CITY COUNCIL MEETING AGENDA
Monday March 6, 2023 7:00 PM
Eldridge Community Center 400 S 16th Ave Eldridge IA 52748

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment

5. Mayor's Agenda
   A. Awards Ceremony for Kings Material Incident
   B. Consideration to Approve City Council Minutes from February 18th, 2023 and February 20th, 2023
   C. Consideration to Approve Bills Payable

6. Old Business
   A. Consideration of Second Reading of Ordinance 2023-06 Adopting Iowa Mechanical, Electrical and Plumbing Codes
   B. Consideration of Second Reading of Ordinance 2023-07 Updating City Sign Regulations
   C. Consideration of Second Reading of Ordinance 2023-08 Updating Permitted Uses in Light Industrial and General Industrial Zones
   D. Consideration of Second Reading of Ordinance 2023-09 Updating Parking Surface Requirements in Public/Municipal Zones
   E. Consideration of Second Reading of Ordinance 2023-10 Updating Fencing Regulations

7. New Business
   A. Open Public Hearing on Rezoning of 213 W Donahue Street from C-2 Central Business District to R-3 Multiple Family Residential District
   B. Close Public Hearing on Rezoning of 213 W Donahue Street from C-2 Central Business District to R-3 Multiple Family Residential District
   C. Consideration of First Reading of Ordinance 2023-11 Rezoning 213 West Donahue Street from C-2 Central Business District to R-3 Multiple Family Residential District

8. Adjournment

Next Meeting Monday March 20th at Eldridge City Hall 305 N 3rd Street

Mayor Frank King
Councilman Adrian Blackwell
Councilman Bruce Cheek
Councilman Bernie Peeters
Councilman Brian Dockery
Councilman Daniel Collins

City of Eldridge
MEMORANDIUM

To: Mayor & City Council
From: Tony Rupe, City Administrator
Re: Awards Ceremony
Date: 2/24/23

Mayor and Council

At the beginning of the 3/6/23 City Council meeting, the City and Eldridge Police Department will be conducting an Awards and Appreciation Ceremony for those involved with the life saving incident at Kings Materials on December 28, 2022. The ceremony will include members of the Eldridge Police Department, Eldridge Fire Department, Medic EMS, Scott County Sheriff's, SECC Dispatch, University of Iowa Hospital, and AirCare Emergency Transport.

Mayor Frank King
Councilman Adrian Blackwell
Councilman Bruce Cheek
Councilman Daniel Collins
Councilman Bernie Peeters
Councilman Brian Dockery

AGENDA

City of Eldridge City Council Meeting Minutes

The City of Eldridge, Iowa met in an open session at Eldridge City Hall at 9:02 a.m., February 18, 2023.

Council Members Present: Bruce Cheek, Dan Collins, Brian Dockery
Council Members Absent: Bernie Peeters, Adrian Blackwell
Presiding: Mayor Frank King
Also present: Tony Rupe, Mark Ridolfi

Motion by Dockery to approve the agenda. Second by Collins. Motion approved unanimously by voice vote.

New Business

Tony Rupe requested that the City Council authorize City staff to advertise for the City Clerk position and the City Administrator position. Motion by Dockery to authorize advertisements. Second by Cheek. Motion approved unanimously by voice vote.

Tony Rupe requested authorization from the City Council to proceed with a truck purchase for the sewer department. Staff currently has located a 2022 F-350 at Lindquist Ford. Dockery made a motion to authorize the purchase of this truck, or another truck within the budgeted amount of $50,000.00. Second by Collins. Motion approved unanimously by voice vote.

Dockery made a motion to adjourn at 9:16 a.m. Second by Collins. Motion approved unanimously by voice vote.

Frank King	Tony Rupe
Mayor	City Administrator

City of Eldridge City Council Meeting Minutes

The City of Eldridge, Iowa met in an open session at Eldridge City Hall at 7:05 p.m., February 20, 2023.

Council Members Present: Bruce Cheek, Dan Collins, Brian Dockery, Bernie Peeters & Adrian Blackwell
Presiding: Mayor Frank King
Also present: Jeff Martens, Ashley Lacey, Marty O'Boyle, Ray Neese, Dale Grunewald, Richard, and Glendena Heiman.

Motion by Dockery to approve the agenda. Second by Collins. Motion approved unanimously by voice vote.

Mayor's Agenda

Motion by Cheek to approve City Council Minutes from February 6, 2023. Second by Blackwell. Motion approved unanimously by voice vote.

Motion by Dockery to approve the bills payable in the amount of $169,903.80. Second by Peeters. Motion approved unanimously by voice vote.

Motion by Dockery to approve the Liquor License Renewal for Hy Vee. Second by Cheek. Motion approved unanimously by voice vote.

Motion by Dockery to approve the Liquor License Renewal for Rustic Ridge, contingent on checking why the individual is listed as Rustic Ridge, instead of the current owner. Second by Blackwell. Motion approved unanimously by voice vote.

Old Business

Mayor King verified with city staff that no comments or concerns had been received after the second reading of Ordinance 2023-02. Motion by Blackwell to approve the third and final reading of Ordinance 2023-02 Updating Sanitary Sewer Rates. Second by Cheek. Roll Call vote indicated Peeters (Aye), Dockery (Aye). Collins (Aye), Blackwell (Aye), and Cheek (Aye), Motion passes 5-0.

Mayor King verified with city staff that no comments or concerns had been received after the second reading of Ordinance 2023-04. Motion by Peeters to approve the third and final reading of Ordinance 2023-04 Setting Golf Cart Regulations. Second by Blackwell. Roll Call vote indicated Dockery (Aye), Collins (Aye), Blackwell (Aye), Cheek (Aye), and Peeters (Aye). Motion passes 5-0.

