

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
JUNE 13, 2024
5:00 P.M.

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

Item 1. Roll Call

PRESENT: Gallagher, Tansey, Tombergs, Vermillion

ABSENT: Spranger

STAFF: Beck, Fuhrman, Hunt

Item 2. Review of Board procedures.

Item 3. The Board to review and approve the minutes of the meeting of May 9, 2024.

On motion by Tombergs, seconded by Tansey, that minutes of the meeting of May 9, 2024 be approved as submitted.

ALL AYES

Motion carried.

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

- a. **Case 24-040; 1740 State Street (C-3)** – Special use permit to allow a bar and an outdoor service area with alcohol, submitted by Jason Sturtevant. (Staff: Beck)

Beck reviewed the staff report.

Gallagher asked if a written agreement would be required to use public parking lots for part of the required number of parking spaces. Hunt explained that the only issue before the Board is the special use permit for the bar and outdoor service area and

that the applicant would be required to get approval of a special location parking plan and a site development plan. He reviewed the process the applicant would need to follow, adding that no formal agreement would be necessary because the lots in question are public.

Beck reviewed the method used to calculate the required number of parking spaces for the business.

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

Jason Sturtevant, the applicant, explained that he and his son had purchased the building in January in order to open the bar with a golf simulator.

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

On motion by Tansey, seconded by Tombergs, 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.

- b. **Case 24-043; 4383 - 53rd Avenue (C-1)** – Special use permit to allow an outdoor service area with alcohol, submitted by Aman J. Razdan. (Staff: Beck)

Beck reviewed the staff report. Beck stated that a letter expressing concern about the noise that may be generated by the outdoor area was received from Jangid Ashokkumar, 4359 Tranquility Place.

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

Aman Razdan, the applicant, stated that he is the chef at Hemispheres Restaurant and that the reason for the request is that he has to relocate his business. He explained that he would make sure that there would be no obtrusive lighting or loud

sounds from the patio and that it would likely not be open after 11 pm. He added that the outdoor patio and indoor area would have separate menus.

There being no one else present wishing to speak In favor of or In objection 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 subject to staff recommendations and in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #3 to these minutes.

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