

## PLAN COMMISSION MEETING MINUTES

7:00 p.m., Tuesday, June 24, 2025  
Quincy City Hall – 730 Maine

Present: Mike Adkins, Dave Bellis, Dan Brink, Julie Brink, Elaine Davis, Tony Dede, Rick Smith, & Jason Traeder

Absent: Jim Citro, Jarid Jones, Dave Rakers, & Ryan Whicker

Vacant: One

Staff: Bruce Alford, Steve Bange, Gina Nottingham & Jason Parrott

J. Brink called the meeting to order at 7:00 pm.

Smith made a motion, seconded by Traeder, to approve the previous meeting minutes. The motion carried.

No public declarations of conflict were declared.

No public comment on items not on the agenda.

### **Subdivision – One Lot to Two Lots – 1603 Center Avenue**

Parrott presented the staff review. He said staff recommends approval. Parrott said the subdivision would result in one lot with an existing residential dwelling and a second lot with an accessory building (garage). He said city code prohibits a lot from having an accessory building without a primary structure. Parrott said the Quincy City Council previously approved an ordinance granting a Special Permit for Planned Development to allow for the use of the garage for the storage of commercial construction equipment. He said with that permit in place, the lot with the accessory building would be conforming. Parrott says the two new lots each meet the required lot width, but the new northern lot would be approximately 5,575 square feet, or 425 feet shy of the required 6,000 square foot lot area in an R1C zoning district. He said no public comment was received about the petition.

J. Brink asked the petitioner if they had any comments. Steve Schutte said the home and the garage are being rehabilitated. He said the goal is to eventually sell the home and continue to use the garage in the future.

No questions from the Commission and no public comments

With no further discussion, Bellis made a motion, seconded by Traeder, to concur with the recommendation of staff and recommend the City Council approve the subdivision of 1603 Center Avenue from one lot to two lots with a condition that the northern lot created is approved to have a lot area of approximately 5,575 square feet, which is less than the 6,000 square foot lot area required in an R1C zoning district. The motion carried.

### **Subdivision – One Lot to Three Lots – 2208 South 12<sup>th</sup> Street**

Parrott provided the staff review. He said staff recommends approval. Parrott said one lot would include the existing residential dwelling and accessory building while the other two lots are undeveloped. He said the three lots each exceed the 10,000 square foot lot area requirement for an R1A zoning district, but each lot would fall 2'-3' short of the 90' lot width requirement for the same zoning district. Parrott said staff is comfortable with the minimal reduction in lot width because of the nature of the neighborhood. He said no public comment was received about the petition.

J. Brink asked the petitioner if they had any comments. Steve Schutte said the goal is to construct new single-family residential dwellings on the two undeveloped lots. Dede asked if the new lots would connect to the city sewer system. Schutte said they would be connected to the city system and might require the construction of a lift station.

There was no public comment.

With no further discussion, Dede made a motion, seconded by Smith, to concur with the recommendation of staff and recommend the City Council approve the subdivision of 2208 South 12<sup>th</sup> Street from one lot to three

lots with a condition that the three lots created are approved to have lot widths of 87'-88', which is less than the 90' lot width required in an R1A zoning district. The motion carried.

#### **Special Permit/Planned Development – Counseling Center with a Setting for Court-Ordered Supervised Visitation – 906 Lind Street**

Parrott provided the staff review. He said staff recommends approval. Parrott said the proposed use as a counseling center with a setting for court-ordered supervised visitation is not a permitted use by right in the current R3 (multi-family residential zoning district so the Special Permit for Planned Development is required. He said a preliminary site plan provided by the petitioner shows 13 parking stalls including one accessible. He said staff would classify this as business/professional office space, requiring one off-street parking stall for every 200 square feet of usable space, which is space available to the public. Parrott said the parking stalls shown account for 2,600 square feet of useable space. He said the petitioner did not provide an estimated amount of usable space within the facility. Parrott said this would introduce a commercial element to the neighborhood, but it would be a low intensity use for the property. He said he received several phone calls regarding the petition. Parrott said he answered the questions and invited the callers to attend the public hearing.

J. Brink asked the petitioner if they had any comments. Lenny Miller said he purchased the property to provide a unique service to the community as there is a need for venues for supervised visitation. Bellis asked how the business would work regarding operations. Miller said a fee would be charged for using the facility, which is generally paid by the people participating in the visitation. He said the use would be by appointment during the day or early evening. Miller said he did not anticipate any overnight use of the facility.

There was no public comment.

With no further discussion, Dede made a motion, seconded by Bellis, to concur with the recommendation of staff and to recommend the City Council approve the Special Permit for Planned Development to allow for the operation of a counseling center with a setting for court-ordered supervised visitation at 906 Lind Street. The motion carried.

