

PLANNING & ZONING MEETING AGENDA
Thursday, February 16, 2023 | 6:00 p.m.
Eldridge City Hall | 305 N 3rd Street

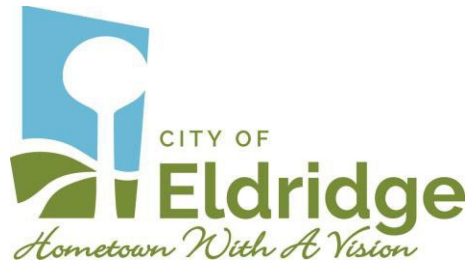
1. Call to Order and Roll Call
2. Approval of the Minutes from the December 1st, 2022 Meeting
3. Consideration of 213 W. Donahue Rezoning Request
4. Review of ordinance 37.00 Signs
5. Miscellaneous ordinance update recommendations
6. Adjournment

Next Meeting: TBD

Karl Donaubaauer
Tisha Bousselet
Terry Harbour

Mike Martin
Nancy Gruber

Brad Merrick
Duane Miller



Planning and Zoning Commission Minutes
2022-12-01

The Eldridge Plan and Zone Commission met in open session at Eldridge City Hall at 6:00 p.m. on December 1, 2022. The meeting was called to order at 5:59 p.m. Present were Karl Donaubaauer, Nancy Gruber, Mike Martin, Brad Merrick, Duane Miller and Terry Harbour. Absent members was Tisha Boussetot. Also present were Jeff Martens, Tony Rupe, Bruce Cheek, Dale Grunwald, Ryan Fick and Mike Janecek.

The minutes from the October 20, 2022 meeting were presented for approval. Motion by Miller to approve the minutes. Second by Gruber. Motion approved 6-0 by unanimous voice vote.

Consideration of approval of Final Plat for Ivy Acres. Martens presented an overview and staff recommendation of approval. Subsequent discussion about temporary access road and explanation of catalyst for construction of this road commenced. Questions were asked about detention ponds, temporary access road and Martens said covenants had not been received but developer had said HOA would be maintaining pond and secondary access road if built. Martens said he would request covenants that clarified this prior to council meeting on Monday. Motion by Harbour to approve Final Plat of Ivy Acres. Second by Martin. Motion approved 6-0 by unanimous voice vote.

Consideration of approval of Final Plat for Townsend Farms 16th Addition. Martens presented an overview and staff recommendation of approval. Motion by Gruber to approve Final Plat for Townsend Farms 16th Addition. Second by Harbour. Motion approved 6-0 by unanimous voice vote.

Consideration of reapproval of Preliminary Plat for Grunwald Grove. Martens presented an overview and staff recommendation of approval. Motion by Miller to reapprove Preliminary Plat for Grunwald Grove. Second by Merrick. Motion approved 6-0 by unanimous voice vote.

Consideration of approval of Final Plat for Grunwald Grove 2nd Addition. Martens presented an overview and staff recommendation of approval. Motion by Miller to approve Final Plat for Grunwald Grove 2nd Addition. Second by Gruber. Motion approved 6-0 by unanimous voice vote.

Motion by Martin to adjourn the meeting. Second by Gruber. Motion approved by unanimous voice vote. Meeting adjourned at 6:45 p.m.

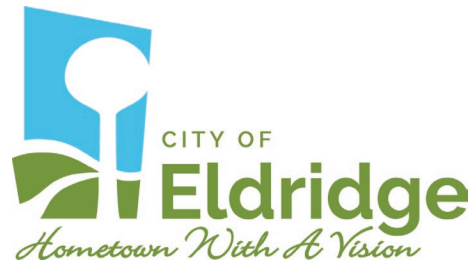
Respectfully submitted,

Jeff Martens, Assistant City Administrator

Karl Donaubaauer
Tisha Boussetot
Terry Harbour

Mike Martin
Nancy Gruber

Brad Merrick
Duane Miller



To: Planning and Zoning Commission
From: Jeff Martens, Assistant City Administrator
Re: 213 W. Donahue St. Rezoning
Date: 02/16/23

Planning and Zoning Commission

Charles Tobey and April Murrell are seeking a rezoning of their property at 213 W. Donahue Street. The property is currently zoned C-2 Neighborhood Commercial and is requested to be rezoned to R-3 Multiple Family Residential. This is what the neighboring properties to the west and north are zoned. This property has always had a single family home on it and the current zoning appears to be an oversight dating back to when the lines were originally drawn as far as I can determine.



