

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**  
**MARCH 13, 2025**  
**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, Hunt

Item 2. Review of Board procedures.

Item 3. The Board to review and approve the minutes of the meeting of January 9, 2025.

On motion by Vermillion, seconded by Tombergs, that the minutes of the meeting of January 9, 2025 be approved as submitted.

ALL AYES

Motion carried.

Item 4. The Board to review and approve the 2024 Board of Adjustment Annual Report.

On motion by Vermillion, seconded by Tombergs, that the 2024 Board of Adjustment Annual Report be approved as submitted.

ALL AYES

Motion carried.

Item 5. The Board to hold a public hearing on the following items:

- a. **Case 25-009-SU; 4648 Woodland Court (R-2)** – Special Use Permit to allow an accessory dwelling unit, submitted by Windmill Design Build.
  
- b. **Case 25-010-VAR; 4648 Woodland Court (R-2)** – Variance to increase the allowable size of an accessory dwelling unit from 800 square feet to 840 square feet, submitted by Windmill Design Build.

Beswick reviewed the staff report.

Vermillion asked if this is the first request for an accessory dwelling unit. Hunt stated that the Board approved a similar request several years ago.

Hunt stated that he had received a letter in support of the request from William and Dixie Burress, 4635 Woodland Court.

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 accessory dwelling unit be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #2 to these minutes.

On motion by Vermillion, seconded by Tombergs, that a variance to increase the allowable size of an accessory dwelling unit from 800 square feet to 840 square feet be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #3 to these minutes.

- c. **Case 25-011-SU; 3262 Ridge Pointe (C-1)** – Special Use Permit to allow an outdoor service area with alcohol, submitted by Will Nigey for IMC Construction.

Beswick reviewed the staff report.

A brief discussion was held regarding on-street parking on Ridge Pointe.

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

ALL AYES

Motion carried.

Decision and Order is Annex #4 to these minutes.

Hunt updated the Board members on the progress that is being made on the update to the zoning ordinance.

There being no further business, it was unanimously approved to adjourn the meeting at approximately 5:20 p.m.