



**Eldridge Board of Adjustment  
March 8<sup>th</sup>, 2022 Eldridge City Hall 5pm**

**Minutes**

The Eldridge Board of Adjustment meeting was called to order by Karl Donaubaauer at 5:01 p.m. at the Eldridge City Hall on March 8, 2022. Board members present were Karl Donaubaauer, Dean Ferguson, Bob Kuehl, Paul Hayungs and Eric Gruenhagen. Also present were Tony Rupe, Kent Gehrls, and Jennifer Gehrls.

The minutes from October 7, 2021 were presented. A motion was made by Hayungs to approve, seconded by Kuhl. Motion passed 5-0 by voice vote.

Karl Donaubaauer reviewed the ground rules of the public hearing process.

Consideration of a sign height variance for a new Subway Restaurant at 205 S 9<sup>th</sup> Ave. Tony Rupe gave an overview of the request. Subway is seeking a variance to allow for a 50' tall sign to be placed on the property. City code allows for a 30' sign in a C-3 district. Multiple surrounding properties including Hardees, Subway, Mack Orthadontics, and Cenex have been granted similar variance requests due to the height of the Highway 61 overpass.

Public Hearing opened at 5:04 pm  
No public comment  
Public Hearing closed at 5:05 pm

Board discussion saw no opposition to the request. Hayungs made a motion to approve the variance request. Second by Kuehl. Roll call shows all Ayes. Motion passes 5-0.

Consideration of a parking lot setback variance for a new Subway Restaurant at 205 S 9<sup>th</sup> Ave. Tony Rupe gave an overview of the request. Current C-3 zone requires a 5 ft parking lot setback on side yards. Subway is requesting to narrow the setback to 2' on the North and South lot lines to maximize the property for parking.

Public Hearing open at 5:07 pm  
Kent and Jennifer Gehrls explained the concept of their request as well as how the two drive thru's will work on the property. Kent Gehrls stated that Hardees ill put traffic barriers, likely bumpers, between the two lots to keep them separated. Bob Kuehl asked about drainage onto neighboring properties. All of the drainage will flow to the west t o a newly constructed rain garden. Donaubaauer asked about landscaping requirements which are met with 1 tree per 7 parking stalls.  
Public Hearing closed at 5:15

Board discussion saw no opposition to the request. Kuehl made a motion to approve the variance request. Second by Ferguson. Roll call shows all Ayes. Motion passes 5-0.

Motion to adjourn by Gruenhagen to adjourn at 7:17 pm. Second by Ferguson. Motion passed 5-0 by voice vote.

Board of Adjustment  
Karl Donaubaauer  
Dean Ferguson

Eric Gruenhagen  
Paul Hayungs  
Bob Kuehl

City Council  
Frank King  
Bruce Cheek