

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
AUGUST 14, 2025
5:00 P.M.

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

Item 1. Roll Call

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

Item 2. Review of Board procedures.

Item 3. The Board to review and approve the minutes of the meeting of July 10, 2025.

On motion by Spranger, seconded by Vermillion, that the minutes of the meeting of July 10, 2025 be approved as submitted.

ALL AYES

Motion carried.

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

- a. **Case 25-034-SU; Lot 5, proposed FG 80 Holdings Sixth Addition (C-3)** – Special Use Permit to allow a boarding kennel, submitted by Kevin Koellner for Focus Real Estate Development.

Tombergs asked if there was an affidavit of publication. Fuhrman confirmed this.

Magsombol reviewed the staff report.

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 Spranger, seconded by Vermillion, that a Special Use Permit to allow a boarding kennel be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #2 to these minutes.

- b. **Case 25-036-SU; Lot 4, proposed FG 80 Holdings Sixth Addition (C-3)** – Special Use Permit to allow indoor storage units, submitted by Kevin Koellner for Focus Real Estate Development.

Magsombol reviewed the staff report.

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 indoor storage units be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #3 to these minutes.

- c. **Case 25-030-VAR; 3236 Palmer Hills Court (R-5)** – Variance to reduce the required front yard setback from 25 feet to 11 feet (adjacent to AAA Court) and from 25 feet to 13 feet (adjacent to Palmer Hills Court) to allow for construction of a two-family dwelling unit, submitted by Mike Janacek of Martin & Whitacre.

Beck reviewed the staff report.

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 Spranger, seconded by Vermillion, that a Variance to reduce the required front yard setback from 25 feet to 11 feet (adjacent to AAA Court) and from 25 feet to 13 feet (adjacent to Palmer Hills Court) to allow for construction of a two-family dwelling unit be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #4 to these minutes.

- d. **Case 25-032-VAR; 4097 Lilly Court (R-5)** – Variance to reduce the required rear yard setback from 25 feet to 15 feet, submitted by Subashini Vijaykumar. (Deferred to meeting of September 11, 2025)

There being no further business, it was unanimously approved to adjourn the meeting at approximately 5:15 p.m.