

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 12, 2026
5:00 P.M.

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

Item 1. Roll Call

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

Gallagher introduced Lisa McCraw, the newest member of the Board of Adjustment.

Item 2. Review of Board procedures.

Item 3. The Board to review and approve the minutes of the meeting of December 11, 2025.

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

ALL AYES

Motion carried.

Item 4. The Board to review and approve the 2025 Board of Adjustment Annual Report.

On motion by McCraw, seconded by Tansey, that the 2025 Board of Adjustment Annual Report be approved as submitted.

ALL AYES

Motion carried.

Item 5. Election of officers.

On motion by Vermillion, seconded by McCraw, that Gallagher and Tansey serve as Chair and Chair Pro Tem, respectively.

ALL AYES

Motion carried.

Item 6. The Board to hold a public hearing on the following item:

- a. **Case 26-007-SU; Lot 101, Blackstone 1st Addition (C-3)** – Special Use Permit to allow Convenience Storage in a C-3 district, submitted by Reed Windmiller.

Beck reviewed the staff report.

McCraw asked for clarification of the location of the lot described in the staff report as being 250 feet from the proposed storage units. Beck displayed the lots in question and explained that the lots nearest the proposed development are as yet undeveloped. Hunt added that the developer of the subdivision to the south and the proposed storage units are the same. Gallagher commented that the subdivision to the south is for single-family housing.

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

Reed Windmiller, the applicant, explained that there is a large elevation change between the two properties and that there is a thick tree line that will serve as a buffer between the proposed storage units and the subdivision to the south. He stated that pine or arbor vitae trees will be planted outside of the storage buildings along the south property line to provide additional greenspace. Windmiller commented that the development of Lot 101 will occur prior to construction of the homes directly to the south in the subdivision so that future home purchasers can take that into consideration before buying a lot.

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

On motion by Tansey, seconded by Vermillion, that a Special Use Permit to allow Convenience Storage in a C-3 district be approved 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 5:15 p.m.