Mayor King verified with city staff that no comments or concerns had been received after the second reading of Ordinance 2023-05. Motion by Collins to approve the second reading of Ordinance 2023-05 Updating No Parking Zones. Second by Dockery. Roll Call vote indicated Collins (Aye), Blackwell (Aye), Cheek (Aye), Peeters (Aye), and Dockery (Aye). Motion passes 5-0.

New Business

Motion by Dockery, second by Peeters to open the public hearing of FY24 maximum property tax dollar at 7:15 p.m. Motion approved unanimously by voice vote. No comments were made.

Motion by Dockery, second by Blackwell to close the public hearing of FY24 maximum property tax dollar at 7:16 p.m.

Motion by Collins, second by Dockery to approve Resolution 2023-06 approving FY24 Maximum Property Tax Dollars. Roll Call vote indicated Collins (Aye), Blackwell (Aye), Cheek (Aye), Peeters (Aye), and Dockery (Aye). Motion passes 5-0.

The North Scott School District requested a waiver for only installing a sanitary sewer main on the south edge of the property since that is where the building will be placed. The city staff reviewed this request and recommended that we approve the waiver as they find it highly improbable that the extended sanitary sewer would ever be needed or used. If the city does ever need the sewer main they will act on the waiver. Motion by Dockery, second by Blackwell to approve the waiver for the North Scott School District to grant the waiver. Roll Call vote indicated Blackwell (Aye), Cheek (Aye), Peeters (Aye), Dockery (Aye), and Collins (Aye). Motion passes 5-0.

City Council discussed a proposed ordinance amending the Eldridge City code to align with the State of Iowa's Mechanical, Electrical, and Plumbing Codes. Currently, they are using the 2015 Building Code for Mechanical and Plumbing and the 2020 Building Code for Electrical. The biggest change for the electrical code is that the State requires a surge protector on the house and requires an external disconnect on the meter box. Motion by Cheek, second by Peeters to approve the first reading of Ordinance 2023-06 adopting the State of Iowa's Mechanical, Electric, and Plumbing codes. Roll Call vote indicated Cheek (Aye), Peeters (Aye), Dockery (Aye), Collins (Aye), and Blackwell (Aye). Motion passes 5-0.

City Council discussed Ordinance 2023-07 Updating City Sign Regulations. Yard Signs are now defined as one or two-faced signs ranging in size from 24"x18" and up to 4'x8' set on wireframes or posts that imbed the ground. The Zoning Officer or other designees may remove the yard sign if in violation of the ordinance. Motion by Peeters, second by Blackwell to approve the first reading of Ordinance 2023-07 Updating City Sign Regulations. Roll Call vote indicated Peeters (Aye), Dockery (Aye), Collins (Aye), Blackwell (Aye), and Cheek (Aye). Motion passes 5-0.

Motion by Dockery, second by Cheek to approve the first reading of Ordinance 2023-08, Updating Permitted Uses in a Light Industrial and General Industrial Zone, after discussing what this meant. In I-1 Light Industrial District, automobile, boat, farm implement, machinery, motor vehicle, and mobile homes sales, not including junk yards will be a permitted use, and they approved to allow Use on Review for the same types of businesses in I-2 General Industrial District. Roll Call vote indicated Collins (Aye), Blackwell (Aye), Cheek (Aye), Peeters (Aye), and Dockery (Aye). Motion passes 5-0.

City Council discussed a proposed ordinance amending the Eldridge code for gravel use. This amendment, it would allow Public/Municipal Districts a Use on Review to approve gravel in parking and driveways behind the building line. Motion by Blackwell, second by Peeters of the first reading of Ordinance 2023-09 Updating Parking Surface Requirements in Public/Municipal Zones.

Roll Call vote indicated Blackwell (Aye), Cheek (Aye), Peeters (Aye), Dockery (Aye), and Collins (Aye). Motion passes 5-0.

Motion by Peeters, second by Cheek to approve the first reading of Ordinance 2023-10 Updating Fencing Regulations after explaining the changes presented. When a property owner's yard backs up to a roadway their backyard is considered a front yard. This ordinance would allow lots that have a second or third front lot line directly opposite the front of the principal building as the rear lot line for purposes of fences, screening, and wall setbacks. Roll Call vote indicated Cheek (Aye), Peeters (Aye), Dockery (Aye), Collins (Aye), and Blackwell (Aye). Motion passes 5-0.

Dockery made a motion to adjourn at 8:01 p.m. Second by Collins. Motion approved unanimously by voice vote.

Frank King	Ashley Lacey
Mayor	Billing Clerk

Claims Report

A & A Air Cond & Refrigeration, Ice Machine Rental	$	66.88
Access Systems Leasing, Copier Lease	$	340.02
Advance Auto Parts, Parts	$	10.15
Alliant Energy Co., Utility	$	467.97
Always Clean LLC, Office Cleaning	$	1,181.25
Amazon Capital Services, PD Clothing	$	363.64
American Legal, City Code Update	$	179.55
Aqua-Tech Car Wash, Fleet Car Washes	$	65.00
Auxient, Health Insurance	$	1,625.56
Brian Wessel, Clothing	$	59.98
Caseys, Haxton Retirement Party	$	67.51
CCP Industries Inc., Shop Towels	$	130.70
Central Scott Telephone, Phone/Internet	$	1,060.64
CNH Capital, Filters, Pins, Cutting Edge	$	1,422.10
Davenport Printing Company, Martens Business Cards	$	58.00
Eldridge Electric, Street Lights	$	3,570.84
Eldridge Welding, Ballast Box Materials	$	124.00
EMC Insurance Companies, Insurance	$	4,500.83
Farm & Fleet, Shop Supplies	$	311.62
G T Sports Unlimited, Employee T-Shirts/Clothing	$	847.00
Humane Society, Boarding Fees	$	350.00
IAWEA, Membership, General Engineering	$	20.00
Interstate Battery, Camera Trailer Battery	$	122.95
Menards, Lab Supplies, Bathroom Fan	$	126.75
Midwest Wheel, Spring Brake Camshaft	$	67.69
MRA, Handbook Services	$	35.00
Napa Auto Parts, Filters, Plugs, Bearings, Hoses	$	1,051.80

