

**City of Red Bud
Planning Commission Meeting
June 16, 2020
Meeting Minutes**

The June 16, 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, Dave Wittenhauer, Jeff Hicks, Janet Braun, Larry Mehring, Rob Aubuchon

PC Members Absent: J R Hudson

Others City Officials Present: Council Members: Susan Harbaugh, Kyle Donjon,
Jeff Mueller, City Code Administrator

In the Audience: No One

There was originally scheduled tonight a hearing for a change to the City Net Metering verbiage in the code. The city attorney deemed it unnecessary to hold a hearing on that change.

Discussion:

Previous meeting minutes were approved on a motion by Jeff Hicks to approve and a second by Robbie Aubuchon. All voted aye.

Andrea deferred to Jeff Mueller for things coming up in the future. He had 3 issues to bring to our attention.

MidWest Auto Creations has too many junk cars sitting around their lot. Jeff has given them notice to abate which they have 40 days to respond to. After that there could be a ticket issued from the city.

The home at 1412 Stone St has been cited for junk piling up. Four written warnings have been issued. It looks like a Yard Sale is always going on. Jeff will continue to monitor and follow up.

Dave Wittenhauer ask what she does when ask to clean up? How does this play out? It can result in daily fines per our ordinance.

Discussion regarding the new industrial park. There is a consultant on board to help study and possibly apply to become a TIF district. The consultant has recommended including the sewage lagoon that is adjacent to the property. The sewage lagoon is city owned but has never been inside the city limits. By including that as part of the TIF application may help designate the property as blighted. To be considered as a TIF district it must be within city limits. So what Jeff was looking for was a recommendation from the planning commission to annex the lagoon property into the city.

The term "Blighted" has negative connotations. Janet Braun read the definition of a blighted area . It used terminology like "abandoned factory" and "deteriorated area". What does such a designation do to adjacent properties?

John Holzum questioned is this necessary? Is it used? It apparently is still used with no particularly foul odors. Janet notices bird migration. It seems kind of like a natural wildlife area.

The term "blighting" is just a tool to help get the TIF application approved. Once it becomes a TIF, it is no longer blighted.

Andrea ask for comment from the city officials in the audience. Kyle Donjon indicated he was not a TIF proponent. Sue Harbaugh clarified the tax collection. The property taxes would stay the same as they are

today. Any new taxes will go to the city to pay for the infrastructure needed to develop the land into an industrial park. Jeff clarified that way back when the TIF concept was created, there was a negative context to the term. Today, there are 47 different TIF classifications. This is an Industrial TIF. The money will only be used to develop the infrastructure of the property to make into an Industrial area. The city of Red Bud will be the only benefactor. The businesses that locate there will pay taxes same as any other industrial business in Red Bud.

There were several comments about lack of places to build residential. Why do we need to develop industry when no one can move to Red Bud anyway. Apparently there has been a committee formed to assess that issue within the city council.

So, back to the reason we were discussing this..... we need to make a recommendation regarding the annexing of the lagoon property into the city.

Robbie Aubuchon motioned to recommend to the city council our approval of the annexation of the lagoon property into the city. Glenn Gielow seconded that motion and all voted aye.

Andrea told us all to do the open meeting certification for the state.

David Wittenauer motioned to adjourn, Janet Braun seconded and all approved.

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Respectfully submitted.

Glenn Gielow
Secretary