



**Eldridge Planning and Zoning Commission
April 17, 2025, 6:00 p.m., Eldridge City Hall**

Minutes

The Eldridge Plan and Zone Commission met in open session in Eldridge City Hall at 6:00 p.m. on April 17, 2025. The meeting was called to order at 6:00 p.m. by Chairman Karl Donaubaauer. Present were Karl Donaubaauer, Dean Ferguson, Mike Martin, Brad Merrick and Scott LaPlante. Jennifer Vittorio was absent. Also present were Brian Dockery, Jeff Martens, Ryan Iossi and Dale Grunwald.

The minutes from the February 27, 2025, meeting were presented for approval. Motion by LaPlante to approve the minutes as presented. Seconded by Martin. Motion carried 5-0 by voice vote.

Donaubaauer reviewed ground rules for the meeting and asked Martens to present the staff review of the request to change the Comprehensive Plan Future Use Map designation for 113 E. Lincoln Road to Commercial from Heavy Industrial. Martens stated that when the future use map was created this was a cement plant and that was why the future use was industrial. Martens and staff agree that now that the area is predominately residential that commercial would be a better use.

Martens presented maps from the agenda packet and went on to state that staff recommended the rezoning changes from I-2 General Industrial to C-3 General Commercial for the same reasons. He said Iossi was contemplating a restaurant/strip mall on this corner and was present to answer questions.

Dockery recommended keeping the area labeled as recreation on the future land use map unless Iossi had a different opinion. The commission discussed the area labeled as recreation surrounding this parcel on the future use map and the consensus was to leave the recreation area alone for now.

Iossi requested Martens to distribute a pamphlet he had created with illustrations of the site and said that he had a verbal agreement with 7 Hills Brewery, a brewery/restaurant out of Dubuque, to be the anchor on this property. He said he also had retail interest and there would be an outdoor seating area.

Donaubaauer asked Grunwald if he had any comments and Grunwald replied he thought this was great.

Martin asked if the building was lossi's or the City's and lossi confirmed it was his and would be coming down. He would leave it up for storage during construction.

Donaubauer closed public comment. Donaubauer clarified that the only thing changing on Comprehensive Future Land Use Map was the Industrial area to Commercial and Martens confirmed it was. Merrick asked if plans involved moving the bike path. lossi said that due to the nature of the agreement with the Rails to Trails program it be difficult to move and it would not be advantageous to his business for him to move it.

lossi said there would be some benefit for the City to maintain a trail head on site down the road. Dockery clarified that the City did not currently own any of the adjacent property for green space. Martin expressed some concerns about parking along 1st Street. Martens stated the City had setbacks that would need to be met for parking. lossi said that a study several years ago showed a turn lane on that corner. Martin commented that this rezoning makes sense.

Merrick made a motion to recommend changing the Comprehensive Land Use Map designation for 113 E. Lincoln Road from Industrial to Commercial. Ferguson seconded. Roll call votes all ayes.

LaPlante made a motion to recommend approval of the application for 113 E. Lincoln Road to be rezoned from I-2 General Industrial to C-3 General Commercial. Martin seconded the motion. Roll call votes all ayes.

LaPlante made a motion to adjourn the meeting at 6:25 p.m. Seconded by Martin. Motion carried.