



**Eldridge Planning and Zoning Commission
December 21, 2023, 6:00 p.m., Eldridge City Hall**

Amended Minutes

The Eldridge Plan and Zone Commission met in open session in Eldridge City Hall at 6:00 p.m. on December 21, 2023. The meeting was called to order at 6:01 p.m. by Chairman Karl Donaubaauer. Present were Karl Donaubaauer, Duane Miller, Brad Merrick and Terry Harbour. Tisha Boussetlot, Nancy Gruber and Mike Martin were absent. Also present were Jeff Martens, Drew Lawrence and Carol Drummond.

The minutes from the August 31, 2023, meeting were presented for approval. Motion by Miller to approve the minutes. Seconded by Merrick. Motion carried 4-0 by voice vote.

Martens asked for RILCO public improvement plans to be moved up on the agenda as Lawrence had expressed that he had a prior engagement to attend. The Commission approved this change.

Consideration of the approval of the RILCO public improvement plans. Martens presented the city staff recommendations for approval with a list of items that needed to be addressed. Most of the conditions for approval contained in the packet had to do with the construction of the water main and assessment waivers that would be needed. Martens let the Commission know that city staff were recommending the sewer main not be extended at this time because it would have less than 3' of cover on the south side of the parking lot approaches. After a short discussion Harbour motioned to approve the plans with the list of conditions presented by city staff. Miller seconded. Motion carried 4-0 by voice vote.

Consideration of removing the Planned Residential Overlay (PRO) district from Grunwald 2nd Addition reverting the area inside Redbud Circle back to R-3 Multifamily Residential. Donaubaauer presented the guidelines for the public hearing as city code required this change to be made in the same manner as a zoning change. The public hearing opened at 6:12 p.m. Martens gave a review of the request and presented plans to the board. Martens let the commission know that the developer's contractor planned to build 8-plex condominium units on this property similar in design to the condominiums in Emily Acres. Public hearing closed at 6:25 p.m. Motion by Miller to approve the request. Seconded by Merrick. Motion carried 4-0 by roll call vote.

Consideration of changing the E. Iowa Street No Parking Zones. A request for this change was received from the Villas of Rustic Ridge Homeowners Association on December 14, 2023. Martens presented a map of the current No Parking areas and

the staff recommendation to vacate a section of No Parking on the south side of E. Iowa Street from 3rd Avenue to a point just past the Villas of Rustic Ridge. Martens also presented some history of the No Parking in this area. A discussion followed and Martens answered questions about staff involvement in the recommendation. Motion by Merrick to approve the changes as recommended by city staff. Seconded by Miller. Motion carried ~~3-0~~ 3-1 by voice vote. Harbour voted nay.

Harbour made a motion to adjourn the meeting at 6:51 p.m. Seconded by Miller. Motion carried 4-0 by voice vote.