

**City of Red Bud
Planning Commission Meeting
October 27, 2020
Meeting Minutes**

The October 27, 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, Glenn Gielow, Dave Wittenhauer, Jeff Hicks, Janet Braun, Larry Mehring, Rob Aubuchon

PC Members Absent: J R Hudson, John Holzum

Others City Officials Present: Council Members: Susan Harbaugh, Kyle Donjon, Curt Guebert, Clem Esker, Jeremy Demond,
Mayor: Tim Lowry
Jeff Mueller, City Code Administrator

In the Audience: Wm Ratz, Greg Crawford, Mike Reed, Terri Reed, Lynn Hubert, Mary Koester(NCN)

Discussion:

Hearing 1: Rezone 510-616 W Market from R4 to B2 (front 2 acres only)

Greg Crawford of Main Street Redevelopers is requesting a rezone of the front 2 acres of this 5 acre tract of land to be changed from R4 to B2. This is the highway frontage. He has a contract with Dollar General to build on one of the highway lots.

Andrea had pointed out that this was totally in conformance with our Comprehensive plan.

Jeff Hicks ask about a possible turn lane. Jeff Mueller indicated that was up to IDOT. Greg has been in contact with IDOT. There is an entrance off the highway so that should not be an issue but he didn't know about turn lane.

Dave Wittenhauer ask if Greg had done these before. Greg indicated that he normally older building redevelopments.

Rob Aubuchon questions who maintains the property. Greg indicated that his company will maintain property.

Jeff Mueller indicated that this would be handled same as any other development in town.

Lynn Hubert (was Buehler) clarified the layout of the business lots as this is next to her family's home and property.

Dave Wittenauer questioned the fact that there is already a Dollar General in town. Greg did not know but indicated that this was a bigger profile store.

Larry Mehring made motion to recommend approval. Dave Wittenauer seconded and all voted aye.

Hearing 2: City of Red Bud request to amend the Subdivision code pertaining to Natural Gas Installations.

Per Jeff Mueller, the code had been changed a number of years ago to pass the cost of natural gas installation to the developer. Per the attached proposed Ordinance, a two year incentive program proposes to waive the cost of the Natural Gas Installation for new developments. The city will absorb those cost. This will expire on Dec 31, 2023 unless reauthorized.

After minimal discussion, Jeff Hicks moved to recommend approval. Larry Mehring seconded and all voted Aye.

Other Discussion

Jeff Hicks motioned to approve previous meeting minutes. Larry Mehring seconded and all voted aye.

Jeff Mueller indicated that the Industrial Commission meeting tomorrow night would be discussing TIF.

Jeff gave us a new zoning packet and has given it to the city attorney. He would like us to review permitted uses and discuss next meeting.

Motion to adjourn by Jeff Hicks. Second by Rob Aubuchon and all voted aye.

Respectfully submitted.

Glenn Gielow
Secretary