



**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. on February 16, 2023. The meeting was called to order at 6:01 p.m. Present were Karl Donaubaauer, Mike Martin, Brad Merrick, Duane Miller and Terry Harbour. Absent members were Nancy Gruber and Tisha Boussetlot. 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