

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
DECEMBER 8, 2022
5:00 P.M.**

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

Item 1. Roll Call

PRESENT: Gallagher, Tombergs, Vermillion

ABSENT: Spranger, Tansey

STAFF: Beswick, Fuhrman, Hunt

Item 2. Review of Board procedures.

Item 3. The Board to review and approve the minutes of the meeting of November 10, 2022.

On motion by Tombergs, seconded by Vermillion, that the minutes of the meeting of November 10, 2022 be approved as submitted.

ALL AYES

Motion carried.

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

- a. Case 22-080; 2211 Grant Street (C-1) – Special use permit to allow a bar in a C-1 district, submitted by Ben Earwood. (Deferred to meeting of January 12, 2023)

- b. Case 22-081; 2211 Grant Street (C-1) – Special use permit to allow an outdoor service area with alcohol, submitted by Ben Earwood. (Deferred to meeting of January 12, 2023)
- c. Case 22-090; Lot 2, FG 80 Holdings Third Addition (C-3) – Special use permit to allow an outdoor service area with alcohol, submitted by Focus Real Estate Development/Kevin Koellner.

Beswick 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, Gallagher closed the public hearing.

On motion by Tombergs, seconded by Vermillion, that a special use permit to allow an outdoor service area with alcohol be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #3 to these minutes.

- d. Case 22-091; Lot 3, FG 80 Holdings Third Addition (C-3) – Special use permit to allow an outdoor service area with alcohol, submitted by Focus Real Estate Development/Kevin Koellner.

Beswick reviewed the staff report. Staff report is Annex #4 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 Vermillion, seconded by Tombergs, that a special use permit to allow an outdoor service area with alcohol be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #5 to these minutes.

- e. Case 22-092; 3579 Tanglefoot Lane (C-2) – Special use permit to allow an outdoor service area with alcohol, submitted by Tanglefoot and Devils Glen, LLC.

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, Gallagher closed the public hearing.

On motion by Tombergs, seconded by Vermillion, that a special use permit to allow an outdoor service area with alcohol be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #7 to these minutes.

- f. Case 22-093; 3595 Tanglefoot Lane (C-2) – Special use permit to allow an outdoor service area with alcohol, submitted by Tanglefoot and Devils Glen, LLC.

Beswick reviewed the staff report. Staff report is Annex #8 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 Vermillion, seconded by Tombergs, that a special use permit to allow an outdoor service area with alcohol be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #9 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

Taylor Beswick, City Planner