



**Eldridge Planning and Zoning Commission
March 30, 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 March 30, 2023. The meeting was called to order at 6:00 p.m. by acting chairman Duane Miller. Present were Tisha Boussetot, Mike Martin, Brad Merrick, Duane Miller and Terry Harbour. Nancy Gruber and Karl Donaubaauer were absent. Also present were Jeff Martens, Kent Gehrls and Jennifer Gehrls.

The minutes from the February 16, 2023, meeting were presented for approval. Motion by Harbour to approve the minutes. Seconded by Martin. Motion carried 5-0 by voice vote.

Consideration of rezoning application from Kent Gehrls to rezone his property at 230 S. 9th Avenue from C-1 Neighborhood Commercial District to C-3 General Commercial District. The public hearing opened at 6:02 p.m. Martens gave a review of the request and presented location and zoning maps for the area. Kent Gehrls shared that he had interest in the building from a couple of people interested in starting a day care at this location but they have not taken any action yet because it is not zoned for a day care. Martens reported that he had received a call from Superwash co-owner Dennis Boeck asking questions about the rezoning and after those questions were answered he had no opposition to the change. Martens then read a letter of opposition from Pheasant Hills Condo Association. Martens also reported he received a hand full of calls asking questions about the rezoning. Martens said the comprehensive plan for the city maps the future use of this area as commercial so the city staff does not oppose this request. The public hearing was closed at 6:10 p.m. The Board asked a few questions of Gehrls and discussed the issue briefly.

Motion by Boussetot to approve the request. Seconded by Merrick. Motion carried 5-0 by voice vote.

Martin made a motion to adjourn at 6:14 p.m. Harbour seconded. Motion carried 5-0 by voice vote.