

**City of Red Bud  
Planning Commission Public Hearing & Meeting  
October 17, 2023**

The October 17, 2023 meeting and public hearing of the Red Bud Planning Commission was called to order by Chairwoman Andrea Letcher-Martin at 7:00 p.m.

**MEMBERS PRESENT:** Janet Braun, Jeff Hicks, Andrea Letcher-Martin, John Holzum, Robbie Aubuchon, David Wittenauer and Scott Voss.

**CITY OFFICIALS PRESENT:** Aldermanic Liaison of the Planning Commission: Alan Piel, Jeff Mueller: City Zoning Administrator.

**PUBLIC COMMENTS:** None

**HEARING:**

One hearing was scheduled, a special use permit filed by Mark Ratterman to allow a pick-up window at 1506 S Main St.

Mr. Ratterman is owner in the Domino's franchise and will be opening a store at 1506 S. Main St. Mark has been in business over 40 years and owns his portion of the franchise. He currently owns 136 stores with an experienced staff and has stores in the St Louis and Illinois markets, Red Bud is part of his development area. The window will be located on the north side of the building. Drivers will enter the window from the south side of the parking lot between 1506 S Main St and 1510 S Main St. The drive lane is currently black top and rock, he plans to either concrete or black top the entire area. It was confirmed that there is adequate space behind the building for a car to pass, to enter the north side of the building for the pick-up window.

Mark stated the window will be used as a convenience for carry out customers. Orders are typically placed and paid for in advance. No alcohol will be sold at this location and offer a full menu with minimal inside seating. The building has been purchased and will be renovated to house multiple business. John Holzum questioned plans on renovations, walls will be permanent walls with separate restrooms and access for the tenant. Any alcohol sales inquiries would have to be presented to the planning commission for a special use. The current street signage will remain in place and redone for Domino's, signage will be added to the front of the building as well. Hours of operation will be seven days per week with hours depending on market demand, possible 11:00 am – 10:00 or 11:00 pm.

Charles Clark, owner of 1510 S Main St, spoke with concerns of the driving lane that is located directly north of his business. He was against the pick-up window and does not want traffic going through his lot, he felt it was a poor decision until a survey of each piece of property was completed. Mr. Clark is concerned for the safety of his grand children and his handicap son who will be present at the building during his hours of operation. Mr. Clark stated he was waiting on a survey to be finalized and expected it to be ready on October 27, 2023. Mark Ratterman stated he was informed by his relator and title company that the 1506 S Main building had an easement that runs between the two buildings to allow access to a current drive-up window on the north side of the building that was once utilized by Deterding

Drugs. Currently the window is no longer in use and Mr. Ratterman plans for his pick-up window to be on the north side of the building.

At approximately 7:35 pm the planning commission went in to executive session to discuss the conflict on the matter. An arial photo was provided to the planning commission by Mark Ratterman to show his exact route for the pick-up window. John Holzum addressed Jeff Mueller to question if this was a zoning setback issue, Jeff agreed that it was, but noted Jeff Deterding previously owned both pieces of property and had them split with Randolph County before the sale. As David Wittenauer noted a survey will not show an easement an attorney will. In conclusion it was decided that the planning commission was there to decide on the approval of the pick-up window. The conflict of the easement and property lines is between the land owners and will need to be handled between the two of them. Executive session ended at 7:45 pm.

Upon return to the meeting Andrea noted that there was a discrepancy between the public notification and the special use permit. Correction will be noted that the permit is for a pick-up window and not a drive-thru.

Mark Ratterman spoke to his relator and provided digital information with updated title work noting the easement between the two properties.

John addressed Mr. Ratterman and Mr. Clark advising the gentlemen that the job of the planning commission was to approve or disapprove the application that was submitted. We will approve or deny the permit with the final decision passing the City Council.

Mr. Ratterman noted again that the pick-up window will be located on the north side of the building approximately in the middle of the north wall. The window will not have a speaker box or ordering at the window. The window on the south side of the building will not be used and the parking spaces will be adjusted to accommodate the driving lane. Mr. Clark was more open to discussion, as he thought the plan was to use the window on the south side of the building. David Wittenauer presented the question of sales and traffic and it was discussed the majority of the pick-up services will take place in the evening hours after Mr. Clarks office is closed. The traffic and easement conflict is to be resolved between the two business owner's.

John Holzum made a motion to approve the application as presented allowing a pick-up window, second by Jeff Hicks. Andrea strongly suggested signage as to where the driving lane will be located. All in favor, motion passed. Per Andrea, this is our recommendation to the City Council and everyone involved is welcome to attend the next City Council meeting on November 6. 2023 at 6:00 pm.

#### OTHER ITEMS

Approval of prior months meeting minutes.

Jeff Hicks made the motion with Scott Voss as second. All approved and motion carried.

#### COMMENTS FROM ZONING ADMINISTRATOR

Follow up of the Comprehensive Plan interviews. Jeff spoke with references for both Heatland H3 and Fanswoth.

Both companies had great reviews. Farnsworth was highly recommended, their community involvement is top notch and the interactive mapping is extremely impressive, with interactive maps you get a higher amount of public interaction. Heartland H3 uses more online surveys and it does not seem to get the public interaction. Heartland H3 has three interactive companies. In conclusion it appears Farnsworth would be a better fit for the need of the City of Red Bud.

Scott Voss made a motion to move forward with Farnsworth, second by David Wittenauer. All in favor, motion passed

GOOD OF ORDER

#### ADJOURNMENT

Motion to adjourn the meeting was first given by Scott Voss and second by Robbie Aubuchon. All approved and meeting adjourned.

Acting Scribe  
Patty Rieke