

**City of Red Bud
Planning Commission Public Hearing & Meeting
March 21, 2023**

The March 21, 2023 meeting and public hearing of the Red Bud Planning Commission was called to order by Chairwoman Andrea Letcher-Martin at 7:02 p.m.

MEMBERS PRESENT: Janet Braun, Robbie Aubuchon, Jeff Hicks, Andrea Letcher-Martin, John Holzum, Larry Mehring and Scott Voss.

MEMBERS ABSENT: Dave Wittenauer

CITY OFFICIALS PRESENT: Aldermanic Liaison of the Planning Commission: Alan Piel, Jeff Mueller: City Zoning Administrator and Alderman: Rodney Nevois.

OTHER ATTENDEES: Tyler Hess, Olivia Hess and Ryan Hess

PUBLIC COMMENTS: None

Two hearings are scheduled for the March 21, 2023 meeting.

HEARING ONE: Tyler Hess on behalf of RTR Hess Company, LLC Special Use to allow a drive-thru to be added to the business located at 113 E Market St.

Tyler Hess explained the planned drive-thru proposal:

- Drive-thru entrance will begin on E. Red Bud St, follow along the West side of the building with a right turn exit only onto E Market St.
- IDOT verbally approved the proposed drive-thru with right turn exit only.
- Drive-thru will allow customers to pick up products from the business, which will be rented.
- Intent is to keep property as a restaurant, "food based" business. No liquor sales or gambling.
- Updates will be made to the outside of the property, additional lighting will be added to the front and drive-thru area. Exploring the possibility of paving the parking lot.
- Proposal of possible outdoor seating, based on preference of renter.
- Upstairs living quarters will have a separate entrance for tenant.

Planning Commission comments and questions.

Jeff Mueller:

- Outdoor seating will require special use permit and hearing.
- IDOT to determine turn lane, curbing and parking width restrictions for single exit, right turn only.
- Hess hires a contractor for turn lane and curb construction.
- Confirmed, unless apartment space is owner occupied, a separate entrance must be added.

Jeff Hicks

- Questioned hours of operation
- Verified if additional lighting will be added at drive-thru.

John Holzum

- General questions about rental of upstairs living quarters.
- Confirmed plans are in place for possible traffic back-ups.
- Drive-thru will make business more appealing to potential renters.
- IDOT signage and specs will be required.

Andrea Letcher-Martin

- Question paving of parking lot and ADA requirements.

Scott Voss

- Questioned turning lane and visibility of on-coming traffic.

Robbie Aubuchon

- Confirmed there will be no easement issues with business that attach to the parking lot.

In conclusion the drive-thru and updates should increase value of neighboring properties. The proposal keeps with city code and compliance. It will be noted in the city ordinance with the condition that the drive-thru exit is and will remain a single exit, right turn only.

Motion by John Holzum and second by Robbie Aubuchon to accept the special use as applied, with the exception and condition of a single lane right turn exit only. All approved and motion carried.

HEARING TWO: Approval for an Application for an Amendment to the Zoning Code.

Jeff Mueller: Zoning Administrator

- Request approval of revisions of land use table and definitions.
- Presented final changes to the land use table.
- Discussed and confirmed definitions and zoning requirements presented to him.

John Holzum

Questioned the following differences based on definitions.

- Specifications of Bar or Tavern
- Definition of passenger vehicle
- Short Term Rental
- Antique Shop / Resale Shop
- Barber Shop / Beauty Salon
- Bar or Tavern / Dance Hall or Night Club
- Rooming House / Boarding House
- Recovery Home
- Cannabis

- Small Wireless Facilities

Jeff Hicks

- Questioned the Special Event Center Open Air definition.

Upon the motion by Scott Voss to approve the use table and definitions as presented with changes, second by Jeff Hicks. All in approval, motion passed.

FEBRUARY 2023 MEETING MINUTES

Motion to accept minutes was proposed by John Holzum and second by Larry Mehring.

Motion was passed unanimously.

COMMENTS FROM ZONING ADMINISTRATOR

None

GOOD OF ORDER

John Holzum question comprehensive plan. Per Jeff Mueller, we are waiting on City Hall to check into grant possibilities

ADJOURNMENT

Motion to adjourn the meeting was first given by Larry Mehring and second by Scott Voss.

Motion was passed unanimously.

Acting Scribe

Patty Rieke