Karl Donaubauber
Tisha Bousselot
Terry Harbour

Mike Martin
Nancy Gruber

Brad Merrick
Duane Miller



REZONING APPLICATION

Plan and Zone Commission

Property Address 213 W. Donahue St.

Rezoning Request From C-2 Neighborhood Commercial To R-3 Multifamily Residential

Legal Description of Property ORIGINAL TOWN ELDRIDGE Lot: 009 Block: 007 ORIGINAL TOWN E 30'
ORIGINAL TOWN ELDRIDGE Lot: 008 Block: 007 ORIGINAL TOWN W 20'

Applicant Name Charles Tobey and April Murrell Tobey
Address 213 W. Donahue St.
Phone Number 563-499-5593
Email Address amurrelltobey@gmail.com
Main Contact Person April Murrell Tobey

Title Holder's (If different than applicant)

Name _____
Address _____
Phone Number _____

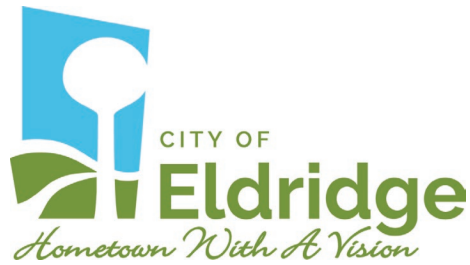
Signature of Applicants (s) April M. Murrell

Intended property use Single Family Residential as is always has been.
(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>N/A</u>	Date Filed <u>2/8/2023</u>
Payment Method		<u>N/A</u>	Meeting Date <u>2/16/23</u>
Courtesy Letters Sent		<u>2/9/2023</u>	



To: Plan and Zone Commission
 From: Jeff Martens, Assistant City Administrator
 Re: Zoning Code Review
 Date: 02/16/23

Plan and Zone Commission,

Notes on Agenda Item #3: Sign Ordinance Review

At the January 5, 2023, Board of Adjustment meeting questions were asked by the BOA concerning the age of our sign ordinance and how long it had been since the council reviewed it. They also wondered what the distance requirements were for surrounding communities concerning the distances between billboards and residential districts. The information below was brought before the City Council on January 23 and they asked that the Planning and Zoning Commission review this information and recommend what changes should be made, if any.

The Eldridge Off-Premise Advertising Sign distance requirements are currently ½ mile (2640') from the nearest other Off-Premise Advertising Sign (billboard) and 1000' from the nearest residential district.

The Iowa DOT requires the following distances between billboards / off premise advertising:
 250 ft. in Cities and 500 ft. in rural areas.

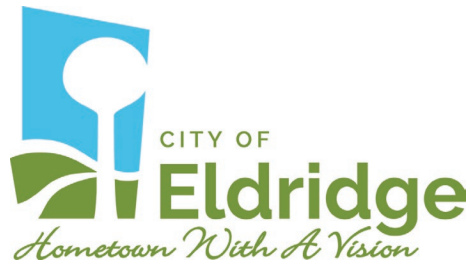
Other cities in Iowa require the following distances:

<u>City:</u>	<u>Distance Between Billboards:</u>	<u>Distance From Residential:</u>
LeClaire (4,708)	I=1000, C-3=700, C-1 Not allowed	Not Specified
DeWitt (5,520)	Not Specified	Owner Consent if block is ½ residential
Bettendorf (39,327)	1500 Ft.	Not Specified
Bloomfield (2,684)	100 Ft.	35 Ft.
Cedar Rapids (136,774)	1000 Ft.	35 Ft.
Clinton (25,900)	800 Ft.	200 Ft.
Davenport (101,009)	1500 Ft.	100 Ft.
Dubuque (59,119)	1500 Ft.	100 Ft.
Lisbon (2,238)	100 Ft.	100 Ft.
Waterloo (66,941)	350 Ft.	Not Specified
Washington (7,255)	Not Specified	40 Ft.
Ottumwa (25,350)	300 Ft.	Not Specified
Mt. Pleasant (8,982)	600 Ft.	50 Ft.

Karl Donaubaauer
 Tisha Boussetlot
 Terry Harbour

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 Duane Miller



The following changes to the sign ordinance are recommended by city staff. Changes are noted in red:

37.04 REMOVAL AND CONFORMANCE REQUIREMENTS. It is the intent of this section to recognize that the eventual elimination, as expeditiously as it is reasonable, of existing signs that are not in conformity with the provisions of this section is as much a subject of the health, safety, and welfare of the public as is the prohibition of new signs that would violate the provisions of this section. It is also the intent of this section that any elimination of non-conforming signs shall be ~~effected~~ **affected** so as to avoid any unreasonable invasion of established private property rights. The Building Inspector **or Zoning Officer** shall cause removal of a sign or sign structure if the property owner fails to comply with the standards of this section within ten (10) days after being issued a written notification from the building inspector. Any expense incurred by the City in removing or repairing the sign or sign structure shall be paid by the owner of the property to which the sign is attached. **Yard signs, as defined in this chapter, found in violation of this chapter can be removed and disposed of by the Zoning Officer, or their designee, without notice.**

37.05 PERMITTED SIGN WITHIN ZONING DISTRICTS

F. The City Administrator or Zoning Officer is allowed to offer exceptions to non-profit groups for temporary signs, banner and yard signs for the promotion of their events.

