

## PLAN COMMISSION MEETING MINUTES

7:00 p.m., Tuesday, January 28, 2025  
Quincy City Hall – 730 Maine

Present: Dave Bellis, Julie Brink, Elaine Davis, Tony Dede, Greg Fletcher, Jarid Jones, Jeff Mays, Dave Rakers, Rick Smith, Jason Traeder & Ryan Whicker

Absent: Jim Citro & Greg Davis

Staff: Bruce Alford, Steve Bange & Jason Parrott

Brink called the meeting to order at 7:00 pm. Bellis made a motion, seconded by Smith, to approve the minutes from the previous meeting. The motion carried. There were no declarations of conflict and no public comment on items not on the agenda.

### **Zoning Change – 504 North 54<sup>th</sup> Street – RU1 to C2 to allow for commercial development**

Parrott presented the staff review. He said the zoning change would allow for a multi-tenant, multi-lot commercial development at the northeast corner of 54<sup>th</sup> & Broadway Streets. Parrott said staff has been working with the developer on the project for many months and this is another step in the process. He said the zoning change to C2 would be in line with nearby commercial operations to the north, south and west. Parrott said a condition of the subdivision should be that it is contingent on the approval of the zoning change.

The committee discussed the condition of the lot and whose responsibility it would be to develop the site.

Brink asked the petitioner to come forward to address the commission. Joe Mayer with the engineering firm Kimley-Horn said his company is working with the Otis Company on the project. He thanked city staff for their assistance with the project and said he was willing to answer questions. The committee discussed the timeline for construction and what some of the next steps would be for the development to proceed. The committee also discussed the city's role in reviewing site plans and construction plans for the project.

Brink asked for any public comment. There was none.

With no further discussion, Bellis made a motion, seconded by Smith, to recommend approval of the rezoning of 504 North 54<sup>th</sup> Street as requested from RU1 to C2 to allow for commercial development. The motion carried.

### **Subdivision – 504 North 54<sup>th</sup> Street – Subdivide one lot into five lots**

Parrott said the staff review presented earlier stands for this request as well.

Mayer had nothing to add on behalf of the developer.

No one came forward to speak during public comment.

With no further discussion, Bellis made a motion, seconded by Rakers, to recommend approval of the subdivision of 504 North 54<sup>th</sup> Street as requested from one lot to five lots. The motion carried.

**NEW BUSINESS** – Parrott said the next Plan Commission meeting is February 25<sup>th</sup>, which is also the day of the primary for the City Election. He said with City Hall open for business that day, he wanted to make sure members were available to attend the Plan Commission meeting that night. Members in attendance said they would be available.

With no further new business or discussion, the meeting adjourned at 7:15 pm.