

**City of Red Bud
Planning Commission Meeting
November 20, 2018
Meeting Minutes**

The November 20, 2018, meeting of the Red Bud Planning Commission was called to order by Chairwoman Andrea Letcher-Martin at 7:00 p.m.

Members Present: Andrea Letcher-Martin, Larry Mehring, John Holzum, Glenn Gielow, Dave Wittenauer, Jeff Hicks

PC Members Absent: Mike Rheinecker, Bart Miller, Robbie Aubuchon

Others City Officials Present: Mike Reed, Susan Harbaugh, Kyle Donjon

In the Audience: Louis Stellhorn, Mike Mollet, Donna Mollet

Chairwoman Andrea Letcher-Martin opened the meeting indicating that there were no hearings tonight and our main discussion would be regarding an issue that has come to the forefront regarding the parking of camping trailers, boats, RV's and work trailers primarily in the residential areas in the city.

General Meeting Business:

Andrea requested a motion to approve the minutes from the October meeting. Dave Wittenauer motioned to approve, Jeff Hicks seconded and all voted yes.

Andrea opened the discussion regarding zoning code section 40-4-2 specifically section C which pertains to tonight's topic. Zoning code 40-4-2. is attached to these minutes as a PDF.

In the audience as interested parties are Louie Stellhorn and Mike and Donna Mollet. They all live in Hidden Oaks subdivision. Louie had been at a previous meeting and had indicated that there is a situation in that subdivision with someone parking a large work trailer on the street. In addition to the way it looks, it is an unsafe situation as it blocks the view of neighbors entering and exiting their driveway as well as general visibility while driving on street. Mike and Donna Mollet have a camping trailer that is parked at a storage facility. Their initial concern was that any change might affect such storage facilities. Andrea indicated that those storage facilities are not the issue. It is people parking these types of vehicles on the street and in yards. The preference would be for people to store such vehicles in a storage facility.

Alderman Mike Reed indicated that he has received complaints regarding this issue. He lives in SKK subdivision. The general agreement seemed to be that a day or so to load/unload was not the issue. It was the long term parking that becomes the issue. Mike indicated that years ago Barb Koester would intervene. The covenants in SKK do not allow such vehicle parking outside. Neighbors don't like it and it hurts property values. Mike indicated that he didn't like saying that on the driveway is OK but it is a compromise. On the street should not be allowed.

Kyle Donjon indicated he thought the driveway is yours and is OK. On the street and in yard should not be allowed.

John Holzum agreed with Mike and cited his past experience in Cahokia. Cahokia did not control any such situation and the town had deteriorated significantly. He would support more restrictive zoning. People should tend to their property and be respectful of the neighbors.

Jeff Hicks has a camping trailer parked alongside his house and has for a long time. He indicated that we would also need to address work vehicles. The focus should primarily be about safety. There was agreement with the safety comment.

Andrea had obtained the subdivision covenants for SKK, Busse, Southwest Acres, Hidden Oaks and Fieldstone. All of the covenants were similar in how they addressed these type of vehicles. Generally they all did not allow them out in the open. They need to be in a garage.

Glenn Gielow, who lives in Southwest Acres said his covenants indicated that there was a clause that stated if there is a conflict between the subdivision covenants and the zoning ordinances for the city that the more restrictive provision would apply. So acknowledging that, could the city zoning ordinance have a similar referral stating that if subdivision covenants are more restrictive, they would take precedence? A copy of the Southwest Acres subdivision covenants are attached as a PDF.

So Glenn's suggestion:

In areas of the city that were NOT developed under subdivision covenants we could strengthen the zoning code 40-4-2 to restrict such vehicles from being parked on the street. In the areas where residential subdivisions were developed with covenants, the zoning code would defer to the more restrictive original covenants, irrespective of the presence of a HOA.

Developers of subdivisions have a vision in mind as to what they want to create. Covenants are meant to protect property values and assure a quality of life. People who spend significant dollars building or buying a home have a right to expect that those values will be protected. Our zoning should support that.

Andrea said she would get with Jeff to do some research regarding how other towns in the area handle this. She would also ask Jeff to discuss with city attorney for guidance and suggestions.

Louie Stellhorn commented that safety is the biggest issue. It would be sad if something bad happened. He would like to see Red Bud stay nice. People should think about other people.

Andrea indicated that this will be a process. We will follow up with more discussion next month after feedback from Jeff Mueller and Paul Ray. The goal would be to have a hearing by fairly early next year.

Motion to close meeting 1st by Jeff Hicks, 2nd by Dave Wittenauer. Motion passed unanimously.

Respectfully submitted.

Glenn Gielow
Acting Scribe