

**City of Red Bud
Planning Commission Public Hearing & Meeting
October 18, 2022**

The October 18, 2022, public hearing and meeting of the Red Bud Planning Commission was called to order by Chairwoman Andrea Letcher-Martin at 7:06 p.m.

MEMBERS PRESENT: Janet Braun, Robbie Aubuchon, Jeff Hicks, John Holzsum, Andrea Letcher-Martin, Larry Mehring, and David Wittenauer.

MEMBERS ABSENT: Absent was: JR Hudson

CITY OFFICIALS PRESENT: Councilmen; Alan Piel, Kyle Donjon, Jeremy Demond, and Jeff Mueller, City Zoning Administrator.

OTHER ATTENDEES: See sign in sheet (Atch 1).

One hearing was scheduled for this date and time as published in the North County News, September 29, 2022 (Atch 2).

HEARING : Ms. Missy Stines requested a Special Use Permit to allow a short-term rental to operate within a R-2 Zoned District located at 17 Amy Court.

Mr. Matt Stines addressed the planning commission explained Missy's intent to open a Bed & Breakfast (B&B).

- Saw a need for possible rental opportunity as a result of out-of-town relatives visiting
- Current house would have two bedrooms available with the possibility of a third bed in the basement (egress required) for rental
- Off street parking would be available in the driveway as the garage would be occupied
- .He does not expect a lot of traffic flow in and out of the subdivision.
- Rentals would be short term vs long-term.

Jeff Mueller noted the both AB&B and BRBO collect motel tax for the city

Mr. Jim Faust, 13 Amy Court, (living 17 years next the the proposed B&B), stated his displeasure of establishing a business on the street.

- All residences were owner occupied, does not want a business operating next to him-- B&B belongs downtown in mixed use area
- Uncomfortable with 10-15 nights of strangers in neighborhood
- possibility of a B&B affecting property values
- additional traffic flow

Mr. Mike Reed, 316 Clarence Drive

- expressed his concern of establishing a precedence of allowing B&B's in residential areas
- possible of out-of-town ownership to offer short-term rentals, could be a hardship of current owners (property values)

- Amortization of nonconforming use permit with a time limit that is set a time of permit

Mr Clyde Rowald, 8 Amy Count

- he has no issues with the proposed B&B.

Upon the motion of Larry Mehring and the second of Jeff Hicks, recommend approving the B&B request to the city council, with the following restrictions.

- No signage
- Occupancy based on two adult people per bedroom.
- Egress to be installed should a bedroom be located in the basement
- No pets allowed, only service dogs allowed
- No off street parking
- Parking in driveway only, one vehicle per bedroom, max three cars
- Occupancy cannot be used for weddings, conferences, parties, or other events inside or outside
- Outdoor activity to cease at 9:00 p.m., and not before 8:00 a.m.
- Short-term rental not less than 24 consecutive hours and not to exceed 30 days
- Characteristics B&B shall be maintained

Those voting yes: Robbie Aubuchon, Larry Mehring Janet Braun and Jeff Hicks; no: David Wittenauer; abstain: John Holzsum.

Motioin carried.

MINUTES: The minutes of the September 22, 2022, were considered for approval. Upon the motion of Robbie Aubuchon and the second of John Holzsum, the meeting minutes were unanimously approved as presented.

NEW BUSINESS: Jeff Mueller updated the commission that he is waiting for definitions for the use table. He also expects a hearing in the November meeting for a liquor store in the former Hometown Pharmacy building.

Andrea informed the commission that Alex Deterding has resigned as a member of the planning commission immediately due to increased job commitments. She asked for names to fill the vacancy.

John suggested the possiblity of a high school/juniorcollege intern attend and scribe the commission meetings for experience as well as become familiar with local government.

Andrea asked for a motion to adjourn the public hearing and meeting, upon the motion of Larry and the second of Dave, the meeting was adjourned at 9:00 p.m.

Respectfully submitted

Janet I. Braun

Scribe

2 Attachments:

- 1, Attendance Sheet
2. Public Hearing Notice