

**City of Red Bud
Planning Commission Meeting
February 18, 2020
Meeting Minutes**

The February 18, 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

PC Members Absent: Rob Aubuchon, Dave Wittenhauer

Others City Officials Present: Council Members: Susan Harbaugh, David Friess, Clem Esker, Kyle Donjon,
Jeremy Demond

Tim Lowery, Mayor

Jeff Mueller, City Code Administrator

In the Audience: Robert Schmoll, Doug Gregson, Roger Hess, Larry Shearer, Dvonne Shearer, Jeff Cowell,
Michail Santel, Gary Huebner, Ron Casey, Ronnie White, Frank Szewczyk, Diane Szewczyk, John Tepe

Two hearings scheduled for this meeting. First being a request submitted by Tim Lowery to rezone approximately 6 acres located along Route 3 (Market St) just to the west of Powell Rd from R-2 to B-2 .

Second hearing to consider a variance request brought by Ron Casey of R & B Investments LLC to reduce building line setback from 50 to 20 feet on Lot 7 of the East Industrial Park.

Hearing One: Tim Lowery explained that they wanted to develop 3 business lots along the north side of Route 3 just to the west of Powell Road up to the east boundary of the Catholic cemetery. No specific plans for these 3 lots as of yet but indicated he could foresee a typical business strip building with possible offices or small retail business.

Discussion

Andrea showed the comprehensive plan map from plan update of 2010 showing that area was planned as highway business so this request aligns with the City Comp plan.

Andrea also read a letter from Frank and Diane Szewczyk that lived in Busse Estates(1154 Jacob Dr). They cited increased traffic and safety concerns and objected to the plan. They also felt it would have negative effect on property values.

There were numerous others that had concerns:

Robert Schmoll representing the UCC Church. They had concerns regarding traffic and trash. They requested some sort of border / barrier to protect their cemetery property. Jeff Mueller indicated that was built into the code.

Larry Shearer lives over on Raymond Drive. Their back yard is up against the highway. They had concerns about traffic mostly. They worried about the type of business, size of business. That possibly one big business would go in there. Jeff Mueller explained that that would have to come back to council. Larry also ask what Tim thought this might do to his property value. Tim thought no affect.

There was questions about the types of businesses that could possibly go in. Andrea read the list of approved business types from our code regarding B-2 zone.

Jeff Cowell was worried about traffic and also the overall affect on the look and entrance into Busse Estates. Ronnie White expressed concerns regarding traffic. David Friese expressed concern about future commercial development. Jeff Mueller indicated that if not directly permitted, would require a hearing. Andrea explained that IDOT, not Red Bud, has control over the traffic on Route 3. She also wants to stay with what was laid out on the comprehensive plan. Matt Moeller ask Tim and Roger Hess if there were plans to develop the final phase of Busse estates which consisted of 36 lots. Roger indicated yes they did.

Tim indicated that after this if passed, they would present to IDOT for their approval. IDOT controls entranceway and any changes to lanes and speed limits.

Clem Esker expressed his being in favor. This is natural development of business along the highway. Sue Harbaugh ask if IDOT would not permit, would they consider changing back to residential. Roger Hess indicated maybe.

Finally, John Holzum motioned, Larry Mehring seconded to recommend approval as requested. All voted Aye.

Hearing Two

Ron Casey of R&B Investments operating on Lot 7 of the East Industrial Park as a business known as Total Titanium is requesting a variance to the setback requirements. Code calls of 50 ft setback. They would like to build an addition to their building which would require a variance to reduce the setback to 20 feet.

Ron explained that business has been good and they are expecting continued growth of possibly 30 - 40 % over the next year. They need some new equipment and also expect to add possibly 4 people over the next year.

The addition they have planned would match their current building in appearance and construction.

Larry Mehring motioned and JR Hudson seconded to recommend approval as requested. All voted aye.

Other Business:

Janet Braun moved to accept previous month minutes, Jeff Hicks seconded. All voted Aye.

Jeff Mueller indicated that there were no hearings scheduled for next month.

JR Hudson moved, Jeff Hicks seconded to adjourn. All voted aye.

.

Respectfully submitted.

Glenn Gielow
Secretary