Eldridge Planning and Zoning Commission
November 19, 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 November 19, 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, Ray Nees, Dale Grunwald and Dietrich Muhs.

The minutes from the October 29, 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 3rd Planned Residential Overlay Addition. Martens present the plat and let the board know that the configuration of the southern lots had changed to accommodate two triplex condos and two duplex condos. All would now have street access and the private drives on the previous plat would be removed. There would be two less lots on the new plat. The commission asked some clarifying questions about how the buildings would be placed on the site. Martens and Grunwald explained the positioning. Motion by Merrick recommending approval. Bauer seconded. Motioned carried 5-0 by voice vote.

Donaubauer explained the rules of the proceedings and asked Martens to present a summary of the rezoning application from the Larry Edward Stoltenberg Marital Trust from SA Suburban Agriculture to I-2 General Industrial. Martens stated that this request was in line with the Future Use Map presented in the 2011 Comprehensive Plan and all the other developable property had already been rezoned in this area. Martens presented the Future Use Map and the current Zoning Map. Martens stated that the northern parcel was shown as light industrial on the Future Use Map and the southern parcel was shown as heavy industrial. Merrick asked about a buffer between this parcel and future residential areas. Martens said that a tier of multifamily would be between the industrial area and the future low density residential area. Martens said that staff recommend approval of the request and said that the Commission should also look at updating the Future Use Map at the same time to show heavy industrial on both parcels. Martin motioned to recommend approval of the rezoning request from SA Suburban Agriculture to I-2 General Industrial and to also update the Future Use Map to heavy use. Merrick seconded. Motion carried 5-0 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 there was some confusion on this issue during the last meeting in connection with the area that staff were requesting to be 35'. Martens stated staff would like a maximum of 33' where the driveway meets the sidewalk, on both sides, and 35' at the property line on the house side of the sidewalk. This would force driveways to be angled back toward the house in the ROW. He said most houses are built with three car garages now. Martens showed some photos of driveways around town. Nees said this would match Bettendorf. The City permits the sidewalk and approach but not the driveway. He said the new measurements would allow a flair of approximately 18" at the curb and a flair of about 2' at a 45-degree angle in the ROW to the property line. Martin made a motion to recommend approval of these changes and Ferguson seconded. Motion carried 5-0 by voice vote.

Donaubauer asked Martens to kick off the discussion about Accessory Buildings. Martens thanked Martin for making a spreadsheet comparing. Eldridge, Davenport, Bettendorf, Ankeny, Marion and North Liberty codes. Martens stated that the 30% rule seemed to be working and that Iowa law prohibits requiring accessory buildings to use certain cladding or finish materials. The Commission discussed the issue with Martens and Nees. Staff explained the 30% rule in depth. Ray clarified the differences between pole barn and conventional construction. The Commission discussed the issue and indicated some of the things they would like to see would be a 20' height limit, a square foot limit of 900-1000 feet and a minimum roof pitch of 4/12. Nees said he would like some time to review the 20' height limit and roof pitch. The Commission agreed to table this issue until their next meeting and Martens and Nees would send out some additional information. Ferguson motioned to table. Merrick seconded. Motion carried 5-0 by voice vote.

Donabauer asked Martens to present the clarification request for the Major Recreational Vehicle ordinance. Martens presented the Major Recreational Vehicle code and code section 35.00 Off-Street Parking Areas and Loading Spaces, 35.03 Location. Martens said that a case could be made that section 35 already required an all weather surface for all parking areas so if the Commission agreed that could simply be referenced in the Major Recreational Vehicle ordinance. The Commission agreed an all weather surface should be required in the side yard. Martens stated that due to plain sight doctrine rules he would not recommend this be extended to the rear yard because that would not be enforceable. Ferguson made a motion to add "Parking in the side yard requires and all weather surface. See 35.00 (4)." to the Major Recreational Vehicle ordinance. Bauer seconded. Motion carried 5-0 by voice vote.

Donabauer asked Martens to present the Voluntary Annexation Application submitted by Rivaldd Farms, Inc. Martens said that the Mayor and City Council have been concerned that Davenport's northwest border extends further west than Eldridge's border does. He stated this would relieve that tension or stress and add nine parcels of taxable land to the City tax rolls. He explained a public hearing was scheduled for January 4, 2027, on this matter and additional notification would be sent out prior to that hearing. Martens said a consultation meeting had been held on November 10, 2026, and Scott County and Sheridan Township had been invited but did not attend. Martens said that the

Commission has been asked to review the application for completeness and make a recommendation to City Council if they choose to. Martin made a motion to recommend approval of the application to City Council. Bauer seconded. Motioned carried 5-0 by voice vote.

Merrick made a motion to adjourn the meeting at 7:32 PM. Seconded by Ferguson. Motion carried 5-0 by voice vote.