

**City of Red Bud
Planning Commission Meeting
January 28, 2020
Meeting Minutes**

The January 28, 2020 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, John Holzum, Glenn Gielow, J.R. Hudson, Jeff Hicks, Janet Braun, Larry Mehring, Dave Wittenhauer

PC Members Absent: Rob Aubuchon

Others City Officials Present: Susan Harbaugh, City Council Member
Jeff Mueller, City Code Administrator

In the Audience: Erin Liefer, Mike Liefer, Dana Barrows

Hearing scheduled to consider request from Mike Liefer to allow home occupation in a B-2 Highway Business Zoned District at 412 West Market. Dana Barrows is renting the home and would like to operate her Professional Counseling Business from the home while she also lives in the home. Her business is currently part of the Phoenix Wellness Business on South Main.

Hearing Minutes:

Chairwoman Andrea Letcher-Martin opened the hearing by swearing in anyone wanting to participate in the discussion. Then ask Dana to explain her intentions.

Dana currently operates in the Phoenix Wellness business in the 300 block of South Main. She wants to operate in a place of their own. She has 2 counselors with her. Jeff pointed out that home occupation code allows only 1 employee. Dana indicated that one of her counselors was leaving so that will be ok.

Her counseling ranges through a variety of clientele. Marriage, Drugs, Anxieties, Phobias, PTSD, Behavioral are some of the types of issues she counsels to help address. They see 40-60 clients per week for 50 minutes sessions. Generally one at a time with little overlap.

Jeff Mueller explains issues regarding signage, outside storage, parking, employees, home appearance in place per zoning for a home occupation. Dana saw no issues with them.

John Holzum questioned how this typically works. Dana explained usually through Physician referral.

Jeff Hicks questioned the licensing. They have one license for the business that both counselors work under. The counselors are credentialed individually.

Parking was discussed. That didn't seem to be a problem with the way this business will operate.

Use of Cannabis was questioned as this is sometimes prescribed for some of these types of issues. Mike Liefer indicated that the lease forbids smoking in the home. That would address smoking of all types.

Operating hours was discussed. Dana indicated 10 am to 7 or 8 pm was typical. It was decided to recommend as part of the motion setting hours of 8am to 8pm.

Jeff Mueller explained that this was a special use for this occupation only. This would not transfer to a different business in this home in the future.

Firearms was discussed. In Illinois any permitted person can conceal / carry. Thoughts were that this should also be part of the recommendation that firearms not permitted except by owner and lease.

Motion Made by Glenn Gielow with a second by JR Hudson to recommend approval as requested with the addition of 2 provisions. **One:** Operating hours limited **to 8** am to 8 pm. **Two:** Firearms not permitted on premise except those owned by property owner and Leasee.

All PC Members voted Aye

Other Business:

Jeff Hicks made a motion to approve the November 2019 minutes. Janet Braun seconded and all approved.

Jeff Mueller informed us of 2 hearings we will have in February. One a rezone of some property along Route 3 west from Residential to Highway Business and another addressing setback requirement of 50 ft from lot line for Total Titanium who is planning a building expansion.

Janet Braun moved to adjourn, second by JR Hudson, all approved,

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Respectfully submitted.

Glenn Gielow
Secretary