

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 11, 2025**  
**5:00 P.M.**

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

Item 1. Roll Call

PRESENT: Spranger, Tansey, Vermillion  
ABSENT: Gallagher  
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 September 11, 2025.

On motion by Spranger, seconded by Vermillion, that the minutes of the meeting of September 11, 2025 be approved as submitted.

ALL AYES

Motion carried.

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

- a. **Case 25-048-VAR; 3470 Glenbrook Circle North (UMI)** – Variance to allow a 6-foot high fence in the required front yard adjacent to Devils Glen Road, submitted by Jarred Edmonds.

Beck reviewed the staff report.

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

Sujith Prasad, the homeowner, explained that his lot is very hilly and extends to the sidewalk that was installed along Devils Glen Road a few months ago. He stated that as a result of the sidewalk a lot of foot traffic has been generated. Prasad added that the proposed fence will provide privacy for his family.

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

On motion by Spranger, seconded by Vermillion, that a variance to allow a 6-foot high fence in the required front yard adjacent to Devils Glen Road be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #2 to these minutes.

- b. **Case 25-049-VAR; 1543 Old Freeport Court (R-1)** – Variance to reduce the required building separation from 8 feet to 6 feet to allow for the construction of a shed, submitted by Wood Home Renovations.

Beck reviewed the staff report.

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

Nick Wood, the applicant explained that proposed site of the shed is the most feasible because of the topography of the lot. He added that the homeowners would like to have a place to store lawn equipment in a convenient, flat location. Wood stated that he will build the structure in accordance with fire rating requirements.

There being no one else present wishing to speak In favor of or In opposition to the request, Tansey closed the public hearing.

On motion by Vermillion, seconded by Spranger, that a variance to reduce the required building separation from 8 feet to 6 feet to allow for construction of a shed be approved 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 5:15 p.m.