CONGRUENT WITH RIGHT OF WAYS ARE WATER, SANITARY, STORM AND UTILITY EASEMENTS.

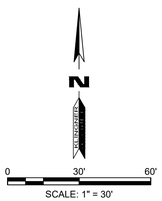
WATER MAINS, HYDRANTS, AND ASSOCIATED FIXTURES SHALL BE OWNED AND MAINTAINED BY ELDRIDGE ELECTRIC AND WATER UTILITY.

INDIVIDUAL SERVICE LINES, STARTING AT THE MAINS AND EXTENDING TO THE HOMES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER.

SET BACKS: R-3

	SINGLE FAMILY	TWO FAMILY	MULTI FAMILY
MIN. LOT WIDTH	60'	70'	80'
FRONT YARD	25'	25'	25'
SIDE YARD	5'	5'	5'
REAR YARD	30'	30'	30'

THE SUM OF THE SIDE YARD SETBACK IN R-3 SHALL BE 12' OR GREATER



LEGEND

- SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP#22228
- FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP#22228
- SURVEY BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINES
- SETBACK LINE

SURVEYOR/ENGINEER:
LUKE D. MILLER
KLINGNER & ASSOCIATES PC
4111 EAST 60TH STREET
DAVENPORT, IA 52807
563-359-1348

ATTORNEY:
VOLLERSTEN, BRIT AND GORSLINE, P.C.
ATTN: MICHAEL GORSLINE
5119 UTICA RIDGE ROAD
DAVENPORT, IA 52807
563-324-0441

OWNER/DEVELOPER:
GRUNWALD LAND DEVELOPMENT, L.C.
409 SOUTH SCHULTZ DRIVE
LONG GROVE, IA 52756

LEGAL DESCRIPTION:

LOTS 13-24
GRUNWALD GROVE 2ND PLANNED RESIDENTIAL OVERLAY ADDITION,
DOCUMENT NUMBER 2025-006602.

CITY OF ELDRIDGE:

MAYOR DATE

CITY CLERK DATE

PLANNING COMMISSION CHAIRMAN DATE

THE UTILITY EASEMENTS SHOWN ARE APPROVED:

CENTRAL SCOTT TELEPHONE DATE

ELDRIDGE ELECTRIC & WATER DATE

MID-AMERICAN ENERGY COMPANY DATE

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

LICENSED LAND SURVEYOR
LUKE D. MILLER
22228
IOWA

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.

Signature: DRAFT
Luke D. Miller

Date _____ Reg. No. 22228

My license renewal date is December 31, 2025

Pages or sheets covered by this seal:
THIS SHEET ONLY.

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

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REVISION HISTORY

MARK	DESCRIPTION	DATE	APPR

PRELIMINARY NOT FOR CONSTRUCTION

FINAL PLAT
PLANNED RESIDENTIAL OVERLAY ADDITION
GRUNWALD LAND DEVELOPMENT, L.C.
409 SOUTH SCHULTZ DRIVE
LONG GROVE, IOWA 52756

Non-Reduced Sheet Size: 24" x 36"
Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.

DESIGNED	DRAWN: ASR
FIELD	FIELD BOOK
CHECKED LDM	CHECK DATE

FINAL PLAT

PROJECT NO. 21-6118

11-11-2026

SHEET 1 OF 1

AGENDA

CITY OF Eldridge
Hometown With A Vision

To: Planning and Zoning Commission
From: Jeff Martens, Assistant City Administrator
Re: Armstrong rezoning application
Date: 11/19/26

The Larry Edward Stoltenberg Marital Trust has applied to rezone 2800 Slopertown Road (Parcel 932803002AD) and Parcel 932151001 shown on the map below. They plan to farm the property with potential future use as industrial development.

