

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**  
**MAY 9, 2024**  
**5:00 P.M.**

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

Item 1. Roll Call

PRESENT: Gallagher, Tombergs, Vermillion

ABSENT: Spranger, Tansey

STAFF: Beck, Fuhrman, Hunt

Item 2. Review of Board procedures.

Item 3. The Board to review and approve the minutes of the meeting of March 14, 2024.

The minutes of the meeting of February 15, 2024 were unanimously approved as submitted.

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

- a. **Case 24-039; 2570 Middle Road (C-2)** – Special use permit to allow a bar and an outdoor service area with alcohol, submitted by SIM Golf Quad Cities 1, LLC.  
(Staff: Beck)

Beck reviewed the staff report.

Vermillion asked if the owner would still be required to request approval of tenants who lease space in the building after the initial users have left. Beck confirmed this, adding that staff will need to verify that the required number of parking spaces are available for future businesses.

Matthew Mulligan, the building owner, stated that his goal is to build a structure that will be flexible to allow several types of uses. He indicated that Northwest Bank is a financial partner in this venture and that they may have spaces available to share in the future if the need arises.

Tombergs commented that it seems as though the proposed hours of operation are very extensive for this type of business. Hunt asked if the hours of operation would be the same for the golf simulator and the outdoor service area. Chet Anderson, the applicant, explained that the business is very seasonal and so the hours of operation will vary. He added that generally the hours are much longer in the winter when outdoor golf courses are not available. He stated that the outdoor service area is being added to make the business more neighborhood friendly for people who may just want to stop for a drink. He indicated that he does not believe there would ever be any sort of noise issue as a result of the outdoor area. Anderson stated that his location in Boise opens at 11 a.m. in the summer and closes at 10 p.m., adding that the latest he has seen other X Golf locations close is midnight.

Tombergs asked for a review of the noise ordinance requirements for this type of business. Hunt explained that the decibel level must be reduced to a certain level at 10 p.m., adding that the traffic noise from Middle Road will likely buffer some of the noise from the business. Tombergs asked if there would ever be a band on the patio. Anderson stated that there would not.

Gallagher asked if there was anyone wishing to speak in opposition to the request.

Tammy Speidel, 2592 Middle Road, stated that she is not opposed to the request but expressed concern that the application indicated that additional property has been acquired to provide additional parking spaces. She explained that the property in question is owned by the Vintage Cooperative residents but that there is no signed purchase agreement at this time. Speidel added that while the Cooperative intends to sell the applicant the property, the business would be short 15 parking spaces if the sale does not go through for some reason. She expressed concern about the possibility that overflow parking would occur on the private drive to their building which would impede access for emergency vehicles. She requested that if the Board approves the request it be contingent on the provision of the additional parking and asked if signage could be added to deter people from using the private drive to cut through.

Tombergs asked if the project would be able to move forward without the provision of the extra parking spaces. Hunt explained that the applicant will be required to provide 55 parking spaces but that he would be hesitant to require that they acquire specific property for them. He added that another way to solve the parking issue would be through a special location plan. He suggested that any motion to approve would be subject to the availability of the required number of parking spaces. Hunt explained that the Board's decision is with regard to the request for a bar and an outdoor service area. He stated that because the proposed use is different than what had been anticipated when the site development plan was approved, staff required the applicant to submit an amended site development plan. He added that the P & Z Commission will review the site development plan on May 15, at which time issues such as required parking will be addressed. He indicated that the remaining parking spaces beyond what is required by X Golf will be available for future tenants in the rest of the building.

A brief discussion was held regarding the method by which the required parking spaces for the remainder of the building will be evaluated.

Tombergs asked if there would be bar service on the patio or if it would be from the inside only. Anderson stated that the patio would be for seating only and that there would be 4 tables for 4 people each on the patio.

Mulligan stated that his attorney is in the process of obtaining the abstract for the property and that he had no intention of making an inaccurate statement on the application regarding the acquisition of the adjacent property.

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

ALL AYES

Motion carried.

Decision and Order is Annex #2 to these minutes.

There being no further business, it was unanimously approved to adjourn the meeting at approximately 5:25 p.m.