

NOTICE TO THE AUDIENCE. PLEASE REMEMBER THAT IF YOU ARE INTERESTED IN MATTERS ON THE AGENDA THAT WILL HAVE SUBSEQUENT MEETINGS, IT IS YOUR RESPONSIBILITY TO NOTE THE DATES, TIMES, AND PLACES. NO FURTHER LETTERS OR REMINDERS WILL BE SENT. OF COURSE, IF YOU HAVE ANY QUESTIONS ABOUT ANY GIVEN MATTER, DO NOT HESITATE TO CONTACT THE PLANNING DEPARTMENT IN THE CITY HALL ANNEX, 4403 DEVILS GLEN ROAD, BETTENDORF, IOWA (344-4100).

MEETING NOTICE
BOARD OF ADJUSTMENT
SEPTEMBER 8, 2022
5:00 P.M.

PLACE: Bettendorf City Hall Council Chambers, Second Floor, 1609 State Street

1. Roll Call: Gallagher ____, Spranger ____, Tansey ____, Tombergs ____, Vermillion ____
2. Review of Board Procedures.
3. The Board to review and approve the minutes of the meeting of July 14, 2022.
4. The Board to hold a public hearing on the following items:
 - a. Case 22-060; 5117 Competition Drive (C-7) – Special use permit to allow an outdoor service area with alcohol, submitted by Jason Stewart. (Staff: Beswick)
 - b. Case 22-061; 4808 Forest Grove Drive (C-3) – Special use permit to allow an outdoor service area with alcohol, submitted by Middle & 80, LLC. (Staff: Beswick)
 - c. Case 22-062; 4832 Forest Grove Drive (C-3) – Special use permit to allow a bar with an outdoor service area with alcohol, submitted by Middle & 80, LLC. (Staff: Beswick)
 - d. Case 22-065; Lot 5, FG 80 Holdings First Addition (C-3) – Exception to the off-street parking requirements for a high impact commercial recreational use (golf venue and multi-sport field complex), submitted by Focus Real Estate Development/Kevin Koellner. (Staff: Beswick)
 - e. Case 22-063; Lot 5, FG 80 Holdings First Addition (C-3) – Special use permit to allow a high impact commercial recreational use (golf venue), submitted by Focus Real Estate Development/Kevin Koellner. (Staff: Beswick)
 - f. Case 22-064; Lot 5, FG 80 Holdings First Addition (C-3) – Special use permit to allow a high impact commercial recreational use (multi-sport field complex), submitted by Focus Real Estate Development/Kevin Koellner. (Staff: Beswick)

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT AND OTHER APPLICABLE FEDERAL AND STATE LAWS, ALL PUBLIC HEARINGS AND MEETINGS HELD OR SPONSORED BY THE CITY OF BETTENDORF, IOWA, WILL BE ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES. PERSONS REQUIRING AUXILIARY AIDS AND SERVICES SHOULD CONTACT BETTENDORF CITY HALL AT (563) 344-4000 FIVE (5) DAYS PRIOR TO THE HEARING OR MEETING TO INFORM OF THEIR ANTICIPATED ATTENDANCE.

- g. Case 22-066; NW corner of 53rd Avenue and Middle Road (C-2) – Special use permit to allow a car wash associated with a convenience store, submitted by Townsend Engineering. (Staff: Beswick)

- h. Case 22-067; NW corner of 53rd Avenue and Middle Road (C-2) – Special use permit to allow unlimited gas sales associated with a convenience store, submitted by Townsend Engineering. (Staff: Beswick)



The materials for the Board of Adjustment meeting can be accessed by scanning the QR Code.