37.06 SPECIFIC SIGN REGULATIONS

A. Type: Each sign has a "Type Str." item which shows the permitted type of sign structure which is permitted as shown in the applicable table.

7. "Yard" shall indicate a common yard sign typically two-faced most commonly 24" x 18" but up to 4' x 8' set on wire frame or posts that stick into the ground.

"Yard" will then be added to the Type Str: in the following categories:

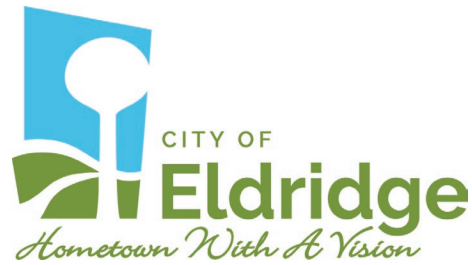
08 For Sale, For lease and Open House.

10 Garage Sale Signs.

15 Off-Premise Advertising.

18 On-Premise Identification and Advertising Sign.

21 Political Signs.



Notes on Agenda Items #4: Miscellaneous Code Updates

The following are recommended changes to Title D by city staff. Changes are noted in red:

28.00 I-1 LIGHT INDUSTRIAL DISTRICT.

28.01 PRINCIPAL PERMITTED USES.

R. Automobile, boat, farm implement, machinery, motor vehicle and mobile home sales not including junk yards;

29.00 I-2 GENERAL INDUSTRIAL DISTRICT.

29.02 PERMITTED USES ON REVIEW.

H. Automobile, boat, farm implement, machinery, motor vehicle and mobile home sales not including junk yards;

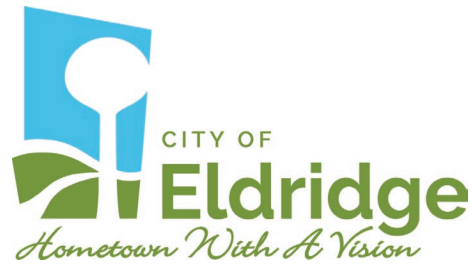
35.00 OFF-STREET PARKING AREAS AND LOADING SPACES.

3. Location

H. Design, Development and Maintenance.

5. Within the I-1 and I-2 zoning districts, **or P/M with a Use on Review**, only those parking areas and driveways located between the building line and the street right of way shall be required to be surfaced with an all – weather surfacing. All other parking areas and driveways located behind the building line may be a rock surface that is treated and maintained with oil, calcium chloride, seal coat or other equivalent type material, which creates a dust free surface and is kept free of weeds and other vegetation.

8. Storage areas located in the I-1 and I-2 zoning districts, **or P/M with a Use on Review**, for the storage of materials and equipment used or produced in the conduct of the business and for which access to the area is restricted to employees of the company only, may be a rock surface that is treated and maintained with oil, calcium chloride, sealcoat or other equivalent type material, which creates a dust free surface and is kept free of weeds and other vegetation. Any driveway necessary to access the storage area must meet the all weather surfacing requirements of parking areas.



38.00 FENCES/SCREENING/WALLS.

Fences, screening and walls are considered structures and as such must conform to district setbacks. No fence shall be allowed to be constructed closer to a front lot line than that of the principal building that exists on the lot. **Lots that have a second or third front lot line as defined by city code can consider the second or third lot line directly opposite the front of the principal building as the rear lot line for purposes of fences, screening and wall setbacks. For lots with more than two front lot lines front yards will be determined by the Zoning Officer or Building Official.** Decorative corner treatments which do not exceed six (6) feet in length or three (3) feet in height are not considered fences, screening or walls. Fencing, screening or walls in non-residential districts erected for security or privacy purposes will be considered upon review. Fences erected to secure swimming pools must conform to Title C Chapters 10 and 11 of the City Code of Eldridge, Iowa.

Karl Donaubaauer
Tisha Boussetot
Terry Harbour

Mike Martin
Nancy Gruber

Brad Merrick
Duane Miller