North Scott Press, Publishing	$	328.05
Northern Tool, Chainsaw, sharpener, punches, and chisels	$	215.45
Office Specialists, Copy Paper	$	49.99
Payroll	$	90,512.85
Republic Services, Garbage Service	$	31,911.25
River Valley Cooperative, Diesel	$	1,342.82
River Valley Turf, Drive Shaft Gear Housing	$	290.56
RNJS Distribution Inc., Bottled Water	$	32.10
Safety Kleen, Part Washer Service	$	338.76
Sam's Club, Plates and Forks	$	44.47
Shared IT, IT Services	$	1,330.28
Shive-Hattery Engineers, General Engineering	$	19,296.65
Thompson Truck & Trailer, 94 Dump Truck Hose/T-Stat	$	89.48
TSS, Drug Screening	$	312.50
USPS, Postage	$	21.27
Van Meter, Fuses	$	83.11
Visit Quad Cities, Quarterly Funding	$	750.00
Walmart, Door Stop/Hanger	$	7.63
Wex Bank, Fuel	$	4,719.15
Total Bills Payable	**$**	**169,903.80**

City of Eldridge
MEMORANDIUM

To: Mayor & City Council
From: Tony Rupe, City Administrator
Re: Bills Payable Highlights
Date: 3/6/23

Below are the Bills Payable highlights for the March 6, 2023 City Council meeting.

Lindquist Ford $49,007.00
Purchase of a 2022 F-350 pickup truck. Truck was budget for in the current fiscal year and approved by council on 2/18/23.

Rhino Industries $4,899.00
220 gallon tote of polymer for the sewer sludge press.

Shive Hattery $13,360.21
General project engineering. Ivy Acres Development will be billed for $11,22.71 of this amount for new subdivision construction observation.

Shive Hattery $5,325.00
Design fees for the Townsend Farms Shared Use Path per the contract agreement.

Mayor Frank King
Councilman Adrian Blackwell
Councilman Bruce Cheek
Councilman Daniel Collins
Councilman Bernie Peeters
Councilman Brian Dockery

Bills Payable March 6, 2023

Police	001-5-110-6725	Access Systems Leasing	EPD Copier	$	345.29
Streets	001-5-210-6310	Access Systems Leasing	City Shop Copier	$	177.46
Finance	001-5-620-6340	Access Systems Leasing	City Hall Copier	$	179.23
Comm Policing	008-5-110-6602	Advantage Advertising	Shipping	$	44.70
Legal	001-5-640-6411	Ahlers & Cooney P.C.	City Auditor Response	$	133.00
Sewer	610-5-815-6230	Anthony Rupe	Training fee, hotel, milage, reimb	$	663.76
Split	820-5-001-6183	Auxiant	Self-Insurance	$	548.39
Streets	001-5-210-6310	Cintas Corporation	Floor Mats	$	45.48
Police	001-5-110-6727	Clinton County Sportsmans Club	Shooting Range Dues 2023	$	400.00
Self Insurance	820-5-820-6151	Cobra Help	Insurance	$	22.40
Split	Split	Delta Dental	Dental	$	1,252.83
Vehicle Maint	001-5-299-63323	Eldridge Welding	1995 Grain Truck repair	$	141.00
Sewer	610-5-815-6320	Fastenal Company	Stainless Pump Bolts	$	42.60
Sewer	610-5-815-6332	Four Winds	2022 F-350 Bed Liner	$	545.00
Vehicle Maint	001-5-299-63322	Gillespie Auto Electric	Chipper Alternator	$	65.00
Sewer	610-5-815-6181	Grainger	Safety Glasses	$	76.68
Vehicle Maint	001-5-299-63323	Henderson Products	2011 F350 12V Actuator	$	34.01
Vehicle Maint	001-5-299-63323	IA Dept Transportation	Motor Grader Blades	$	1,023.36
Finance	001-5-620-6414	League Of Wisconsin	City Admin Advertisment	$	150.00
Sewer	614-5-815-6727	Lindquist Ford	2022 F-350 Pickup	$	48,007.00
Road Use	110-5-210-6530	Manatts Inc	Coldmix	$	407.70
Streets	001-5-210-6310	Menards	LED Work Light	$	59.99
Streets	001-5-210-6310	Merschman Hardware	Staples	$	9.18
Streets	001-5-210-6310	Merschman Hardware	Light Fixture Kirby Bldg	$	40.44
Streets	001-5-210-6310	Merschman Hardware	Filter	$	25.99
Streets	001-5-210-6310	Merschman Hardware	Bolts Kirby Bldg Lights	$	18.40
Streets	001-5-210-6310	Merschman Hardware	Grbg Bags Shop	$	16.99
Streets	001-5-210-6512	Merschman Hardware	Chainsaw Chain	$	35.98
Vehicle Maint	001-5-299-6332	Merschman Hardware	Unit 511 Radar Mount	$	5.49
Vehicle Maint	001-5-299-63322	Merschman Hardware	Tube Heat Shrink	$	7.58
Vehicle Maint	001-5-299-63322	Merschman Hardware	Mouting Tape	$	10.99
Vehicle Maint	001-5-299-63322	Merschman Hardware	Street Sweeper Gb Truck Repai	$	29.98
Vehicle Maint	001-5-299-63322	Merschman Hardware	Misc Fasteners	$	3.96
Vehicle Maint	001-5-299-63322	Merschman Hardware	#18 Salt Spreader	$	12.20
Vehicle Maint	001-5-299-6504	Merschman Hardware	Weatherstrip	$	12.99
Administration	001-5-611-6310	Merschman Hardware	City Hall Roof Repair	$	19.98
Sewer	610-5-815-6310	Merschman Hardware	Bolts	$	5.59
Vehicle Maint	001-5-299-63322	Midwest Wheel	Chipper V Belt	$	22.12
Vehicle Maint	001-5-299-63323	Midwest Wheel	2016 Grabage Truck Batt Cables	$	66.42
Finance	001-5-620-6506	Office Specialists	Copy Paper	$	142.95
Split	Split	Payroll	Payroll	$	84,071.31
Streets	001-5-210-6310	Plumb Supply	Stool Repair Kit	$	55.23
Streets	001-5-210-6310	Quad Cities TAS	Answering Service	$	30.42

