

**City of Red Bud
Planning Commission
June 28, 2022**

The regular meeting of the Planning Commission was called to order for Tuesday, June 28, 2022 at 7:09pm.

Members present : Janet Braun, Andrea Letcher-Martin, John Holzum, JR Hudson, Robbie Aubuchon

Members absent: Jeff Hicks, Dave Wittenauer, Alex Deterding, Larry Mehring

Other city officials: Jeff Mueller, Code Administrator and Alan Piel, Aldermanic Liaison to the Planning Commission

In the Audience: Tim Liefer

Public Comments:

- None

Procedural Items:

One hearing was scheduled for the June 2022 meeting. Tim presented his application for a variance for a setback for the lot on S. Taylor St. Tim explained that the setbacks with the variance would be comparable to the setbacks when the structure was there. The setback variance would help the house he is building be more suitable for today's standards.

The exterior materials will consist of siding and possibly brick or stone. The siding will be Smart side wood based siding that has a 30 year paint warranty. Tim stated he hopes that the lot and house will be sold prior to construction starting.

Questions asked:

- If this variance is site specific or if it could affect any subdivision. Jeff stated that this is site specific and will not affect any other site.
- Would cause concern for emergency personnel to limit access to the structure. Alan stated that he did not see concern about setbacks and limiting emergency personnel from accessing the site.
- Was noted that the surrounding properties, mainly the residence directly across from the proposed residence, have short setbacks in the front
- What is the predicted square footage of the house? 1800-2000 square feet
- If Tim is unable to do the project and sells to another contractor, does the variance transfer to the new contractor? Yes.
- Would the current setbacks limit the value of the structure? Of course. With the current setbacks, the structure would be smaller; therefore, would create a smaller sale price. With the variance, he would be able to create a house that is up to current standards with a higher selling price.
- Would the garage be a front entrance? No. The garage would have a side entrance to ensure more parking for the owners.

A motion to accept the application as presented was first given by JR Hudson and second by Robbie Aubuchon. Motion was passed unanimously.

Discussion was had for the Use Table and those with recommendations should send them to Jeff as soon as possible.

Approval of the minutes from the May 17, 2022 meeting

Motion to accept the minutes as presented was first given by Robbie Aubuchon and second by JR Hudson. Motion was passed unanimously.

Comments from the Zoning Administrator:

Jeff stated that there may be a hearing in July or August regarding the house south of Napa. It may need an easement variance for an addition to the house. The owners have been renovating the house for about a year and would like to expand.

UCC Church owns property on Randolph and would like to build a pavilion on the parcel for outdoor church services. The term for the pavilion would be an entertainment center. Raceline would partially fund the pavilion for outdoor meetings, but the church does not have all the funds for construction, yet. Jeff stated that eventually, there would also be a parking lot on the parcel as well. He also stated that the residents surrounding the lot are in favor of the future plans. The current hold up for the special use permit for an accessory structure of this type is that an event center is not allowed in R4.

Items for the good of the order:

-None

Adjournment:

Motion to adjourn the meeting was first given by John Holzum and second by JR Hudson.

Motion was passed unanimously.

Respectfully Submitted,
Andrea Letcher-Martin
Chair and Acting Scribe