These parcels have the following legal description: Southeast 1/4 of the Southwest 1/4 and Northeast 1/4 of the Northwest 1/4, and Part of the Southeast 1/4 of the Northwest 1/4 lying North of the Road, all in Section 28, Township 79, Range 3

They request to change from SA Suburban Agricultural District to I-2 General Industrial District. The Future Use Map in the Comprehensive Plan shows these parcels as Heavy and Light Industrial future use. Staff have reviewed this request and is recommending approval.

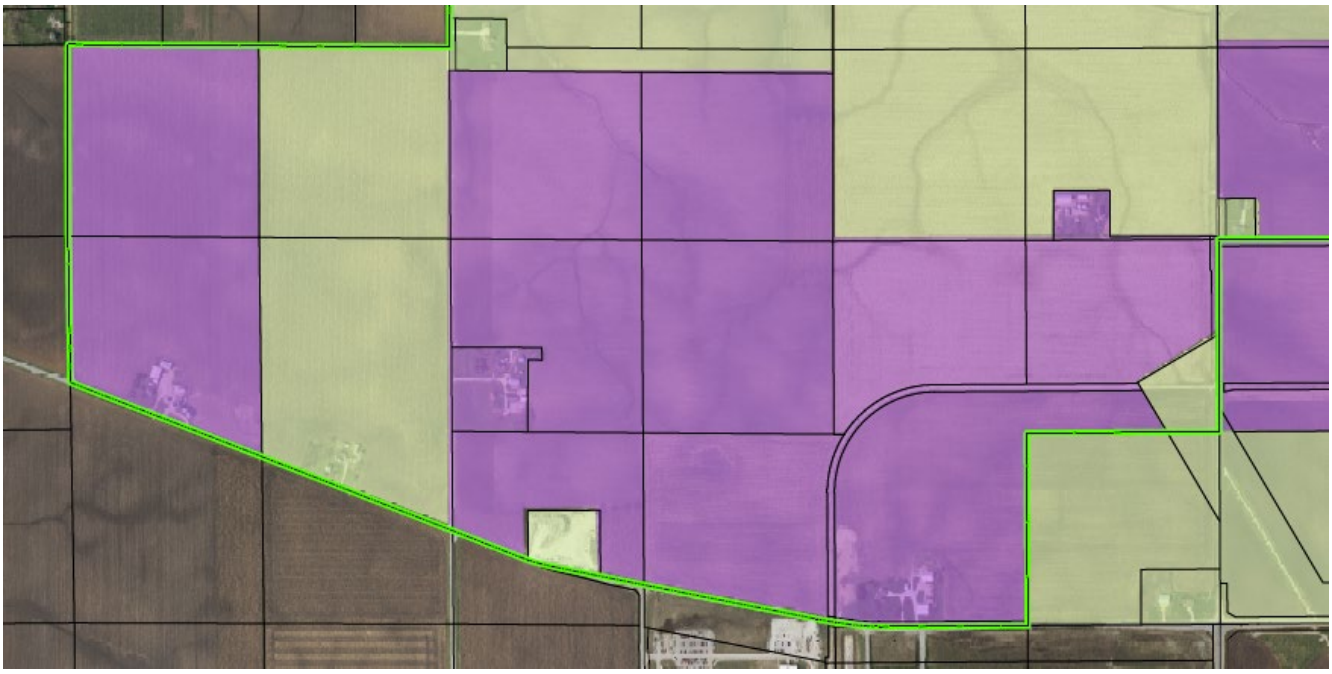
Please see attached supporting documentation for this request.