Sewer	610-5-815-6373	Quad Cities TAS	Answering Service	$	30.41
Sewer	610-5-815-6501	Rhino Industries	Sludge Ploymer	$	4,899.00
Streets	001-5-210-6331	River Valley Cooperative	Diesel	$	657.82
Streets	001-5-210-6331	River Valley Cooperative	Diesel	$	747.60
Police	001-5-110-6599	RNJS Distribution Inc.	Water Cooler	$	38.83
Finance	001-5-620-6506	RNJS Distribution Inc.	Water Cooler	$	38.82
Police	001-5-110-6413	Scott County Sheriffs Dept.	Booking Fees	$	350.00
Police	001-5-110-6506	Secretary Of State	Ofc Johnson Notary Fee	$	30.00
Finance	001-5-620-6319	Shared IT	Server License	$	1,076.00
Administration	001-5-611-6407	Shive-Hattery Engineers	General Engineering	$	13,360.21
Sales Tax	121-5-750-6407	Shive-Hattery Engineers	Townsend Farms Shared Use Path	$	5,325.00
Sales Tax	121-5-750-6727	Shive-Hattery Engineers	Intersection Observation	$	1,280.94
Vehicle Maint	001-5-299-63323	Thompson Truck & Trailer	1995 Dump Truck Battery	$	179.98
Split	Split	Unum	Insurance	$	700.74
Finance	001-5-620-6508	USPS	Postage	$	1,000.00
Sewer	610-5-815-63201	Van Meter Industrial	Fuses	$	27.70
Police	001-5-110-6373	Verizon Wireless	Wireless Service	$	610.55
Inspections	001-5-170-6373	Verizon Wireless	Wireless Service	$	41.63
Streets	001-5-210-6373	Verizon Wireless	Wireless Service	$	190.99
Finance	001-5-620-6373	Verizon Wireless	Wireless Service	$	57.81
Sewer	610-5-815-6373	Verizon Wireless	Wireless Service	$	122.67
Split	Split	Welmark	Insurance	$	20,643.27
				$	**190,419.04**

City of Eldridge
MEMORANDIUM

To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Ordinance Updating Plumbing, Electrical and Mechanical Code
Date: 2/20/23

Mayor and City Council,

This ordinance update officially adopts the State of Iowa Plumbing, Electrical and Mechanical code so that the City of Eldridge code and the State of Iowa code are in alignment.

This is a combined initiative of Eldridge, Bettendorf, Davenport and Scott County. We will all be moving forward with this ordinance at the same time.

Mayor Frank King
Councilman Adrian Blackwell
Councilman Bruce Cheek
Councilman Daniel Collins
Councilman Bernie Peeters
Councilman Brian Dockery

ORDINANCE 2023-06

AN ORDINANCE AMENDING TITLE C, CHAPTER EIGHT, SECTION 8.00, 9.00 AND 10.00 OF THE ELDRIDGE CITY CODE BY AMENDING THE PERMIT FEE SCHEDULE, REPEALING ALL ORDINANCES IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Section One Title C, Chapter 8, Section 8.00 of the Eldridge City Code is added with the following language:

8.00 Iowa Plumbing Code. The Plumbing Code as adopted and amended by the State of Iowa Administrative Code 641 Chapter 25 is hereby adopted by reference as the plumbing code for the City of Eldridge, Iowa, subject to the amendments and adoptions by the State of Iowa Department of Public Safety. Fees for permitting shall be as required as adopted in the Eldridge Fee Schedule.

Section Two Title C, Chapter 8, Section 9.00 of the Eldridge City Code is added with the following language:

9.00 National Electrical Code. The National Electrical Code (NFPA-70) as adopted and amended by the State of Iowa is hereby adopted by reference as the electrical code for the City of Eldridge Iowa, subject to the amendments and adoptions by the State of Iowa Department of Public Safety. Fees for permitting shall be as required as adopted in the Eldridge Fee Schedule.

Section Three Title C, Chapter 8, Section 10.00 of the Eldridge City Code is deleted and replaced with the following language:

10.00. Iowa Mechanical Code. The Iowa Mechanical Code as adopted and amended by the State of Iowa Administrative Code 641 Chapter 61 is hereby adopted by reference as the mechanical code for the City of Eldridge, Iowa, subject to the amendments and adoptions by the State of Iowa Department of Public Safety. Fees for permitting shall be as required as adopted in the Eldridge Fee Schedule.

Section Four. Effective Date. This ordinance shall take effect upon passage and publication according to law with enforcement beginning April 1st, 2023.

