

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
FEBRUARY 14, 2019
5:00 P.M.**

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

Item 1. Roll Call

PRESENT: Falk, Gallagher, Tombergs

ABSENT: Clements, Spranger

STAFF: Fuhrman, Beck

Item 2. Review of Board procedures.

Item 3. The Board to review and approve the minutes of the meeting of January 10, 2019.

On motion by Falk, seconded by Tombergs, that the minutes of the meeting of January 10, 2019 be approved as submitted.

ALL AYES

Motion carried.

Item 4. The Board to review and approve the 2018 Board of Adjustment Annual report. (Deferred from meeting of January 10, 2019)

On motion by Tombergs, seconded by Falk, that the 2018 Board of Adjustment Annual report be approved as submitted.

ALL AYES

Motion carried.

Annual Report is Annex #2 to these minutes.

Item 5. Election of officers. (Deferred from meeting of January 10, 2019)

On motion by Falk, seconded by Tombergs, that the current slate of officers remain in their positions for 2019.

ALL AYES

Motion carried.

Item 6. The Board to hold a public hearing on the following items:

- a. **Case 19-006; 5055 Competition Drive (C-7)** - A request for a special use permit to allow an outdoor service area, submitted by Kevin Koellner. (Deferred from meeting of January 10, 2019)

Gallagher asked if there was an affidavit of publication. Beck stated that notice of public hearing had been received. Notice and affidavit of publication are Annex #3 to these minutes.

Beck reviewed the staff report. Staff report is Annex #4 to these minutes.

Tombergs asked if staff has any concerns regarding the proposed special use permit. Beck stated that no comments had been received from the public and that staff has no concerns regarding the project.

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 special use permit to allow an outdoor service area be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #5 to these minutes.

- b. **Case 19-007; 5027 Competition Drive (C-7)** - A request for a special use permit to allow a bar and an outdoor service area in a C-7 district, submitted by Kevin Koellner. (Deferred from meeting of January 10, 2019)

Gallagher asked if there was an affidavit of publication. Beck stated that notice of public hearing had been received. Notice and affidavit of publication are Annex #3 to these minutes.

Beck reviewed the staff report. Staff report is Annex #6 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.

Falk asked if any consideration was given to the potential for late night disturbances given the close proximity of the property to the hotel that is currently under construction. Tombergs asked if any limitation would be placed on the hours of operation of activities in the outdoor service area such as a band. Kevin Koellner, the applicant, explained that the hotel is proposed to have a similar outdoor service area similar to the one that is currently proposed that will include a patio. He added that the hotel operator will likely submit a request for an outdoor service area as well. Koellner stated that his impression is that a special permit must be granted before a band would be allowed to perform outside.

On motion by Tombergs, seconded by Falk, that a special use permit to allow a bar and an outdoor service area in a C-7 district be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #7 to these minutes.

There being no further business, it was unanimously approved to adjourn the meeting at approximately 5:10 p.m.

These minutes and annexes approved _____

Greg Beck
City Planner