

**City of Red Bud
Planning Commission Meeting
July 18, 2017
Meeting Minutes**

The July 18, 2017, meeting of the Red Bud Planning Commission was called to order by Chairman Andrea Letcher-Martin at 7:00 p.m.

Members Present: Albert Gregson, Andrea Letcher-Martin, Barton Miler, Larry Mehring, Glenn Gielow, Jeff Hicks, John Holzum, Richard Roehrka, and Douglas Sachtleben.

Others City Officials Present: Jeff Mueller, City Zoning Administrator; Alderman David Friess, Alderman Kyle Donjon.

In the Audience: Jami & Justin Papenberg, Mary Liefer, Robert Dannenbrink, Beverly Cowell, Dawn Schrader, Brenda & Wes Salger, Eric & Amanda Zimmerman.

Roll call by Secretary. Full commission and quorum present.

Chairperson Letcher-Martin brought to order the Public Hearing Application for Special Use Permit presented by Jami Papenberg at 325 S. Main St. All audience attendees were sworn in by Chair. Jami Papenberg described Intuitive Touch Massage and business plans for a wellness center. Her business has been operating in RB for 8 years and has outgrown three rental locations. She desires to own a facility with room for growth if business expansion requires it. Currently three employees provide massage therapy and counseling. Dr. Alex Guebert, DC, owner of Limitless Chiropractic in Fairview Heights will be joining to expand the business. Plans call for remodeling the interior of residence as needed. Employee parking will be in existing Oak St., Customer parking will be primarily along S. Main St and along W.S. 3rd St.

Bart Miller asked for clarifications on employees & signage and stated this is good for the population of RB.. Jami P. responded the staff is herself with 3-4 employees and the sign would be similar to Dr. Stulce's wooden sign at 307 S. Main St.

Doug Sachtleben asked for clarifications re. expansion plans of the building. Jami P. responded no plans exist for expansion currently as the business plan is evolving.

Larry Mehring stated he does not believe parking is expected to be a problem due to large amount of public street parking surrounding property on S Main, W S 3rd St and Oak St.

John Holzum asked for definitions of therapy and wellness center, hours of operation, parking lot sizes, sign lighting, clientele mental issues, and parking lots. Jami P. clarified drug rehab is not/will not be part of the business, signage will be professional with options for professional placards. Jami P expressed her desire to keep the serene setting with plans for landscaping updates as needed. Jeff Mueller clarified in a residential area no lighting of signs is allowed and asphalt or concrete are required for parking lot.

Richard Roerkasse asked about ADA requirements for the bathroom. Jami P. responded as the business grows and demand for ADA facilities grows the bathroom will be made ADA accessible if offered to the public clientele. Jeff Mueller confirmed ADA info. Aerial pictures were displayed and reviewed by attendees.

Brenda & Wes Salger congratulated Jami and asked questions about traffic flow and parking on Oak St. Brenda S asked about the potential of future business changes at 325 S Main. Chairperson Letcher-Martin explained Special User Permit. Discussions on potential business growth, traffic flow and potential related parking issues occurred.

Neighbor Eric Zimmerman stated they are not against the business and prefer a designated parking lot.

Jeff Hicks commented on boat/camper parking along Oak St and Oak St narrow dimensions. Clarifications were made by Jeff Mueller.

Mary Liefer, former owner of the property expressed her concern regarding her former home being used as a place of business. Dr. Alex Guebert explained this location will be a place of healing and growth.

Attendee Beverly Cowell provided a partial history of RB reflecting upon deceased former Mayor's Elmer Schuchman & Wib Braun, and deceased Alderman Henry Thielen. Ms. Cowell and John Holzum debated the history/task of this Commission, a variety of problems in RB.

Motion to approve Special Use Permit application as presented by Larry Mehring, 2nd Jeff Hicks. Motion carried unanimously.

Chairperson Letcher-Martin closed the public hearing at 8:16.

June 20, 2017 Meeting Minutes. Chairperson Letcher-Martin called for the June 20, 2017 minutes to be reviewed. Motion to approve minutes by Jeff Hicks, 2nd Glenn Gielow. Motion passed unanimously.

New Business. Chairperson Letcher-Martin called on Jeff Mueller for city updates. Jeff M. stated the Route to Schools project was closed for two weeks due to State of Illinois budget not being in effect but these projects are moving forward now. Jeff M stated overlay projects on multiple streets will be on going and expected to be finished by August 14th which is approximate date of school sessions starting. Jeff M suggested a checklist for applicants desiring to move businesses into residential areas as this is a strong current trend.

See Advisory Reports for above stated items.

Glenn Gielow made a motion to adjourn, 2nd by Jeff Hicks. Motion was passed unanimously at 8:29 p.m.

Respectfully submitted,

Douglas Sachtleben, Secretary
This 18th day of July, 2017