Mayor Frank King
Councilman Adrian Blackwell
Councilman Bruce Cheek
Councilman Daniel Collins
Councilman Bernie Peeters
Councilman Brian Dockery

PASSED AND APPROVED THIS 20TH DAY OF MARCH, 2023.

Attest:

Mayor, Frank King

Tony Rupe, City Administrator

Blackwell	☐Yea	☐Nay	☐Absent
Cheek	☐Yea	☐Nay	☐Absent
Collins	☐Yea	☐Nay	☐Absent
Dockery	☐Yea	☐Nay	☐Absent
Peeters	☐Yea	☐Nay	☐Absent

City of Eldridge MEMORANDIUM

To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Ordinance 2023-07
Date: 2/20/23

Mayor and City Council,

On Thursday, February 16 the Planning and Zoning Commission met to discuss changes to the Sign Ordinance and miscellaneous Zoning Code updates recommended by city staff.

The following changes were discussed and approved by the commission at that meeting and are being presented as Ordinance 2023-07 which is a sign ordinance update. Changes to the current code are noted in red. If you have any questions on these changes I am happy to answer them prior to the meeting on Monday:

Title D, Chapter 2, Section 37 Signs. These changes were made to better define "Yard Signs" and give city staff additional authority to deal with violations of the use of these signs within the city. The written notice requirement and 10 day notice period that is required to deal with violations in this chapter leave a loop-hole that allows the placement of "Yard Signs" wherever a person wants with no repercussions. These changes will allow for better regulation of these violations:

37.04 REMOVAL AND CONFORMACE 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 or Zoning Officer. 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

City of Eldridge
MEMORANDIUM

A. Type: Each sign has a "Type Str." (structure) 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 one or two-faced most commonly 24” x 18” but up to 4’ x 8’ set on wire frame or posts that imbed in 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.

Mayor Frank King
Councilman Adrian Blackwell
Councilman Bruce Cheek
Councilman Daniel Collins
Councilman Bernie Peeters
Councilman Brian Dockery

ORDINANCE 2023-07

AN ORDINANCE AMENDING TITLE D, CHAPTER TWO, SECTION 37.00 SIGNS OF THE ELDRIDGE CITY CODE MAKING THE FOLLOWING CHANGES, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Section One.

Title D, Chapter Two, Section 37.04 REMOVAL AND CONFORMANCE REQUIREMENTS is amended by removing the following language:

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 so as to avoid any unreasonable invasion of established private property rights. The building inspector 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.

Section Two.

Title D, Chapter Two, Section 37.04 REMOVAL AND CONFORMANCE REQUIREMENTS is amended by adding the following language:

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 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 or Zoning Officer. 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.

Section Three.

Title D, Chapter Two, Section 37.06 SPECIFIC REGULATIONS is amended by removing the following language:

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.

Section Four.

Title D, Chapter Two, Section 37.06 SPECIFIC REGULATIONS is amended by adding the following language:

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

Section Five.

Title D, Chapter Two, Section 37.06 SPECIFIC REGULATIONS is amended by adding the following language:

7. “Yard” shall indicate a common yard sign one or two-sided most commonly 24”x18” but up to 4’x8’ set on wire frame or posts that imbed in the ground.

Section Six.

Title D, Chapter Two, Section 37.07 TABLE OF SIGN TYPES, DEFINITIONS, AND RESTRICTIONS is amended by adding “Yard” to the “Type Str:” in the following tables:

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.

Section Seven. Repealer**.** All ordinances, resolutions, and parts of ordinances and resolutions in conflict with this ordinance are hereby repealed.

Section Eight. Effective date. This ordinance shall take effect upon its passage and publication as provided by law.

PASSED AND APPROVED THIS 20TH DAY OF MARCH, 2023.

Attest:

_____ _____

Mayor, Frank King Tony Rupe, City Administrator

Blackwell	☐Yea	☐Nay	☐Absent
Cheek	☐Yea	☐Nay	☐Absent
Collins	☐Yea	☐Nay	☐Absent
Dockery	☐Yea	☐Nay	☐Absent
Peeters	☐Yea	☐Nay	☐Absent

City of Eldridge
MEMORANDIUM

To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Ordinance 2023-08
Date: 2/20/23

Mayor and City Council,

On Thursday, February 16 the Planning and Zoning Commission met to discuss changes to the Sign Ordinance and miscellaneous Zoning Code updates recommended by city staff.

The following changes were discussed and approved by the commission at that meeting and are being presented as Ordinance 2023-08 which is an automobile and similar sales ordinance update. Changes to the current code are noted in red. If you have any questions on these changes I am happy to answer them prior to the meeting on Monday:

Title D, Chapter 2, Sections 28 and 29 to allow automobile and similar sales in I-1 Light Industrial Districts as a permitted use and I-2 General Industrial Districts as a permitted use on review. Currently automobile and similar sales are only allowed in a C-3 General Commercial District but they do exist in I-1 and I-2 Districts and are a good fit there:

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;

Mayor Frank King
Councilman Adrian Blackwell
Councilman Bruce Cheek
Councilman Daniel Collins
Councilman Bernie Peeters
Councilman Brian Dockery

AGENDA

ORDINANCE 2023-08

AN ORDINANCE AMENDING TITLE D, CHAPTER TWO, SECTION 28 I-1 LIGHT INDUSTRIAL DISTRICT AND SECTION 29 I-2 GENERAL INDUSTRIAL DISTRICT OF THE ELDRIDGE CITY CODE BY UPDATING PRINCIPAL AND PERMITTED USES ON REVIEW, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Section One.

Title D, Chapter Two, Section 28.01 PRINCIPAL PERMITTED USES. The following is added:

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

Section Two.

