

**City of Red Bud
Planning Commission Public Hearing & Meeting Minutes
May 16, 2023**

The May 16, 2023 meeting and public hearing of the Red Bud Planning Commission was called to order by Chairwoman Andrea Letcher-Martin at 7:01 p.m.

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

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

OTHER ATTENDEES: Bob Schmoll, Dylan Rollins, Robert Taylor, Karen Taylor, Vicki Schmoll, Karen Schau, Patty Horrell, and Cory Hartz

PUBLIC COMMENTS: Larry Mehring addressed the board and thanked them for their concern regarding his health over the last few months.

Two hearings are scheduled for the May 16, 2023 meeting.

HEARING ONE: St. Peter's United Church of Christ proposed application for a Variance to reduce perimeter setback from 50 feet to 10 feet for their empty lot located immediately North of 307 Madison St. The lot is zoned I-1, light industrial.

A letter dated May 10, 2023 indicated Robert Schmoll, member of the UCC Church Council will speak on behalf of the church.

- St. Peter's would like to build an Open-Air Special Event Center.
- Goal is to build the Event Center near the back of the lot allowing them to keep the green space and aesthetics of a park setting.
- St. Peter's would like all three lots to be included in the Variance set back.
- Upon discussion it was agreed all three lots would be revised to one deed and considered one lot.

Planning Commission comments and questions.

Jeff Mueller:

- Lot is not buildable unless setbacks are moved back as requested and the request is not out of the ordinary.
- At this time the three lots have no address, after discussion all three lots must be combined to one to include Variance set backs for all corners.

Jeff Hicks

- Addressed the question of the Variance being for all three lots.

John Holzum

- Questioned possible building on lot in the future.

In conclusion combining the lots to one for the Variance is necessary and the UCC church has agreed to revise the deed to one lot. Upon completion of the revised deed Variance will be finalized with setback requirements being 10 feet on all sides.

Motion by Jeff Hicks and second by Robbie Aubuchon to accept the Variance, with the stipulation of the deed to be revised. All approved and motion carried.

HEARING TWO: St. Peter's United Church of Christ to allow and Open-Air Special Event Center located on their empty lot immediately North of 307 Madison St. The lot is zoned I-1, light industrial.

Robert Schmoll on behalf of UCC Church

- Provided drawings of proposed Event Center to all members.
- Open-Air Event Center to hold church functions, church picnics, possibly Sunday School, food drives and festivals.
- If an event is large the church will request Randolph St. to be closed as they have done in the past.
- The church plans for the space to be a park appearance with greens space to enhance the neighborhood.
- The church encourages community interaction and has discussed the plan with Roeslein for joint use. Roeslein approved of proposed Event Center and of use of parking lot when business is closed. A letter was presented from Roeslein expressing their approval.
- City Water & City Electric will be added.
- Bi-County Health Department accepts the proposal and confirms that restrooms in the church are adequate.
- The UCC Church will be requesting a couple more handicap parking spaces and all sidewalks will be ADA complaint.

Jeff Mueller: Zoning Administrator / City Engineer

- Noted that the Event Center will be handicap accessible.
- As with other outdoor events there will be a sound restriction of 85 decibels.

John Holzum

- Questioned what kind of events will the Open-Air center be used for.
- Asked if there is and intent to rent the facility to non-church members
- Questioned hours of operation.

Jeff Hicks

- Questioned if the center will be open to Roeslein and to the public.

After discussion chair will entertain motion with the stipulation that sound must remain at or below 85 decibels and Event Center must be ADA complaint with parking space and access.

Upon the motion by Robbie Aubuchon to approve the Open-Air Event Center and second by Larry Mehring. All approved and motion passed.

APRIL 2023 MEETING MINUTES

Motion to revise minutes to correct spelling of Roeslein proposed by Janet Braun. Motion to approve minutes with change by Scott Voss and second by Janet Braun. All in approval, motion passed.

COMMENTS FROM ZONING ADMINISTRATOR

No hearings scheduled for June

Jeff noted timeline for comprehensive plan, RFQ out in July, interviews in August.

GOOD OF ORDER

Nice to see Larry back and feeling better.

Jeff Hicks recommended Dillon Reynolds to fill vacant seat.

ADJOURNMENT

Motion to adjourn the meeting was first given by Larry Mehring and second by Jeff Hicks.

Motion was passed unanimously.

Acting Scribe
Patty Rieke