



**Eldridge Board of Adjustment
May 31st, 2022 Eldridge City Hall 5:30pm**

Minutes

The Eldridge Board of Adjustment meeting was called to order by Karl Donaubaauer at 5:30 p.m. at Eldridge City Hall on May 31, 2022. Board members present were Karl Donaubaauer, Dean Ferguson, Bob Kuehl, and Paul Hayungs. Absent was Eric Gruenhagen. Also present was Tony Rupe, Bruce Cheek, Collin Telsrow, Stephanie Telsrow, and Jeremy Hythecker.

The minutes from March 8, 2022 were presented. One correction is needed. The adjournment time needs to be changed from 7:17pm to 5:17pm. A motion was made by Hayungs to approve the minutes with the time correction, seconded by Ferguson. Motion passed 4-0 by voice vote.

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

Consideration of a Use on Review for a home-based business for Jeremy Hythecker at 3201 S 26th Ave. Tony Rupe gave an overview of the request. Mr. Hythecker would like to purchase and run an internet firearms business from his home. Mr. Hythecker will be obtaining his Federal Firearms License if the Use on Review is approved. Chief Sisler has reviewed the request and recommends approval based on Mr. Hythecker obtaining his Federal Firearms License.

Public Hearing opened at 5:33 pm

Mr. Hythecker explained the security that he has in place at his residence. Board members asked several questions regarding the license process and the security that will be provided for the firearms in the residence.

Public Hearing closed at 5:42 pm

Board discussion saw no opposition to the request. Hayungs made a motion to approve the use on review request. Second by Kuehl. Roll call shows all Ayes. Motion passes 4-0.

Consideration of a variance request for required parking spacing at Rolling Meadows Event Center. Tony Rupe gave an overview of the request. The occupancy rating for the building is 393. Per city code, this would require 197 parking spaces. The owners are requesting a reduction to 100 parking spaces.

Public Hearing open at 5:49 pm

Collin and Stephanie Telsrow, owners, were present to explain their situation. They are limited in the number of parking spaces based on the area of their property. The owners stated that they plan to limit the number of guests that can be invited to 261, the occupancy limit of the event space inside the building. From their experience in the event industry, they estimate an average of 20% of invited guests do not attend the event, leaving a typical full event to having 209 guests. Additionally, the owners have the option to rent additional parking from a neighboring business. They are also planning to provide a shuttle service to and from local hotels that will limit the number of vehicles on site.

Public Hearing closed at 5:53

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 4-0.

Motion to adjourn by Hayungs at 5:58pm. Second by Ferguson. Motion passed 4-0 by voice vote.

Board of Adjustment
Karl Donaubaauer
Dean Ferguson

Eric Gruenhagen
Paul Hayungs
Bob Kuehl

City Council
Frank King
Bruce Cheek