Title D, Chapter Two, Section 29.02 PERMITTED USES ON REVIEW. The following is added:

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

Section Three. Repealer**.** All ordinances, resolutions, and parts of ordinances and resolutions in conflict with this ordinance are hereby repealed.

Section Four. Effective date. This ordinance shall take effect upon its passage and publication as provided by law.

PASSED AND APPROVED THIS 20TH DAY OF MARCH, 2023.

Attest:

_____ _____

Mayor, Frank King Tony Rupe, City Administrator

Blackwell	☐Yea	☐Nay	☐Absent
Cheek	☐Yea	☐Nay	☐Absent
Collins	☐Yea	☐Nay	☐Absent
Dockery	☐Yea	☐Nay	☐Absent
Peeters	☐Yea	☐Nay	☐Absent

City of Eldridge
MEMORANDIUM

To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Ordinance 2023-09
Date: 2/20/23

Mayor and City Council,

On Thursday, February 16 the Planning and Zoning Commission met to discuss changes to the Sign Ordinance and miscellaneous Zoning Code updates recommended by city staff.

The following changes were discussed and approved by the commission at that meeting and are being presented as Ordinance 2023-09 which is a gravel use ordinance update. Changes to the current code are noted in red. If you have any questions on these changes I am happy to answer them prior to the meeting on Monday:

Title D, Chapter 2, Section 35 to allow the use of gravel for parking and driveways, and for storage areas, in P/M – Public and Municipal Districts as it is in I-1 Light Industrial Districts and I-2 General Industrial Districts as a permitted use on review. This would allow the city and school district to use gravel for limited appropriate projects with Board of Adjustment approval:

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.

Mayor Frank King
Councilman Adrian Blackwell
Councilman Bruce Cheek
Councilman Daniel Collins
Councilman Bernie Peeters
Councilman Brian Dockery

ORDINANCE 2023-09

AN ORDINANCE AMENDING TITLE D, CHAPTER TWO, SECTION 35.00 OFF-STREET PARKING AND LOADING SPACES OF THE ELDRIDGE CITY CODE BY ADDING P/M – PUBLIC AND MUNICIPAL AS A DISTRICT THAT CAN USE GRAVEL FOR SOME PARKING, DRIVEWAY AND STORAGE AREAS WITH A USE ON REVIEW, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Section One.

Title D, Chapter Two, Section 35.03 LOCATION. LETTER H is amended by removing the following language:

5. Within the I-1 and I-2 zoning districts, only those parking areas and driveways located between the building line and the street right of way shall be required to be surface 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 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.

Section Two.

Title D, Chapter Two, Section 35.03 LOCATION. LETTER H is amended by adding the following language:

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.

Section Three. Repealer**.** All ordinances, resolutions, and parts of ordinances and resolutions in conflict with this ordinance are hereby repealed.

Section Four. Effective date. This ordinance shall take effect upon its passage and publication as provided by law.

PASSED AND APPROVED THIS 20TH DAY OF MARCH, 2023.

Attest:

_____ _____

Mayor, Frank King Tony Rupe, City Administrator

Blackwell	☐Yea	☐Nay	☐Absent
Cheek	☐Yea	☐Nay	☐Absent
Collins	☐Yea	☐Nay	☐Absent
Dockery	☐Yea	☐Nay	☐Absent
Peeters	☐Yea	☐Nay	☐Absent

City of Eldridge
MEMORANDIUM

To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: Ordinance 2023-10
Date: 2/20/23

Mayor and City Council,

On Thursday, February 16 the Planning and Zoning Commission met to discuss changes to the Sign Ordinance and miscellaneous Zoning Code updates recommended by city staff.

The following changes were discussed and approved by the commission at that meeting and are being presented as Ordinance 2023-10 which is a fence ordinance update. Changes to the current code are noted in red. If you have any questions on these changes I am happy to answer them prior to the meeting on Monday:

Title D, Chapter 2, Section 38 to allow the installation of fences, screening and walls in yards that back up other roadways. Currently these property owners would need a variance from the Board of Adjustment to install a fence because their backyard is considered a front yard as defined by city code. This change would not allow the extension of fencing in side yards:

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.

ORDINANCE 2023-10

AN ORDINANCE AMENDING TITLE D, CHAPTER TWO, SECTION 38 FENCES/SCREENING AND WALLS OF THE ELDRIDGE CITY CODE CHANGING THE WAY LOT LINES ARE INTERPRETED, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Section One.

Title D, Chapter Two, Section 38.00 is amended by removing the following language:

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. 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.

Section Two.

Title D, Chapter Two, Section 38.00 is amended by adding the following language:

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.

Section Three. Repealer**.** All ordinances, resolutions, and parts of ordinances and resolutions in conflict with this ordinance are hereby repealed.

Section Four. Effective date. This ordinance shall take effect upon its passage and publication as provided by law.

PASSED AND APPROVED THIS 20TH DAY OF MARCH, 2023.

