



**Eldridge Planning and Zoning Commission
December 19, 2024, 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 December 19, 2024. The meeting was called to order at 6:02 p.m. by Chairman Karl Donaubaauer. Present were Karl Donaubaauer, Jennifer Vittorio, Dean Ferguson, Brad Merrick and Scott LaPlante. Mike Martin was absent. Also present were Jeff Martens, Brian Dockery and Dale Grunwald.

The minutes from the November 14, 2024, meeting was presented for approval. Donaubaauer corrected the spelling on a name and Martin had called in an additional comment that he had made during the meeting and asked it be added. Motion by Merrick to approve the minutes as amended. Seconded by Ferguson. Motion carried 5-0 by voice vote.

Donaubaauer asked Martens to present the application and Planned Residential Overlay plat for Grunwald Grove 2nd Addition. Martens presented the request and confirmed that it was substantially in accordance with City Code. Merrick asked the developer a few clarifying questions. LaPlante made a motion to approve the overlay plat. Vittorio seconded the motion. The motion carried 5-0 by voice vote.

Martens presented a revised draft solar ordinance for review by the Commission. Martens confirmed that the staff had done a final review and an inquiry had been made to the City Attorney about adding "Solar Farms" as prohibited use in the I-2 General Industrial District. The City Attorney had confirmed that the language in the I-2 permitted use section allowed for exclusions to be made to uses in I-1 districts. Martens also said that he had become aware that solar ordinances in Missouri had been adding clauses to charge surcharge fees to solar farms per megawatt hour per year through a conversation he had with Councilman Dockery. The commission discussed this and came to a consensus that this would be a good addition to the ordinance. Ferguson made a motion to recommend approval of the ordinance with the addition of a yearly surcharge per megawatt hour at the discretion of the City Council set by resolution. Merrick seconded. Motion carried 5-0 by voice vote.

LaPlante made a motion to adjourn the meeting at 6:42 p.m. Seconded by Merrick. Motion carried 5-0 by voice vote.