



To: Plan & Zone Commission  
From: Tony Rupe, Assistant City Administrator  
Re: Meeting Minutes  
Date: 10-21-21

The Eldridge Plan and Zone Commission met in open session at the Eldridge City Hall at 6:30 p.m. on October 21, 2021. Present were Karl Donaubaauer, Nancy Gruber, Duane Miller, Mike Martin, Brad Merrick, and Terry Harbour. Absent was Tisha Boussetot. Also present were Tony Rupe, Marty O'Boyle, Sal Castaneda, & Dave Sontras.

The minutes from the September 16th, 2021, meeting was presented for approval. Donaubaauer requested the minutes be adjusted to reflect that the original request from the Arp/Kraft family was to rezone from SA to I2. Motion by Gruber to approve minutes as amended. Second by Martin. Motion approved by unanimous voice vote.

The meeting was open to public comment. Dave Sontras was in attendance and stated that he was representing the current property owner.

A rezoning request for 219 N 1st Street was presented to the board. The property is currently zoned I-1 Light Industrial. The request is to rezone to C-3 General Commercial. Sal Castaneda has a purchase agreement on the property. He is looking to open a coffee shop in the front of the property and eventually open a tap room toward the rear of the property. Motion by Martin to rezone the property from I-1 to C-3. Miller Second. Motion approved unanimously by voice vote.

Plan and Zone Commission also considered changing the Eldridge Future Use Map to match the rezoning request. Miller made a motion to adjust the Comprehensive Plan to reflect the rezoning. Harbour Second. Motion approved by unanimous voice vote.

Motion by Martin, second by Harbour to adjourn the meeting. Meeting adjourned at 6:48 p.m.

Respectfully submitted,

Tony Rupe, Interim Assistant City Administrator

Karl Donaubaauer  
Tisha Boussetot  
Terry Harbour

Mike Martin  
Nancy Gruber

Brad Merrick  
Duane Miller