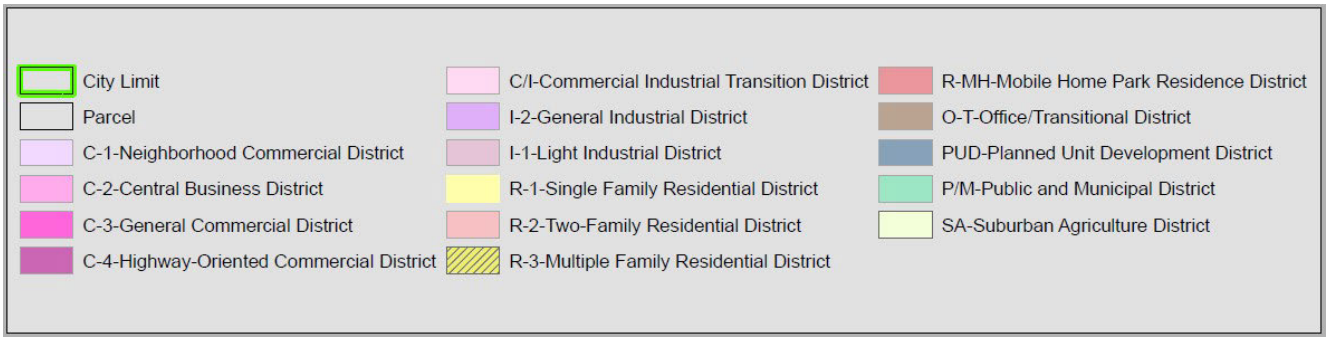


Karl Donaubauer
Thomas Bauer
Mike Martin
Brad Merrick
Dean Ferguson

CITY OF Eldridge
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Current Zoning Map:

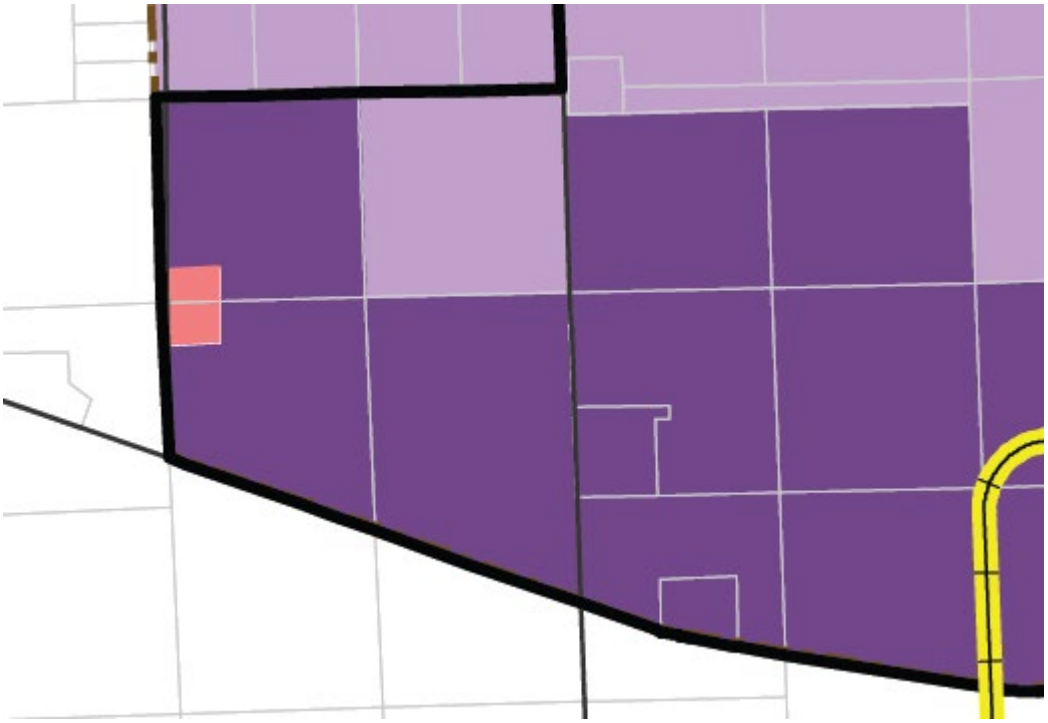




Karl Donaubauer
Thomas Bauer
Mike Martin
Brad Merrick
Dean Ferguson

CITY OF Eldridge
Hometown With A Vision

Future Use Map:



Proposed Land Use

- Low Density Residential
- High Density Residential
- Institutional
- Heavy Industrial
- Light Industrial
- Commercial
- Office
- Recreation

Karl Donaubauer
Thomas Bauer
Mike Martin
Brad Merrick
Dean Ferguson

AGENDA

CITY OF Eldridge

REZONING APPLICATION
Plan and Zone Commission

Property Address: 2800 W. Slopertown Rd., PIN 932151001 and 932803002AD

Rezoning Request From: SA Suburban Ag To: I-2 General Industrial

Legal Description of Property: Southeast 1/4 of the Southwest 1/4 and Northeast 1/4 of the Northwest 1/4, and Part of the Southeast 1/4 of the Northwest 1/4 lying North of the Road, all in Section 28, Township 79, Range 3

Applicant
- Name: Larry Edward Soltenberg Marital Trust
- Address: [redacted]
- Phone Number: [redacted]
- Email Address: [redacted]
- Main Contact Person: Attorney Kelli M. Golinghorst, Brooks Law Firm, P.C.

Title Holder's (If different than applicant)
- Name
- Address
- Phone Number

Signature of Applicants (s)

Linda Soltenberg Alarcon, Successor Trustee of the Larry Edward Soltenberg Marital Trust u/a/d July 27, 2016 (Nov 4, 2026 09:35 EST)

Intended property use (please be specific): Farming with potential future use as industrial development

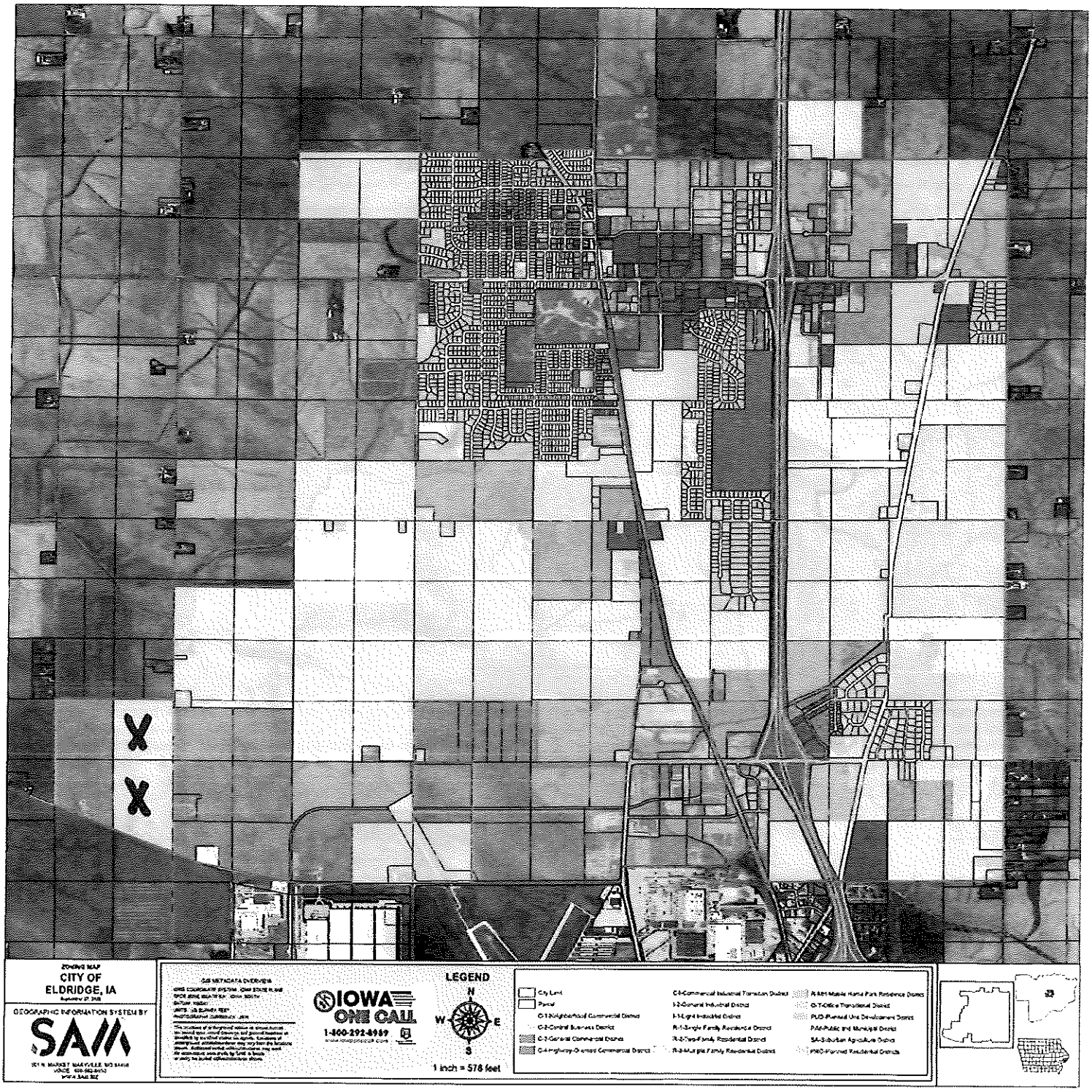
On 8 1/2" x 11" paper, please provide the following:

