

**City of Red Bud
Planning Commission Meeting
June 20, 2017
Meeting Minutes**

The June 20, 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 Roehrkasse, and Douglas Sachtleben.

Others City Officials Present: Jeff Mueller, City Zoning Administrator; Tim Lowry, Mayor; and Susan Harbaugh, Alderwoman. David Friess, Alderman.

In the Audience: Kevin Oeste, Kelle Oeste, Mike Herbeck, Bryon Melching, Kevin Horrell, Joan Horrell.

Roll call by Secretary. Full commission and quorum present.

Chairperson Letcher-Martin brought to order the Public Hearing Application for rezoning presented by V8 Speed Shop at 815 S. Main St. All audience attendees were sworn in. Speaking on behalf of V8 Speed Shop were property owners Kelle & Kevin Oeste. 815 S. Main is in the process of being purchased by Mr. & Mrs. Oeste from the Irene Melching Estate. Current plans are to eventually convert subject property into office space for V8 Speed Shop. 815 S. Main provides only ingress/egress to front and rear commercial doors of 817 S. Main. Discussion by the board included signage, confirmation of previous special use variance granted to subject occupant Mike Herbeck, and potential future uses. Kevin Horrell, part owner of 707 & 711 S. Main St. expressed concern with commercial businesses potentially spreading into the historical residential sections of S. Main St. Motion to approve as presented made by John Holzum, 2nd by Richard Roehrkasse. Motion carried unanimously.

Chairperson Letcher-Martin called upon Glenn Gielow regarding his application to rezone 430 N. Main St from R4 to I-1. Mr. Gielow owns the neighboring properties to the north which houses Eagle Stone. Mr. Gielow purchased subject property from the Dieterich Bank, NA, previously known as Porter Interiors. Mr. Gielow intends to update the building exterior with their stone product, remove the existing common fence and install a new fence/gate in the NE section of the subject property. The building will be used for storage and similar office, possibly future product display purposes. Easements and illegal entry to the involved properties will be corrected as needed by legally recorded means and the fence. Discussion by the board and applicant occurred. Motion to approve the amendment to zoning as applied was made by Larry Mehring, 2nd by Jeff Hicks, and the vote to approve was unanimous with Glenn Gielow, applicant, abstaining from the vote.

Chairperson Letcher-Martin called upon Ryan Dannenberg who was filing for a Special Use Permit to allow for a Beer Garden at 128 W market St, commonly known as Vices. Mr. Dannenberg was not attending. Zoning Adm. Jeff Mueller provided basic information from his meetings with Mr. Dannenberg. Permit for demolition of the existing older wood frame garage and patio construction is in effect. Discussion regarding noise levels/trash/and similar previous applications and Commission responses. Mr. Kevin & Mrs. Joan Horrell, neighboring property owners, stated they have discussed the potential garden with Mr. Dannenberg and Horrells are in favor of the improvements. A sound barrier fence along the West & South walls was discussed. Stipulation for approved discussed included all outdoor music to end by 11 pm, a 6'-8' sound proofing fence along the West & South borders. A motion to approve the so stipulated application for Special Use was made by John Holzum. 2nd by Jeff Hicks. Vote to approve amended application passed with an 8-1 margin with Larry Mehring providing the 'nay' vote.

See Advisory Reports for above items.

May 16, 2017, Meeting Minutes: Reviewed, motion to accept said minutes by Jeff Hicks, seconded by Glenn Gielow. Vote to accept was unanimous.

New Business:

1. Zoning Administrator Jeff Mueller: For July, 2017, meeting, Jami Papenberg, owner of Intuitive Touch, is purchasing 325 S Main with the intention of moving her business to this location.

Richard Roehrkasse made a motion to adjourn, Bart Miller seconded, and motion was passed unanimously at 7:44 p.m.

Respectfully submitted,

Douglas Sachtleben, Secretary
This 20th day of June, 2017