

**City of Red Bud  
Planning Commission Meeting  
October 18, 2016  
Meeting Minutes**

The October 18, 2016 meeting of the Red Bud Planning Commission was called to order by Chairman Richard Roehrkas at 7:05 p.m.

**Members Present:** Al Gregson, Glenn Gielow, Jeff Hicks, Bart Miller, Andrea Letcher-Martin, Dan McCarthy, Richard Roehrkas, Bart Miller, Doug Sachtleben,

**Others City Officials Present:** Jeff Mueller, Zoning Code Administrator.

**In the Audience:** Matt Mollet, Classic Buildings Specialist

**Meeting Minutes:** Roll Call by Secretary; a quorum was present.

Richard Roehrkas introduced Mr. Matt Mollet, Building Specialist for Classic Buildings. Mr. Mollet presented a housing concept known as "tiny" or "small" housing. Tiny is defined at 500 sq. ft. or less and small is defined as 400 to 1,000 sq. ft. The primary concept is affordable new construction housing for an individual or two people. Alternative uses are as mother-in-law living quarters, home office, guest house, etc. The buildings can be prebuilt and shipped as a whole unit, partially pre-built and assembled on site, or built on site as a typical frame style home. Buildings can be ordered in a variety of dimensions, sizes and with or without finished interiors. Mr. Mollet stated the homes would be built and finished to meet the ANSI 2003 building codes.

Mr. Mollet has long-term business goals of

1. Selling the product,
2. Completing the interior construction and finish work in Red Bud, and
3. Subdivision in local markets.

Linn, Mo is the home office and the company has been in business for 32 years.

A discussion regarding items such but not limited to minimum building size, lot size, location, existing and future zoning, covenants and restrictions, quality of life standards, sustainability, storage capacity, related cost(s), real estate assessment and taxes, utilities, HUD qualifications, building permits, ICC/ANSI A117.1-2003 Code regulations, safety, foundation & securing, etc. ensued for approximately 30 minutes. It was agreed upon by the Commission and Mr. Mollet as this concept is new to the Midwest extensive research needs to occur and be shared. This includes city zoning rules and applicability to these homes as a new construction and primary improvement. Example: 14'x40' = 540 sf. -- typical price ranges in the \$45,000 to \$50,000 + with variables such as lot size/value and home size/value being the primary factors. Mr. Mollet has been asked to provide a wide variety of information.

Mr. Jeff Mueller stated the potential Property Maintenance Checklist which the City Council continues to review prior to a vote on the subject. Improvements have occurred with Mr. Nuyt - Locust St., Mr. Voss - Illinois St, Mr. Rendleman - Veterans St. and Clay Carrico and William Ratz on their common property line.

Mr. Jeff Mueller discussed the Special Use Permit for Kaskaskia Brewing Company which closed and applicability of said permit for a new restaurant at this location with existing brewing capacity is being researched. Property owner/proprietor has been in contact with Jeff and this is expected to continue.

Mr. Jeff Mueller stated the owner of 808 E. Market, Jo Ann Stotz, has interest in a business providing sewing and a single chair hair salon on site. A Special Use permit application may be forthcoming.

Previous meeting minutes were reviewed. Motion to accept was made by Jeff Hicks, seconded by Dan McCarthy, with a unanimous vote of approval.

Bart Miller moved to adjourn, Jeff Hicks seconded, and motion passed unanimously.

Respectfully submitted,  
Douglas Sachtleben, Secretary