A map showing the property location and surrounding zoning

For office use only

Filing Fee Paid	$ 156	Date Filed	11/5/2026
Payment Method	Check	Meeting Date	11/19/2026
Courtesy Letters Sent	11/12/2026		

AGENDA


ZONING MAP
CITY OF
ELDRIDGE, IA
GEOGRAPHIC INFORMATION SYSTEM BY
SAM
IOWA ONE CALL
1-800-292-8989
LEGEND
N
W
E
S
1 inch = 578 feet
City Limit
Parcel
C-1-Neighborhood Commercial District
C-2-Central Business District
C-3-General Commercial District
C-4-Highway-Oriented Commercial District
C-5-Commercial Industrial Transition District
I-2-General Industrial District
I-1-Light Industrial District
R-1-Single Family Residential District
R-2-Two-Family Residential District
R-3-Multiple Family Residential District
R-MH-Mobile Home Park Residence District
O-T-Office Transitional District
PUD-Planned Unit Development District
P/M-Public and Municipal District
SA-Suburban Agriculture District
PMD-Planned Residential District

AGENDA

City of Eldridge
MEMORANDIUM

To: Property Owner
From: City of Eldridge
Re: Rezoning Request
Date: 11/12/26

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, November 19, 2026, in Eldridge City Hall at 6:00 p.m. The request includes Parcel #932803002AD, also known as 2800 Slopertown Road and Parcel #932151001, shown on the map below.

The request is to rezone these parcels from SA Suburban Agricultural District to I-2 General Industrial District. Comments will be accepted in writing up to 4:00 p.m. on November 19th 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



AGENDA

To: Planning and Zoning Commission
From: Jeff Martens, Assistant City Administrator
Re: Accessory Buildings
Date: 11/19/2026

Planning and Zoning Commission,

Recently passed Iowa law prevents cities from requiring specific styles of exterior cladding or finish materials for residential buildings. This includes dwellings and secondary buildings (such as accessory buildings). Please see the section of Iowa code below. HOAs would still have the authority to control this, but cities do not. This would prevent the City of Eldridge from forcing accessory buildings to be constructed of the same materials as the residential home.

