

**City of Red Bud  
Planning Commission Meeting  
October 11, 2018  
Meeting Minutes**

The October 11, 2018, meeting of the Red Bud Planning Commission was called to order by Chairman Andrea Letcher-Martin at 7:00 p.m.

**Members Present:** Andrea Letcher-Martin, Larry Mehring, Bart Miller, Glenn Gielow, Mike Rheinecker, Jeff Hicks

**Others City Officials Present:** Jeff Mueller-City Zoning Administrator(CZA)

**In the Audience:** Reggie Hicks ( Hearing 1 applicant), Monica Beaty, Dallas Beaty, Jerome Krack Nick Horrell ( Hearing 2 applicant), Shannon Horrell

Chairwoman Andrea Letcher-Martin swore in anyone in the audience that wanted to speak regarding either of the two hearings scheduled for this meeting.

**Public Hearing 1:** Special Use permit request by Reggie Hicks for a Modular Home in R4 district at 403 E Red Bud St. Modular type homes require a special use in any zoning district per zoning.

Andrea defined modular home and reminded us of the considerations to factor: Interest of all parties, Tax Base, Proper for the neighborhood.

Reggie stated that he was only here because he was told it was a requirement. Jeff Mueller has seen the elevations and plans and was completely ok with permitting. Jeff Hicks questioned the driveway per the new ordinance and was told it complies. Mike Rheinecker mentioned that he noticed basement work had commenced and ask why. Jeff Mueller admitted he got a bit ahead of the process.

All in all this will be a nice looking home and a real improvement to the area.

Larry Mehring motioned to approve as requested. Jeff Hicks seconded and all voted aye. Motion passed unanimously.

**Public Hearing 2:** Special Use permit request by Nick Horrell to operate a Packaged Liquor with Drive Up, Pizza, Illinois Gaming Machines, and Individual Drinks in a B2 zoned district at 1017 South Main St.

Andrea reminded us of the consideration points.

Nick walked us through his plan for a Packaged Liquor Store with on premise drinking, gaming machines in the back room, pizza and a drive up window that will be on the north end of the building. Currently there is entrances on both north and south fronts. The north entrance will be changed to the drive up window at some point in the future. He will have 2 liquor licenses. 1 for packaged liquor, 1 for individual drink service. Time of operation is planned as 7am to 9pm to start but may change depending on demand. Gaming machines are controlled by the state.

Jeff Hicks ask about signage. The property currently has a sign out by the highway. No change expected.

Not planning on bands or music. Thought only chance of that might be on a festival day of some sort. Chamber event type of thing.

This building has for many years been used as a diner. With this use, the kitchen in the back room has been taken out and converted to the gaming room. The bar that has always been part of the diner has been removed.

Larry Mehring motioned to approve as requested. Mike Rheinecker seconded and all voted aye. Motion passed unanimously.

### **General Meeting Business:**

The September meeting minutes were reviewed with a correction motion made by Mike Rheinecker to correct the address for the notification of the following months hearing for Reggie Hicks. Property was incorrectly identified as 811 E Olive and should read 403 E Red Bud St.

Jeff Hicks motioned to accept with noted correction. Bart Miller seconded and all voted aye.

Jeff Mueller indicated potential hearing for next month for a building to be constructed at Pine and Madison in an I-1 zoned district. He may have a request for construct a 40 X 80 foot building on a lot that is 55 x 140 foot. I-1 zone calls for a 50 foot setback.

Glenn Gielow indicated that businesses had received a letter from the mayor asking for support of a potential enterprise zone request. Jeff gave us his understanding of enterprise zone. Mostly it would exempt sales tax on materials for construction.

At the November meeting we will be discussing revision to section 40-4-2 letter C of the zoning code. This has to do with allowable parking of Camping trailers, boat trailers, and work trailers. Andrea ask us to study that section and be ready to discuss.

Motion to close meeting 1<sup>st</sup> by Jeff Hicks, 2<sup>nd</sup> by Mike Rheinecker. Motion passed unanimously.

Respectfully submitted.

Glenn Gielow  
Acting Scribe