



CITY OF GIBSON | 101 E 8TH STREET,
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Plan Commission Meeting Minutes
July 15, 2025

Chairman McCall called the meeting to order at 6:00 p.m.

Roll Call -Present were commissioners Chase McCall, Betsey Hammitt, Terry Hutchcraft, Mike Allen, Donna Boundy, Mike Perkins, Kevin Askew, and Chris Cornish. Absent was Commissioner David Crow. Also present were City Clerk Carla McGrew, Deputy Clerk Jan Hall, Supts. Martin & Bobera, Developers Bill Brady / Railside and Justin Goss / Goss Development, and visitor list attached.

Visitors included: Alderman Terry Roesch, Even Severson, MSA Engineer Mike Buzicky, Jeremy Darnall, Stephanie Kietzman, Jeremy Jeter, Doug Schultz, Darrell Nunamaker, Charles Marx, Jerry Oyer, Susie Oyer, Bill Brady, Marlene Woodruff, David Hagan, Rob Schmitt.

Chairman McCall asked for visitor comment, none at this time. He then asked Bill Brady to explain his plans for Railside III. Brady and his engineer, Buzicky summarized the plan to extend to the east a street with a cul-de-sac, providing 12 new single-family homes. Questions and comments concerning drainage, and City Superintendents gave a status update on recent addition of a 36" storm tile as well as opening blocked areas found. Grading was also a concern and MSA Engineer stated that grading is addressed and will be 'fine-tuned.'

Next – Developer Justin Goss and his attorney presented their preliminary plans to buy the parcel of ground that lies between the Villas of Hollybrook and Railside III and develop it with 2 2 story apartment units – one each side of entrance, originally planned for 8 units each, possible to change to 6 units. Private road with cul-de-sac planned with 6 duplexes to rent to age group 55 and up. Questions were raised about how the age limit can be assured – Goss responded that his purchase agreement with Hadley Phillips contains several terms of agreement in order for the sale to happen. Residents voiced concerns about the private drive off N. Melvin Street, added traffic near the school and residential area, and whether the planned housing is comparable with surrounding homes. Goss was asked if the buildings will be brick – responded no, some stone at the bottom but vinyl siding, asphalt shingles. It was pointed out that previous discussion included a tree line boundary separating Railside III and Goss Development. Goss stated the grade differs enough it may not be necessary, but overall, it was agreed a landscape boundary would be appropriate.

Questions were raised about how TIF 2 funds will be used and if so, how much. Chairman McCall stated that he does not have details about TIF Agreements, which would come from the Mayor/council.

After discussion was completed, Mike Allen made a motion to recommend **Railside III plans**, subject to review and approval by city superintendents and engineers regarding drainage; 2nd made by Terry Hutchcraft, **roll call vote passed 8-0 to recommend to council.**

Terry Hutchcraft made a motion to recommend the **Goss Development of apartments and duplexes**, subject to review and approval by city superintendents and engineers regarding drainage, adding a recommendation for a tree-line boundary on the west property line. **Roll call vote 6-2, motion failed to recommend to city council this development as presented.**

Meeting adjourned at 7:20 p.m.

Submitted by:

Deputy Clerk Jan Hall