IOWA CHAPTER 1174 "Sec. 2. Section 414.1, subsection 1, Code 2024, is amended by adding the following new paragraph: NEW PARAGRAPH . h. (1) A city shall not adopt, enforce, or otherwise administer an ordinance, motion, resolution, or building code that prohibits or limits, either directly or indirectly, the use of a specific style of exterior cladding or finish materials for residential buildings in a manner that is more restrictive than the state building code as adopted pursuant to section 103A.7. This subsection does not prohibit a city from regulating the use of a specific style of exterior cladding or finish materials for a residential building that meets any of the following conditions: (a) The building is located in an area designated and declared as a state or local historic district under applicable law. (b) The building is designated as a local, state, or national historic landmark. (c) The building is in a common interest community as defined in chapter 499C. (d) The building is located on a property that is governed by a policy of regulation of an overlay or special purpose zoning district that is adopted pursuant to applicable law. (2) For purposes of this paragraph, "residential building" means any single or multifamily residential dwelling and includes single-family and two-family dwellings and townhouses, condominiums and apartments with a maximum of twelve units per building, and all secondary structures to such a single or multifamily residential dwelling."

The Building Official and I discussed Eldridge's 30% rule and agree that it works and is common practice in most municipalities. You'll see Bettendorf uses 40%, so our code is more restrictive already than Bettendorf in that aspect, but not others. We would not recommend a change to the current 30% rule.

If you would like to proceed with making changes to the accessory building section of code we recommend you review the height, pitch and footprint/square footage requirements listed in Bettendorf and Davenport code and base any proposed changes on those criteria.

AGENDA

To: Planning and Zoning Commission
From: Jeff Martens, Assistant City Administrator
Re: Major Recreational Vehicles
Date: 11/19/2026

Planning and Zoning Commission,

Recent resident concerns about Major Recreational Vehicles (MRV) have raised questions from staff about the enforcement of this ordinance, specifically the parking surface a MRV can be parked on in the side yard of residential areas.

§ 36.01 MAJOR RECREATIONAL VEHICLES.

(A) *Definition.* For purposes of §§ 36.01 through 36.03 of this chapter, ***MAJOR RECREATIONAL VEHICLES*** are defined as including boats and boat trailers, pick-up campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers and similar vehicles. Trailers used for hauling which are required to be licensed by the state are also included under provisions of this chapter.

(B) *Parking on public property.* No major recreational vehicle shall be parked on city streets or other public ways for more than 48 hours. At no time that the vehicle is parked on public property shall it be utilizing public utilities.

(C) *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.

(D) *Number of vehicles allowed.* No more than three major recreational vehicles or hauling trailers per family on the premises shall be permitted.

(E) *Prohibited uses.* A camping or travel trailer, motorized dwelling or similar vehicle shall not be used for living, sleeping or housekeeping purposes while it is parked or stored in any area within the incorporated limits, except in a mobile home park authorized under ordinances of the city, unless a permit is obtained from the Clerk. Such permit can be obtained for $15 and shall limit such occupancy to no more than four times per year per address for no longer than a 72-hour period; provided such vehicles are parked on private property.

Please note that in "(C) Parking and storage in residential district" it does not specify the surface a vehicle has to be parked on in the side yard. This was, and still is, what I would like clarification on as the enforcement officer.

Karl Donaubauer Mike Martin Brad Merrick
Scott LaPlante Dean Ferguson

It could be interpreted that the following section of city code under 35.00 OFF-STREET PARKING AREAS AND LOADING SPACES already requires an all weather surface for Major Recreational Vehicles since it states these requirements apply to EVERY PARCEL.

35.00 OFF-STREET PARKING AREAS AND LOADING SPACES, 35.03 LOCATION:
(H) *Design, development and maintenance.* Every parcel of land hereafter used as a public or private parking area, including a commercial parking lot and also an automobile or trailer sales lot, shall be designed, developed and maintained in accordance with the following requirements:

(1) Shall not be used for the sale, repair, dismantling or servicing of any vehicles, equipment, materials or supplies, except when parking is a permitted principal or special use;

(2) Shall be provided with an all-weather surfacing maintained, at all times, in such a manner as to prevent the release of dust and to be free of dust, trash and debris;

(3) Shall be pitch and drained so as to prevent the flow of water from such areas onto adjoining property or onto streets or alleys that have no drainage facilities;

(4) All weather surfacing shall be equivalent to a minimum of two inches of asphaltic concrete placed over a suitable rolled stone base;

If your interpretation is that the above section of code does apply perhaps the simplest solution would be to add a reference to this section in the Major Recreational Vehicle code or state that an all weather surface is required to park in the side yard so that there is no confusion in the future.

