

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  
APRIL 13, 2017  
5:00 P.M.**

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

Item 1. Roll Call

PRESENT: Clements, Falk, Voelliger  
ABSENT: Gallagher, Spranger  
STAFF: Fuhrman, Connors

Item 2. Review of Board procedures.

Item 3. The Board to review and approve the minutes of the meeting of March 9, 2017.

On motion by Clements, seconded by Falk, that the minutes of the meeting of March 9, 2017 be approved as submitted.

ALL AYES

Motion carried.

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

- a. **Case 17-008; 4555 Utica Ridge Road (C-2)** – A request for a variance to reduce the required front yard setback from 20 feet to 12 feet for 4 parking spaces and to allow a private driveway in a required front yard, submitted by REMAX Centre, LLC.

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

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

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

Jay Sommers, representing the applicant, stated that at a previous meeting a variance was granted to add parking spaces on the west side of the building in the required front yard. He explained that the because the business is growing, additional office and parking space is

needed. He indicated that he is unaware of any public objection to the proposed project. He stated that the plans for the reconfiguration of the storm sewer system have been completed.

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

Clements asked if there are any greenspace requirements mandated by the ordinance. She commented that it appears as though the project will consume a great deal of the existing greenspace. Connors confirmed this, adding that a small amount of greenspace could be added in the islands and at the corner of Crow Creek Road and Utica Ridge Road.

Voelliger asked if the building addition would still be in line with the other buildings to the east. Connors confirmed this.

On motion by Falk, seconded by Clements, that a variance to reduce the required front yard setback from 20 feet to 12 feet for 4 parking spaces and to allow a private driveway in a required front yard be granted in accordance with the Decision and Order.

ALL AYES

Motion carried.

Decision and Order is Annex #4 to these minutes.

- b. **Case 17-009; 221 - 15<sup>th</sup> Street (C-2)** – A request for a variance to reduce the required front yard setback from 20 feet to 1.8 feet to allow construction of a 5-story apartment building, submitted by Jennifer Bennett. (Withdrawn)
- c. **Case 17-010; 221 - 15<sup>th</sup> Street (C-2)** – A request for a variance to reduce the required number of parking spaces from 247 to 170, submitted by Jennifer Bennett. (Withdrawn)

There being no further business, it was unanimously approved to adjourn the meeting at approximately 5:05 p.m.

These minutes and annexes approved \_\_\_\_\_

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John Soenksen, City Planner