



**Eldridge Planning and Zoning Commission  
October 17, 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 October 19, 2024. The meeting was called to order at 6:15 p.m. by Chairman Karl Donaubaauer. Present were Karl Donaubaauer, Jennifer Vittorio, Dean Ferguson, Mike Martin and Scott LaPlante. Brad Merrick was absent. Also present were Jeff Martens and Brian Dockery.

The minutes from the September 19, 2024, meeting was presented for approval. Motion by Vittorio to approve the minutes as amended. Seconded by Ferguson. Motion carried 5-0 by voice vote.

Donabauer asked Martens to present the application and final plat for a replat of Outlot A in Stone Brook 3<sup>rd</sup> Addition. Martens presented the request and confirmed that the request was substantially in accordance with City Code. He also confirmed that the engineering firm submitting the request for SKD, LC, owned by Paul Boffeli, had stated that the reason for the subdivide was to separate the creek from the outlot so the area with the detention pond could be turned over to a homeowners association. Martin made a motion to approve the final plat. Ferguson seconded the motion. The motion carried 5-0 by voice vote.

Martens presented a revised draft solar ordinance for review by the Commission. Dockery made the Commission aware that by making Solar Farms a permitted use in I-1 districts they would also be permitted uses per City Code in I-2 districts. Since the Commissions intentions at the last meeting was to allow Solar Farms only in the SA and I-1 districts this presented a dilemma that was then discussed. Some possible solutions discussed were setting a limit on the number of acres a Solar Farm could be or adding Solar Farms to the I-2 list of prohibited uses. Martens offered to further review these options and get advice from legal counsel on this issue. No action was taken. LaPlante made a motion to table this ordinance. Vittorio seconded. Motion carried 5-0 by voice vote. Martens will present a revised draft of the ordinance at the next meeting.

Martin made a motion to adjourn the meeting at 7:00 p.m. Seconded by Ferguson. Motion carried 5-0 by voice vote.