

PLANNING & DEVELOPMENT

600 West Fourth Street

Davenport, Iowa 52801-1106

Office: (563) 326-8643 Fax: (563) 326-8257

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SCOTT COUNTY ZONING BOARD OF ADJUSTMENT Wednesday, June 24, 2026 4:00 P.M.

MEETING MINUTES

Eldridge Library
Meeting Room A/B
200 North 6th Avenue
Eldridge, IA 52748

MEMBERS PRESENT: Tom Dittmer, Carrie Keppy, Mary Beth Madden, Myron Scheibe, Patrick Dodge (arrived after attendance)

MEMBERS ABSENT: *none*

OTHERS PRESENT: Greg Schaapveld, Planning & Development Director
Caitie Leighton, Senior Administrative Assistant
Rily & Ardita Grunwald, applicants
One (1) member of the public

1. **Call to Order:** Madden called the meeting to order at 4:00 P.M.
2. **Approval of Minutes:** Consideration of September 24, 2025 meeting minutes. **Scheibe made a motion to approve. Seconded by Keppy.**

Vote (approve Sept 24, 2025 minutes): 5-0, All Ayes

3. **Election of 2026 Officers:** Dittmer nominated Madden for 2026 Chair. Nomination seconded by Keppy. **Vote: All Ayes (5-0)**

Dittmer nominated Scheibe for 2026 Vice Chair. Nomination seconded by Keppy. Vote: All Ayes (5-0)

4. **Public Hearing – Special Use Permit:** Madden introduced the Special Use Permit amendment request as stated on the public hearing notice and welcomed staff to explain the case. **Schaapveld** provided an overview using maps and site photographs.

Madden welcomed the applicant to respond.

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Ardita & Rily Grunwald explained that they came to the realization how limited their food options were at the Safe Serve class through the Health Department.

Madden opened the public hearing.

With no public comment, **Madden** closed the hearing and requested the staff recommendation.

Schaapveld stated staff supported approval of the Special Use Permit amendment request.

Scheibe noted this was a significant change and asked if the Health Department would be involved. **Schaapveld** explained the applicants are already working with the Health Department, and would continue to work with them including having inspections.

Dodge asked if the proposed change would affect the septic system. **Rily Grunwald** responded no, they have already built the septic to handle washing dishes and serving hot food. There was a brief conversation about school concession stands.

Dittmer made a motion to approve the amendment to the Special Use Permit in accordance with staff recommendation. Motion seconded by Dodge.

Vote to approve an amendment to the Special Use permit to allow expanded food service.

Vote: 5-0, All Ayes

5. **Public Hearing – Variance:** **Madden** introduced the Variance extension request as stated on the public hearing notice and welcomed staff to explain the case. **Schaapveld** provided an overview using maps and site photographs.

Madden welcomed the applicant to respond.

Rily Grunwald presented parking lot images from Snow Star and other ski resorts, stating most ski resorts don't have paved parking lots and he didn't see the need for paving his parking lot. He stated the cost to pave is high and it would result in an increase to admission prices to offset the cost of paving. He shared he still intended to pave the approach, and misinterpreted the Variance that was previously granted as two (2) operational years, instead of two (2) calendar years.

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Madden opened the public hearing.

Dennis Queal (24460 250th Street) spoke in opposition of the Variance extension request.

With no further public comment, **Madden** closed the hearing and requested the staff recommendation.

Schaapveld stated staff recommends denial of the Variance extension request due to lack of demonstrable hardship.

Madden welcomed the applicant to respond.

Rily Grunwald stated his hardship was additional cost. He pointed out that there are gravel lots all over the county, stating gravel is inconvenient but not so much so that the cost of pavement is warranted.

Dodge asked what has changed from the original plan to instigate this request. **Rily Grunwald** stated the building process has been very expensive. **Ardita Grunwald** again stated they thought the Variance was for two (2) operational years. **Dodge** asked if the applicants are open to paving after two (2) years of operation. **Rily Grunwald** stated they wanted at least two (2) years and suggested meeting somewhere in the middle, for example paving only some of the parking lot.

Dodge asked if the entrances would be paved before opening. **Rily Grunwald** answered yes.

Scheibe noted none of the examples the applicants presented are located in Scott County and indicated the applicants knew pavement would be required, stating financial concerns do not constitute a hardship. He also noted the required landscaping and the current lack of sufficient screening. **Rily Grunwald** responded that the small trees that have been planted are high growth and should be 6 feet tall by the end of the year.

Keppy asked if they planned to pave ADA parking spots right away. **Rily Grunwald** responded yes.

Dodge shared he did not feel a permanent variance for a gravel lot is justified but suggested a one (1) or two (2) year extension.

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Schaapveld stated the snow tubing hill is a unique business, and will likely be the only one in the county. He questioned if the parking lot was oversized and noted an extension would give the applicant time to determine if the parking lot size is correct, suggesting a parking lot study occur once the facility is operational.

Dodge indicated he would support a one (1) year extension as long as the approaches are paved prior to opening.

Scheibe made a motion to deny the Variance request in accordance with staff recommendation due to a lack of demonstrative hardship. Motion seconded by Madden.

Vote to deny the request for a Variance extension. Vote: 2-3, (Ayes- Scheibe & Madden. Nays- Dittmer, Dodge, & Keppy). Motion failed.

Dodge made a motion to approve a Variance extension until July 1, 2027, to allow gravel and monitor demand. Motion seconded by Dittmer.

Vote to approve request for a Variance extension until July 1, 2027. Vote: 3-2 (Ayes- Dittmer, Dodge, & Keppy. Nays – Madden & Scheibe) Motion Approved.

6. **Old Business:** *none*
7. **Zoning Administrator's Report:** *none*
8. **Public Comment:** *none*
9. **Adjournment:** With no further public comments and no additional business, **Madden** adjourned the meeting at 5:23 P.M.

Submitted by:
Caitie Leighton
Senior Administrative Assistant