

The following are minutes of the Bettendorf Board of Adjustment and are a synopsis of the discussion that took place at this meeting and as such may not include the entirety of each statement made. The minutes of each meeting do not become official until approved at the next board meeting.

**MINUTES  
BETTENDORF BOARD OF ADJUSTMENT  
NOVEMBER 8, 2018  
5:00 P.M.**

Voelliger called the meeting to order at 5:00 p.m.

Item 1. Roll Call

PRESENT: Clements, Falk, Gallagher, Tombergs  
ABSENT: Spranger  
STAFF: Fuhrman, Soenksen

Item 2. Election of officers.

On motion by Falk, seconded by Clements, that Gallagher be named as Chairman.

ALL AYES

Motion carried.

Item 3. Review of Board procedures.

Item 4. The Board to review and approve the minutes of the meeting of September 13, 2018.

On motion by Falk, seconded by Clements, that the minutes of the meeting of September 13, 2018 be approved as submitted.

AYE: Clements, Falk, Gallagher  
NAY: None  
ABSTAIN: Tombergs

Motion carried.

Item 5. The Board to hold a public hearing on the following items:

- a. **Case 18-078; 6345 James Road (R-5)** - A request for a variance to reduce the required rear yard setback from 25 feet to 20 feet to allow for construction of a screened porch, submitted by Patrick Trimble. (Deferred from meeting of October 11, 2018)

Gallagher asked if there was an affidavit of publication. Soenksen stated that notice of public hearing had been received. Notice and affidavit of publication are Annex #2 to these minutes.

Soenksen reviewed the staff report. Staff report is Annex #3 to these minutes.

There being no one present wishing to speak in favor of or in opposition to the request, Gallagher closed the public hearing.

On motion by Tombergs, seconded by Falk, that a variance to reduce the required rear yard setback from 25 feet to 20 feet to allow for construction of a screened porch be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #4 to these minutes.

- b. Case 18-089; 2420 - 18<sup>th</sup> Street (C-1) - Variance to allow parking in a required front yard, submitted by Will Nigey. (Withdrawn)
- c. Case 18-090; 3255 Moenck's Court (I-2) - A request for a variance to allow parking in a required front yard along 62<sup>nd</sup> Street, submitted by Build to Suit, Inc./Kevin Koellner.

Gallagher asked if there was an affidavit of publication. Soenksen stated that notice of public hearing had been received. Notice and affidavit of publication are Annex #2 to these minutes.

Soenksen reviewed the staff report. Staff report is Annex #5 to these minutes.

Clements asked if the increased impervious surface would have any negative effects with regard to storm water detention. Soenksen explained that the applicant will be required to submit revised storm water detention calculations for approval by the City Engineer, adding that no negative effects are anticipated.

Falk commented that it appears as though there are no sidewalks in the subdivision and asked if this would be an issue. Soenksen explained that staff discourages the installation of sidewalks in industrial areas.

Clements asked if the vehicles would be parked inside the structure or if there would be the potential for any line of sight issues as a result. Amy Crist, representing the applicant, explained that the vehicles are intended to be stored inside the structure.

There being no one else present wishing to speak in favor of or in opposition to the request, Gallagher closed the public hearing.

On motion by Tombergs, seconded by Falk, that a variance to allow parking in a required front yard along 62<sup>nd</sup> Street be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #6 to these minutes.

There being no further business, it was unanimously approved to adjourn the meeting at approximately 5:15 p.m.

These minutes and annexes approved \_\_\_\_\_

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John Soenksen  
Community Development Director