



**Eldridge Planning and Zoning Commission  
May 18, 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. on May 18, 2023. The meeting was called to order at 6:00 p.m. by Chairman Karl Donaubaauer. Present were Duane Miller, Tisha Boussetot, Mike Martin, Brad Merrick, and Nancy Gruber. Terry Harbour was absent. Also present were Nevada Lemke, Jeff Martens, Karl Lewis, Dan Taylor and Ila Taylor.

The minutes from the March 30, 2023, meeting were presented for approval. Motion by Miller to approve the minutes. Seconded by Merrick. Motion carried 5-0 by voice vote. Donaubaauer abstained from the vote since he was absent at the March 30 meeting.

Consideration of the Final Plat for American Acres subdivision. Martens gave a review of the request and presented location map, final plat application and the final plat to the board. Martens explained that the city was involved in helping to locate the watermain that is centered in a utility easement that will become the dividing lot line of the two-lot subdivision. There is also a 10' utility easement around the perimeter of the property. The plan had previously been approved by city staff. Donaubaauer questioned the absence of a location map on the plat. Martens stated that he did normally see a location map provided but didn't know if it was required. Gruber asked if a motion for approval could be made pending adding a location map on the final plat. Martens said that the board could make that motion and he would check to see if it was a code requirement. Gruber made a motion to approve the final plat pending a location map being added if required. Miller seconded the motion. Motion carried 6-0 by vote. (Martens later checked the final plat requirements listed in city code and a location map is not one of the listed requirements so the request for adding such map is being waived.)

Consideration of approval of rezoning of Ila Taylor parcels 932703006 and 932701003 from SA-Suburban Agriculture District to I-2 General Industrial District. Donaubaauer went over the ground rules of the public hearing and opened the public hearing at 6:13 p.m. Martens presented information on the request including a location map, a zoning map, the future land use map and permitted uses in I-1 and I-2 districts. Martens said the comprehensive plan for the city lists the future use of this area as heavy industrial, so the city staff does not oppose this request. Dan and Ila Taylor arrived at 6:16 p.m. Martens updated them on the discussion so far. Some of the Davenport airport building requirements in relation to this parcel were discussed. The

public hearing was closed at 6:21 p.m. Miller made a motion to approve the rezoning request and Merrick seconded. Motion carried by roll call vote 6-0.

Bousselot made a motion to adjourn at 6:23 p.m. Gruber seconded. Motion carried 6-0 by voice vote.

Karl Donaubaueu      Mike Martin      Brad Merrick  
Tisha Bousselot      Nancy Gruber      Terry Harbour      Duane Miller