#### **Special Permit/Planned Development – Building to Store/Warehouse Personal Vehicles – 1002 N. 24<sup>th</sup>**

Parrott provided the staff review. He said staff recommends approval with conditions. Parrott said the petitioner would like to construct a garage for his personal vehicles. Parrott said a second building can be constructed on the lot due to its commercial zoning, but the storage/warehousing of personal vehicles is not a permitted use by right, so the Special Permit for Planned Development is required. He said this would be a low intensity use in a commercial corridor along north 24<sup>th</sup> Street. Parrott said staff would recommend approval of the following conditions for this permit: 1) The petitioner/owner is limited to the storage of personal vehicles and equipment related to the storage of personal vehicles; 2) The petitioner/owner cannot lease space in the building to another individual, business, or organization for storage of any type; 3) The petitioner will construct 4-6 parking stalls (including one accessible) adjacent to the building, in compliance with city parking stall requirements. Parrott said he received no public comment regarding this petition.

J. Brink asked the petitioner if they had any comments. Dan Pflibsen provided an example of the type of garage he planned to build to store his vehicles. J. Brink entered it into the record as Exhibit 8A. D. Brink asked how compliance with the conditions would be determined. J. Brink said her anticipation would be that enforcement would be on a complaint-driven basis. Parrott agreed. Traeder asked about the usage of the other building on the property. Pflibsen said one idea he has is to eventually subdivide the property, keeping the storage building for his vehicles and selling the lot with the current commercial building along North 24<sup>th</sup> Street.

There was no public comment.

With no further discussion, Traeder made a motion, seconded by Smith, to concur with the recommendation of staff and recommend the City Council approved the Special Permit for Planned Development to allow for the

construction of a building at 1002 North 24<sup>th</sup> Street that would be used to store/warehouse personal vehicles with the three conditions described in the staff review and mentioned in the meeting. The motion carried.

### **Special Permit for Planned Development – Maternity House – 2122 Jefferson Street**

Parrott provided the staff review. He said staff recommends denial of the Special Permit for Planned Development. Parrott said the property is zoned for single-family residential use and the proposed maternity house is not a permitted use by right in that zoning district. He said City Code does not reference a maternity house, so a similar use would be a boarding house, which requires multi-family residential zoning. Parrott said the petitioner anticipates a maximum of four mothers and their children living in the home at any one time. He said the petitioner requires a one-year commitment from the participants, prohibits drugs or alcohol, and limits who can enter the home. Parrott said the immediate neighborhood is almost exclusively single-family residential. He said parking could be a concern as multi-family requires two parking stalls for each dwelling unit. Parrott said he had received approximately a dozen phone calls or emails from neighbors with questions and concerns about the property.

Brink asked the petitioner if they had any comments. Todd Hastings spoke on behalf of Hope House of Quincy. He discussed how the Hope House of Quincy operates and the mission of the program. Hastings said the goal was to find a location in a safe neighborhood where the residents would feel part of the community. He said the home at 2122 Jefferson is ideal for their needs. He said there is a bus stop near the home, which was also a reason it was selected. Hastings said there would be no drugs or alcohol allowed, only staff, mothers and their children would be allowed in the home, and security cameras would be installed on site. He said it was modeled after a home in Rolla Missouri that opened about 13 years ago. Hastings read a letter from a family that was in support of the Special permit.

D. Brink said the question before the commission is about the zoning, not the mission of Hope House. Adkins asked about on-site supervision. Hastings said the house will be monitored by video cameras, but there would not be anyone from the staff living in the home. He said staff/volunteers would visit those living in the home for mentorship opportunities and addressing other needs/concerns. Bellis asked about day care. Hastings said the residents of the home would have to identify day care options. Traeder asked if this is the first house they have considered. Hastings said it was, adding that it has been difficult to find a home that fits their needs with the correct zoning. Traeder asked about rent. Hastings said the residents would not pay rent, but they would be expected to save money through their employment so at the end of their time in Hope House, they would be in a position to find housing. Bellis asked if they plan to hold an open house for the neighborhood. Hastings said they would in the future, but right now, they don't own the home. He said they have a purchase offer contingent on the Special Permit. Adkins asked about the reach of the program. Hastings said this would be a Quincy project, not open to people from outside of the city.

J. Brink asked for public input. Matt Scharnhorst (2126 Jefferson) said he was opposed to the issuing of the special permit. He said this is a single-family neighborhood and the introduction of this home could increase crime and decrease property values. Scharnhorst said he is worried about a high turnover rate among residents and that they would not have any long-term commitment to the neighborhood. He said he's also concerned about an increase in traffic and litter. Scharnhorst presented the commission a petition with about 45 signatures. J. Brink entered it into the record as Exhibit 9A. Mark Albright (928 S. 22<sup>nd</sup>) said he does not oppose the mission of the organization, just the request to place this property in a single-family residential neighborhood. Brent Wingerter (2116 Jefferson) said he does not believe this is the right location, adding that he moved to the neighborhood 35 years ago and is worried about what will happen to it.

With no further discussion, D. Brink made a motion, seconded by Adkins, to concur with the recommendation of staff and recommend the City Council deny the Special Permit for Planned Development as requested. The motion carried.

**NEW BUSINESS** – Parrott said he still would like the commission to review, at a future meeting, the city's process for notifying neighboring properties, but would wait for a meeting with fewer agenda items.

With no further new business or discussion, the meeting adjourned at 7:50 pm.