Attest:

Mayor, Frank King

Tony Rupe, City Administrator

Blackwell	☐Yea	☐Nay	☐Absent
Cheek	☐Yea	☐Nay	☐Absent
Collins	☐Yea	☐Nay	☐Absent
Dockery	☐Yea	☐Nay	☐Absent
Peeters	☐Yea	☐Nay	☐Absent

AGENDA

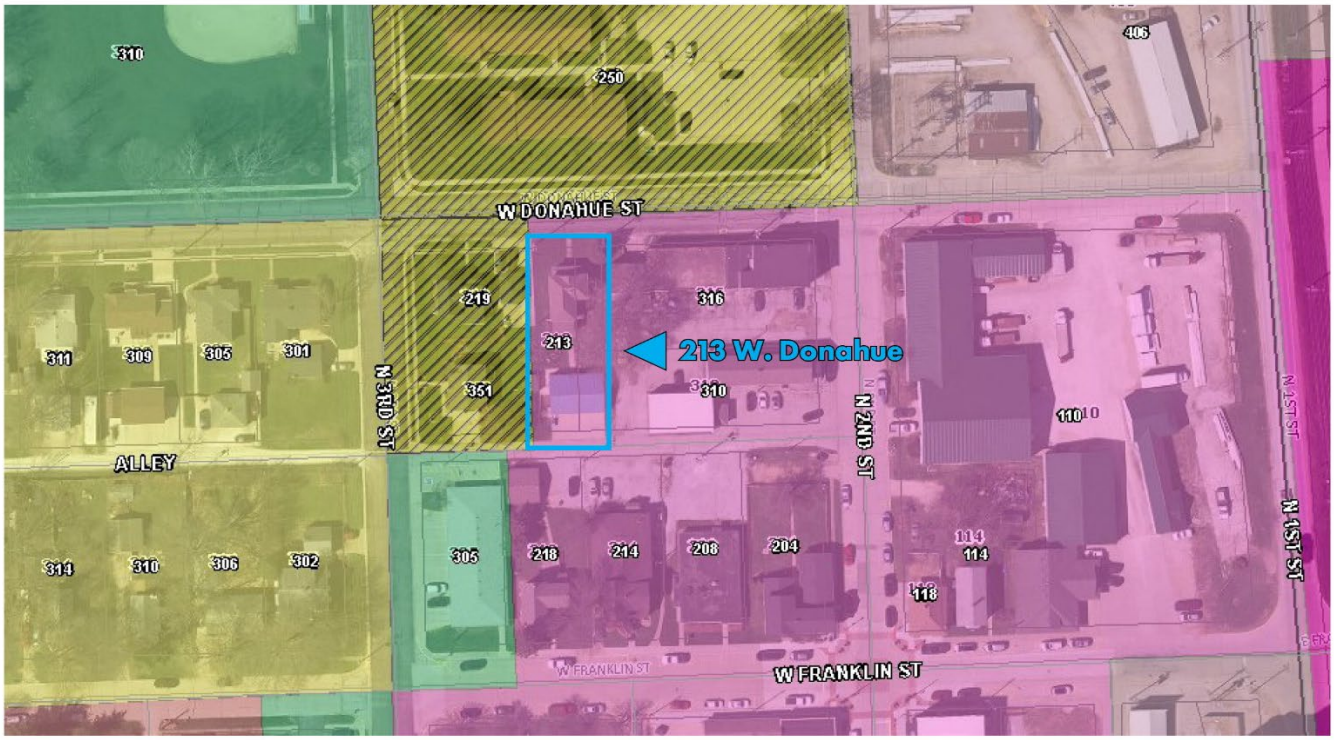
CITY OF Eldridge
Hometown With A Vision

To: Mayor and City Council
From: Jeff Martens, Assistant City Administrator
Re: 213 W. Donahue St. Rezoning
Date: 03/06/23

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 reason for the current zoning is unknown. The Planning and Zoning Commission reviewed this request at their meeting on February 16, 2023 and are recommending approval.

Mayor Frank King
Councilman Adrian Blackwell
Councilman Bruce Cheek
Councilman Daniel Collins
Councilman Bernie Peeters
Councilman Brian Dockery

CITY OF
Eldridge
Hometown With A Vision



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/I-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

213 W. Donahue Street is currently zoned C-2 Central Business District and is requesting a change to R-3 Multiple Family Residential District as neighboring properties are zoned.

Mayor Frank King
Councilman Adrian Blackwell
Councilman Bruce Cheek
Councilman Daniel Collins
Councilman Bernie Peeters
Councilman Brian Dockery

AGENDA

REZONING APPLICATION
Plan and Zone Commission

CITY OF Eldridge

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 (please be specific): Single Family Residential as is always has been.

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	$ N/A	Date Filed	2/8/2023
Payment Method	N/A	Meeting Date	2/16/23
Courtesy Letters Sent	2/9/2023		

PUBLIC HEARING NOTICE
CITY OF ELDRIDGE

The Eldridge City Council will conduct a public hearing at 7:00 p.m., March 6, 2023 at the Eldridge Community Center, 400 S 16th Ave, on the following matter:

1. April Murrell and Charles Tobey are seeking a rezoning of their property at 213 W. Donahue Street, ORIGINAL TOWN ELDRIDGE Lot: 009 Block: 007 ORIGINAL TOWN E 30, ORIGINAL TOWN ELDRIDGE Lot: 008 Block: 007 ORIGINAL TOWN W 20', from C-2 Central Business District to R-3 Multiple Family Residential District.

Additional information regarding this matter may be obtained from city hall during regular business hours. Interested individuals may make comments regarding this matter at the meeting. Written comments will be accepted until 4:00 p.m. March 6, 2023.

Jeff Martens
Assistant City Administrator

Please publish on Wednesday, February 22, 2023

Eldridge Planning and Zoning Commission
February 16, 2023, 6:00 p.m., Eldridge City Hall

Minutes

The Eldridge Plan and Zone Commission met in open session at Eldridge City Hall at 6:00 p.m. onFebruary 16, 2023. The meeting was called to order at 6:01 p.m. Present were Karl Donaubauer, Mike Martin, Brad Merrick, Duane Miller and Terry Harbour. Absent members were Nancy Gruber and Tisha Bousselot. Also present were Jeff Martens and April Murrell.

The minutes from the December 1, 2022 meeting were presented for approval. Motion by Miller to approve the minutes. Seconded by Merrick. Motion carried 5-0 by voice vote.