Karl Donaubauer
Scott LaPlante
Mike Martin
Brad Merrick
Dean Ferguson

AGENDA

CITY OF Eldridge

VOLUNTARY ANNEXATION APPLICATION

To the City Council of the City of Eldridge, Iowa:

The undersigned, as owners of the property herein described, which adjoins the City of Eldrige, Iowa, do hereby apply in writing to the City Council pursuant to Iowa Code Section 368.7 for annexation to the City of Eldridge of the following real property, to wit:

> 9 Parcels located on the north side of Slopertown Rd. between 130th and 140th Avenues.
> See attached legal descriptions and map.

A map of the territory for which this application is being filed is attached as "Exhibit A."

The annexation of said territory would not create an island. The above-described territory does not include any railroad right-of-way. The above-described territory does not contain state road right-of-way. The above-described territory does contain county road right-of-way.

The undersigned request the City Council of Eldridge, Iowa approve this application and take all steps necessary to complete the annexation. Furthermore, the undersigned hereby waive the right to withdraw consent to annexation within three business days after the public hearing on the application to annex land, as provided for in Iowa Code Section 368.7.

Property Owner(s): Rivaldd Farms, Inc.
Addres [redacted]
Email:
Phone

Applicant / Contact: Rivaldd Farms, Inc. c/o Dennis R. Kay, President
Addres [redacted]
Email:
Phone

RIVALDD FARMS, INC., Property Owner

Signed by: _____ ***Date:*** *October 8, 2026*
Dennis R. Kay, President

Signed by: Virginia Telsrow ***Date:*** *October 8, 2026*
Virginia Telsrow, Secretary

(Note: no other signature may be substituted for the Property Owner's Signature.)

AGENDA

RIVALDD FARMS, INC., Applicant

Signed by: _____ ***Date:*** *October 8, 2026*
Dennis R. Kay, President

Signed by: _____ ***Date:*** *October 8, 2026*
Virginia Telsrow, Secretary

Original Signatures are Required

**If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted on the application that the assignee(s) is (are) acting on behalf of the legal entity. In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity. If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest to the letter.*

STATE OF IOWA, COUNTY OF SCOTT) SS:

On this 8th day of October, 2026, before me, a Notary Public in and for Scott County, Iowa, personally appeared Dennis R. Kay and Virginia Telsrow, to me personally known, who being by me duly sworn, did say that that they are the President and Secretary, respectively, of said corporation, that ~~the seal affixed to said instrument is the seal of said corporation, or~~ no seal has been procured by the said corporation, and that said statement was signed ~~and sealed~~ on behalf of said corporation by authority of its board of directors and the said Dennis R. Kay and Virginia Telsrow acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

_____
Notary Public in and for Scott County, Iowa

NOTARIAL SEAL IOWA
TERRY M. GIEBELSTEIN
Commission Number 701019
My Commission Expires
January 3, 2027

AGENDA

Legal Description of Annexation Territory:

Parcels 1, 2, 5 & 6:
That part of the Southwest Quarter of Section 20, Township 79 North, Range 3 East of the 5th P.M., lying North of the center line of the Slopertown Road; containing 129.96 acres, more or less. EXCEPTING that part described on Plat of Survey recorded as Document #3413-98 in the office of the Recorder of Scott County, Iowa. Subject to public right-of-way over the Southerly 33 feet. (Scott Co. Parcel Nos. 93203301, 932035001, 932049003 & 932051002)

