

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
FEBRUARY 9, 2012
5:00 P.M.**

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

Item 1. Roll Call

PRESENT: Howe, Johnson, Voelliger
ABSENT: Falk
STAFF: Connors, Fuhrman, Soenksen

Item 2. Review of Board Procedures.

Item 3. The Board to review and approve the minutes of the meeting of January 12, 2012.

On motion by Voelliger, seconded by Johnson, that the minutes of the meeting of January 12, 2012 be approved as submitted.

ALL AYES

Motion carried.

Item 4. The Board to review and approve the 2011 Board of Adjustment Annual Report.

On motion by Voelliger, seconded by Johnson, that the 2011 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 12-007; 1304 Elmore Avenue (R-1) - A request for a variance to reduce the required front yard setback from 30 feet to 20 feet to allow for construction of a deck and pergola, submitted by Richard and Lisa Syfert.

Howe asked if there was an affidavit of publication. Soenksen stated that notice of public hearing had been received. Notice and affidavit of publication are Annex #2 to these minutes.

Soenksen reviewed the staff report. Staff report is Annex #3 to these minutes.

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

Keith Timm, the applicant's contractor, explained that the intended objective for the proposed deck construction is to create some type of visual interest on the east side of the house. He indicated that the proposed deck is more for aesthetic purposes, not function, adding that for the most part, the deck would be only 6 feet deep. Timm explained that the design of the deck will allow it to be connected to the existing one.

Soenksen stated that he had received no comments from the neighbors regarding the case.

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

Howe commented that in his opinion the proposed deck would not be obtrusive and would be an attractive addition to the home.

On motion by Voelliger, seconded by Johnson, that a variance to reduce the required front yard setback from 30 feet to 20 feet to allow for construction of a deck and pergola be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #4 to these minutes.

- b. Case 12-008; 2002 Spruce Hills Drive and 2828 - 18th Street (C-1/C-5) - A request for a special use permit to allow a drive-up window, submitted by FEPH Acquisitions Fund II, LLC.
- c. Case 12-009; 2002 Spruce Hills Drive and 2828 - 18th Street (C-1/C-5) - A request for a variance to allow parking in a required front yard along 18th Street, submitted by FEPH Acquisitions Fund II, LLC.

Howe asked if there was an affidavit of publication. Soenksen stated that notice of public hearing had been received. Notice and affidavit of publication are Annex #2 to these minutes.

Soenksen reviewed the staff report. Staff report is Annex #5 to these minutes.

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

Tom Lowe, representing the applicant, explained that his firm has been working on the proposed redevelopment for a long time. He indicated that his firm has been working on a relocation plan with the owners of the buildings that are proposed to be demolished, adding that none of the businesses will be closed. Lowe stated that a new

location has already been found for the bank. He explained that he had met with staff whose design suggestions were subsequently incorporated into the plan.

Voelliger asked if Learning Campus Drive would be closed as a result of the redevelopment. Soenksen explained that it would remain open.

Voelliger asked for clarification of the proposed traffic pattern. Soenksen explained that motorists could enter the property either from Learning Campus Drive or 18th Street from the shared driveway with the city. Voelliger asked if customers could access the drive-up window from the northernmost access point from Learning Campus Drive. Lowe explained that a customer using the drive-up window would have to enter from the southernmost entrance on Learning Campus Drive and go around the building to the drive-up lane. He added that the driveway nearest the drive-up window would only be an exit.

Voelliger expressed concern that the entrance to the shared driveway is too steep and narrow for the amount of traffic involved. Soenksen stated that those issues would be addressed at the site development plan level.

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

Johnson commented that it appears as though the development is logically designed and fits well into the area. Howe concurred.

On motion by Johnson, seconded by Voelliger, that a special use permit to allow a drive-up window be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #6 to these minutes.

Voelliger commented that the three different sections of parking on the 18th Street side of the development might make vehicular travel difficult. He asked if there is adequate space for motorists to navigate safely. Soenksen confirmed this, reiterating the Planning and Zoning Commission would address this issue during the site development plan review process. He added that prior to the P & Z meeting city departmental staff has a development review committee at which issues such as turning radii are addressed.

On motion by Voelliger, seconded by Johnson, that a variance to allow parking in a required front yard along 18th Street be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #7 to these minutes.

- d. Case 12-012; 3230 Ridge Pointe (C-1) - A request for a special use permit to allow a drive-in banking facility, submitted by Deere Harvester Credit Union.

Howe asked if there was an affidavit of publication. Soenksen stated that notice of public hearing had been received. Notice and affidavit of publication are Annex #2 to these minutes.

Soenksen reviewed the staff report. Staff report is Annex #8 to these minutes.

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

Matt McCombs, representing the applicant, stated that the plan was designed to accommodate the heavy traffic on Middle Road and Belmont Road. He added that because Ridge Pointe is set back substantially from that intersection, there should be no traffic problems for people who are turning from either street. McCombs reiterated that it is unlikely that there would ever be more customers utilizing the drive-up window than the stacking space provided can accommodate.

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

Voelliger commented that because of some existing evergreen trees on a nearby property, staff should look at site distance issues as they relate to the project.

Howe stated that he believes that the plan has been well thought out and mitigates any potential traffic issues.

On motion by Johnson, seconded by Voelliger, that a special use permit to allow a drive-up window be approved in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #9 to these minutes.

There being no further business, it was unanimously approved to adjourn the meeting at approximately 5:30 p.m.

These minutes and annexes approved

John Soenksen
City Planner