

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
JULY 14, 2022
5:00 P.M.

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

Item 1. Roll Call

PRESENT: *Spranger, Tansey, Tombergs, Vermillion
ABSENT: Gallagher
STAFF: Beck, Beswick, Fuhrman, Hunt

Item 2. Review of Board procedures.

Item 3. The Board to review and approve the minutes of the meeting of May 12, 2022.

On motion by Tansey, seconded by Vermillion, that the minutes of the meeting of May 12, 2022 be approved as submitted.

ALL AYES

Motion carried.

Item 4. The Board to hold a public hearing on the following items:

- a. **Case 22-035; 4465 – 53rd Avenue (C-1)** - Variance to reduce the required number of parking spaces for a convenient care clinic, submitted by Ryan Windmiller. (Withdrawn)
- b. **Case 22-040; 3340 Utica Ridge Road (C-6)** – Special use permit to allow a day care center, submitted by Katherine Dusenberry.

Beck reviewed the staff report. Staff report is Annex #2 to these minutes.

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

On motion by Vermillion, seconded by Spranger, that a special use permit to allow a day care center be approved in accordance with the Decision and Order.

ROLL CALL ON MOTION

AYE: Spranger, Tombergs, Vermillion
NAY: None
ABSTAIN: Tansey

Motion carried.

Decision and Order is Annex #3 to these minutes.

- c. **Case 22-038; 5330 Coachman Road (A-2)** – Variance to reduce the required setback for a 6-foot high fence on a through lot from 15 feet to 1 foot, submitted by Kassi and Trenton Moorehead.

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

Tombergs asked if there was anyone wishing to speak in favor of the request.

Trenton Moorehead, the applicant, stated that because of the topography of the lot the fence posts were placed at the edge of the flat ground.

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

On motion by Tansey, seconded by Vermillion, that a variance to reduce the required setback for a 6-foot high fence on a through lot from 15 feet to 1 foot be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #5 to these minutes.

*At this time, Spranger left the meeting.

- d. **Case 22-039; 18 Central Lane (R-2)** – Variance to allow an accessory building in a required front yard, submitted by Mike Styvaert.

Beswick 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, Tombergs closed the public hearing.

On motion by Vermillion, seconded by Tansey, that a variance to allow an accessory building in a required front yard be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #7 to these minutes.

- e. **Case 22-042; 3395 West Harbor Drive (A-2)** – Variance to reduce the required total side yard setback from 20 feet to 12 feet to allow for construction of a 22-foot by 50-foot garage addition, submitted by Jeff DeCoster.

Beswick reviewed the staff report. Staff report is Annex #8 to these minutes.

Vermillion asked if the applicant plans to sacrifice the use of the existing overhead garage doors and will have only a 2-car garage. Beswick confirmed this, adding that the applicant had indicated that the current garage configuration makes it difficult when there are two cars parked inside.

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

On motion by Tansey, seconded by Vermillion, that a variance to reduce the required total side yard setback from 20 feet to 12 feet to allow for construction of a 22-foot by 50-foot garage addition be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #9 to these minutes.

- f. **Case 22-043; 2820 Pleasant Ridge Court (A-2)** – Variance to reduce the required rear yard setback from 40 feet to 20 feet to allow for construction of a 12-foot by 24-foot addition, submitted by Ron Spiva.

Beswick reviewed the staff report. Staff report is Annex #10 to these minutes.

Tombergs asked if there was anyone present wishing to speak in favor of the request.

Ron Spiva, the applicant, explained that the reason for the addition is to enlarge a small bedroom and add a bathroom to the rear of the house that can be used as a master suite when he and his wife are older. He added that the location for the addition was chosen because his home is a passive solar house with an earthen berm on the north side to provide insulation and with windows on the entire south side.

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

On motion by Vermillion, seconded by Tansey, that a variance to reduce the required rear yard setback from 40 feet to 20 feet to allow for construction of a 12-foot by 24-foot addition be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #11 to these minutes.

- g. **Case 22-054; 4465 – 53rd Avenue (C-1)** – Variance to increase the allowable distance of an off-site parking lot from the building it is required to serve from 300 feet to 320 feet, submitted by Ryan Windmiller.

Beswick reviewed the staff report. Staff report is Annex #12 to these minutes.

Tombergs asked if there was anyone present wishing to speak in favor of the request.

Ryan Windmiller, the applicant, stated that once it is developed, there will be a cross parking easement with Lot 3 to the west which is within the 300-foot requirement. He added that there are 16 parking spots remaining once the required parking for the current tenants is accounted for. He explained that the convenient care clinic is currently located in the subdivision and that according to their statistics, only 15 parking spots are needed – 5 for staff, and 10 for patients.

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

On motion by Tansey, seconded by Vermillion, that a variance to increase the allowable distance of an off-site parking lot from the building it is required to serve from 300 feet to 320 feet be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #13 to these minutes.

There being no further business, it was unanimously approved to adjourn the meeting at approximately 5:55 p.m.

These minutes and annexes approved _____

Taylor Beswick, City Planner

Greg Beck, City Planner