Consideration of rezoning application from April Murrell and Charles Tobey to rezone their property at 213 W. Donahue Street from C-2 Central Business District to R-3 Multiple Family Residential District. Martens presented that a single family home has always resided on this site and due to the neighboring properties being zoned R-3 this was the only option for rezoning. Murrell said that her husband grew up in this house and that they had purchased it from his father. They wanted to rezone because they are thinking about doing some improvements and do not want the commercial zoning to interfere with that process or get in the way if they ever wanted to sell the property. Motion by Miller to approve the request. Seconded by Martin. Motion carried 5-0 by roll call vote.

Next on the agenda was a review of the distances in the sign ordinance for billboards from other off-premises advertising signs and residential districts. After some discussion the board decided to take no action on this topic leaving the distances as they are.

The commission then reviewed city staff recommended changes to miscellaneous ordinances. Motion was made by Harbour and Seconded by Miller to approve that the following changes be recommended to the city council:

37.04 REMOVAL AND CONFORMACE 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 or Zoning Officer. 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." (structure) 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 one or two-faced most commonly 24” x 18” but up to 4’ x 8’ set on wire frame or posts that imbed in 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.

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.

Motion by Merrick to adjourn the meeting. Seconded by Harbour. Motion approved by unanimous voice vote. Meeting adjourned at 7:31 p.m.

Respectfully submitted,

Jeff Martens
Assistant City Administrator

ORDINANCE 2023-11

AN ORDINANCE AMENDING CHAPTER TWO, TITLE D OF THE ELDRIDGE CITY CODE, REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT WITH THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE.

Section one. That the zoning map referred to in Chapter Two, Title D of the Eldridge City Code, and being a part of the ordinance of the City of Eldridge, in so far as said map pertains to the land known 213 W. Donahue St. and described as follows:

Part of Section 23, Township 79 North, Range 3 East of the 5th P.M., Eldridge, Iowa, being more particularly described as follows:

Parcel ID 931150909072, ORIGINAL TOWN ELDRIDGE Lot: 009 Block: 007 ORIGINAL TOWN E 30' and Parcel ID 931150908073, ORIGINAL TOWN ELDRIDGE Lot: 008 Block: 007 ORIGINAL TOWN W 20'

Containing .16 acres, more or less.

The parcel is currently **C-2 Central Business District** and is being rezoned to **R-3 Multiple Family Residential District.**

In addition, the following parcel map is attached herewith and made a part hereto as the same pertains to said area is enacted as a substitute and in lieu of the same area described as shown on said district map.

Be it further enacted that the zoning map, together with the boundaries of the districts, designations, notations, references and other information shown thereon as the same pertains to the area described above are, and by way of amendment, made a part of the zoning ordinance of the City of Eldridge, Iowa, and shall have the same force and effect with respect to said area as if the zoning map and all notations, references and other information shown thereon were as fully set forth or described therein, the original of said amendment is properly attested and is on file with the City Clerk of the City of Eldridge, Iowa.

Section two. Repealer. All ordinances, resolutions, and parts of ordinances and resolutions in conflict with this ordinance are hereby repealed.

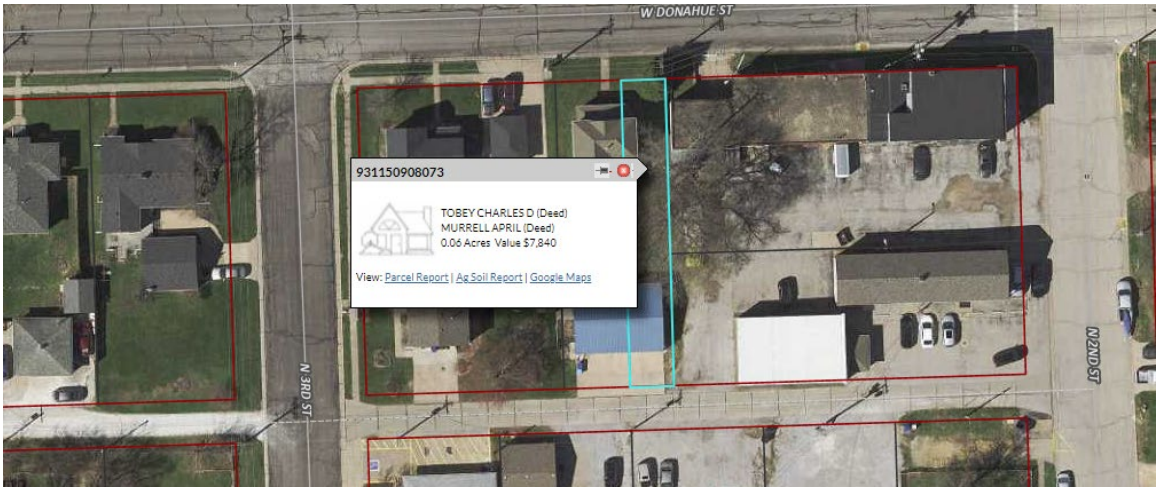
Section three. Effective date. This ordinance shall take effect upon its passage and publication as provided by law.

Mayor Frank King
Councilman Adrian Blackwell
Councilman Bruce Cheek
Councilman Daniel Collins
Councilman Bernie Peeters
Councilman Brian Dockery

PASSED AND APPROVED THIS 3RD DAY OF APRIL, 2023.

Attest:

Mayor, Frank King

Tony Rupe, City Administrator

Blackwell	☐Yea	☐Nay	☐Absent
Cheek	☐Yea	☐Nay	☐Absent
Collins	☐Yea	☐Nay	☐Absent
Dockery	☐Yea	☐Nay	☐Absent
Peeters	☐Yea	☐Nay	☐Absent