Parcel 3 & 4:
The North Half of the Southeast Quarter of Section 20, Township 79 North, Range 3 East of the 5th P.M., except a tract out of the southeast corner of the North Half of the Southeast Quarter, described as follows: Commencing at the northeast corner of the North Half of the Southeast Quarter of said Section 20; thence South 581.4 feet to the point of beginning of tract herein described; thence continuing South 750 feet; thence South 88°58' West 522.72 feet; thence North 750 feet; thence North 88° 58' East 522.72 feet to the point of beginning.
Also excepting therefrom that part described as follows: Part of the N.E. 1/4 of the S.E. 1/4 of Section 20, Township 79 Nortl1, Range 3 East of the 5th P.M., being more particularly described as follows: Beginning at the N.E. corner of the S.E. ¼ of said Section 20; thence South 581.40 feet; thence S. 88° 58' W. 522.72 feet; thence North 581.18 feet; thence N. 88° 55' E. 522.72 feet to the point of beginning. (Scott Co. Parcel No. 932037001 & 932039002)

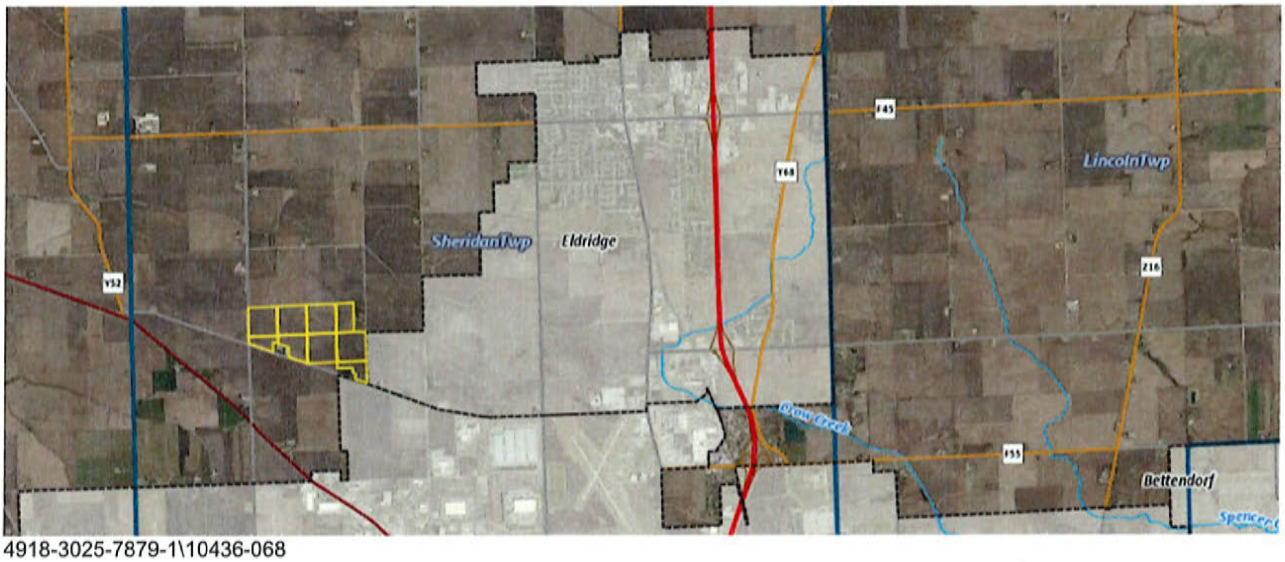
Parcel 7 & 8:
The South Half of the Southeast Quarter of Section 20, Township 79 North, Range 3 East of the 5th P.M. situated in Scott County, Iowa. (Scott Co. Parcel No. 932053001 & 932055001)

Parcel 9:
That part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 79 North, Range 3 East of the 5th Principal Meridian, Scott County, Iowa, lying North of the centerline of Slopertown Road; but excepting 6.26 acres thereof as described in survey recorded as Document No. 2001-29735 in the office of the Scott County Recorder. (Scott Co. Parcel No. 932907004)

AGENDA

Exhibit A
Map of Annexation Territory





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