

# Sleeping and eating on planners' agenda

■ Quincy Plan Commission will consider requests for two bed and breakfast houses and two convenience stores tonight.

By Kevin Woodward

Herald-Whig Staff Writer

Requests to allow two bed and breakfast houses and two convenience stores are among the 12 items on the Quincy Plan Commission agenda tonight.

Quincy has four bed and breakfast houses: 1600 Maine, 1801 Maine, 1621 Vermont, 1641 Hampshire.

The proposed ones are at 2051 Maine and 1122 Kentucky. Both would have two guest rooms each, and if approved, would bring the total number of bed and breakfast rooms to 16.

Quincy Tourism Director Holly Cain said there is demand for this type of overnight stay.

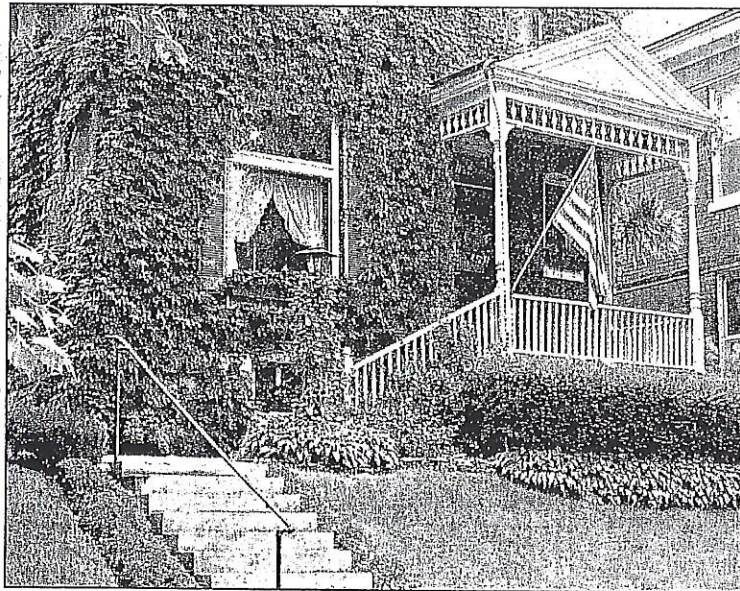
"There is room for more bed and breakfast rooms," she said. Many people want this type of stay for weekend getaways, Cain added.

City Planner Chuck Bevelheimer said the city's bed and breakfast ordinance will mitigate potential problems. In fact, each of the two proposed bed and breakfasts will have to follow seven conditions if they are ultimately approved by the City Council.

Some of those conditions include only serving meals to residents and overnight guests and requiring the owner to live in the house.

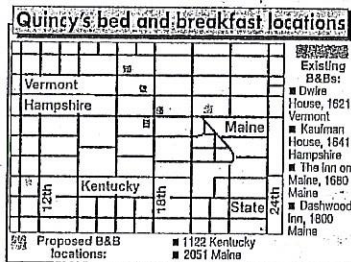
Both proposals are being recommended for approval by the city's Planning Department.

If requests for two convenience stores are successful, they will be built on the northwest corner of Sixth and Broadway



This house at 1122 Kentucky might become a bed and breakfast if it ultimately receives City Council approval. The owner of it and the owner of a house at 2051 Maine want approval to run a bed and breakfast.

H-W Photo/Michael Kipley



The Broadway convenience store, which will be next to the Lampe Hi-Rise senior housing building, was cleared by the City Council last month to sell alcohol. Liquor sales had been prohibited within 100 feet of senior housing, but that ordinance was changed to permit it when liquor sales weren't the primary product.

The other proposed convenience store would replace the Reed State Street Shell at 24th and State. The Wally Hutter Oil Co. wants to demolish the existing structure and build a convenience store that would sell fuel and liquor.

A city Planning Department review

## Reed State Street Shell closing

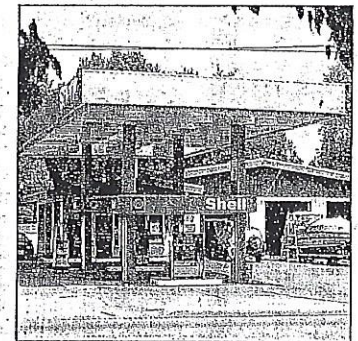
Reed State Street Shell is closing at the end of June, according to a letter sent to charge account customers there.

Owner Mark Reed, in the letter, said it is closing because "this is the time for a personal career change."

Reed opted not to talk about the closing.

A gas station has been on the southeast corner of 24th and State for at least 50 years, city officials said.

The Wally Hutter Oil Co. wants to raze the current building and build a convenience store there. Those plans are being reviewed by the city Plan Commission tonight.



H-W Photo/Michael Kipley

After Reed State Street Shell closes at the end of this month, the Wally Hutter Oil Co. wants to build a new convenience store at the 24th and State location.

showed that the location has been used as a service station for at least 50 years. The existing building was built in the 1960s.

In 1990, the owner got approval to turn one of the service bays into a convenience store.

Approval of the current proposal is recommended.

Other items on the commission's agenda include:

- Removing from the record books a lot at 1422 N. 54th. Petitioner Jerry Brockmiller wants to demolish the house on the lot and incorporate it into two 5-acre single-family housing projects he has planned. Approval is recommended.

- Dividing a city-owned lot on Gardner Expressway, which used to house city maintenance services, so the two structures can be sold to two different buyers. Approval is recommended.

- Permitting a planned development at

1001 Ohio. The two-story building has seen continuous commercial use of the first floor since it was built in 1894, the petitioner said. This process is part of the special permit previously granted. Approval is recommended.

- Rezoning a lot at 1101 N. Fifth from commercial to residential. The city acquired the lot after a house there was demolished. A local home builder wants to buy the lot and build a house there. Approval is recommended.

- Rezoning a 3.73-acre parcel adjacent to the Refreshment Services Pepsi building at 12th and Locust. Plans there call for a parking lot and a delivery door. The aim is to move truck traffic off of Locust. The project will happen in a year or two, a Pepsi spokesman said. Approval is recommended.

- Rezoning lots at 3125, 3301 and 3311

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## Sleeping

(Continued)

State from single-family residential to multi-family. Approval is recommended.

- Allowing a planned development at 712 Kentucky. The petitioner wants to use a vacant lot as a vehicle towing yard. City planners are recommending this proposal be denied.

- Rezoning a lot at 411 N. 28th from residential to commercial. The Wally Hutter Oil Co. wants to

rezone all of the lot, but city planners are recommending that only the portion of it extending 211 feet from Broadway get the commercial designation. The Broadway corridor use plan calls for business uses only within 211 feet of Broadway. Approval is recommended on that condition.

As with all Plan Commission recommendations, final approval lies with the City Council.

*Quincy Herald-Whig*  
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