



**SCOTT COUNTY
ZONING BOARD OF ADJUSTMENT
AGENDA**

**Wednesday, June 24, 2026
4:00 P.M.**

Eldridge Branch of the Scott County Library
Room A/B
200 North 6th Avenue
Eldridge, IA 52748

1. **Call to Order**
2. **Attendance**
3. **Election of 2026 Officers:** Election of Chair and Vice-Chair for the 2026 Scott County Zoning Board of Adjustment
4. **Approval of Minutes:** Approval of the September 24, 2025, meeting minutes.
5. **New Business**
 - a. **Public Hearing – Special Use Permit:** Request from **Rily and Ardita Grunwald (deed holders Dale and Jill Grunwald)** for an amended Special Use Permit to allow expanded food service for their Snow Tubing Facility at the property legally described as Part of the W ½ of the SW ¼ of Section 6 of Princeton Township (Scott County Tax Parcels 950649003, 950633001).
 - b. **Public Hearing – Variance:** Request from **Rily and Ardita Grunwald (deed holders Dale and Jill Grunwald)** for a two-year extension of a previously-granted variance allowing gravel or asphalt milling parking lot surfacing in lieu of flexible or rigid pavement for their Snow Tubing Facility at the property legally described as Part of the W ½ of the SW ¼ of Section 6 of Princeton Township (Scott County Tax Parcels 950649003, 950633001).
6. **Old Business**
7. **Zoning Administrator’s Report**
8. **Public Comment**
9. **Adjournment**

Public Hearing Procedure:

- a. Chairman reads notice of public hearing.
- b. Director reviews case.
- c. Applicant/Representative speaks on behalf of request.
- d. Public may ask questions or make comments.
- e. Director makes staff recommendation.
- f. Applicant may respond to comments and/or recommendation.
- g. Board members may ask questions.
- h. Chairman closes the public portion of the hearing. (No more comments from public or applicant.)
- i. Discussion period to determine justification for decision.
- j. Board members move to approve, deny, and/or modify request.
- k. Final vote. Case closed. Three members of the Board constitute a quorum. The concurring vote of three members of the Board shall be necessary to reverse any decision or determination of the zoning administrator or to decide in favor of an application for a variance or conditions for a special use permit. The Board of Adjustment is “quasi-judicial” and not a recommending body. Therefore, any appeals to their decisions should be filed with District Court within 30 days of the meeting.