

Planning Commission Meeting
October 26, 2021
7:00 p.m.
Red Bud City Hall

Members Present: Jeff Hicks, Janet Braun, Andrea Letcher-Martin, John Holzum, Larry Mehring, J.R. Hudson, Robbie Aubuchon

Other Members of the City: Jeff Mueller, Zone Administrator for the City of Red Bud, Susan Harbaugh, Mayor, Kyle Donjon, Alderman

In the Audience: Aaron and Cheri Lange, Kellie Oeste, Nick Horrell, Minette Setzer

The regular meeting of the Planning Commission for Tuesday, October 26, 2021 was called to order at 7:00pm.

No public comments were made.

Three hearings were scheduled for the October 26, 2021 meeting.

1. Nick and Shannon Horrell to open a bar and gaming facility. There were discussions about safety of neighbors, parking, hours of operation and a full definition on the property size and number of folks allowed in the area. Concerns were raised regarding parking, but Nick stated that he has the parking lot to the north of the structure in his lease and it will hold nine parking spots. There is also public parking in the area. Noise should not be an issue as Nick stated there would not be any outdoor events and he plans to play the radio over speakers indoors. He states that it is mainly a pizza shop with two pizza ovens. The area will include a 10 ft. bar area and gambling space. He stated that his area of the building is the half that is closest to Locust as there is a workout business and Kevin Horrell's office space in the other half of the building. He stated that he will not have package liquor available in this location. He stated that this building is the best location to open, since it already has a kitchen included. He did not know the capacity of the portion of his building, as he has not had the Health Department come and see the area. He plans on using the existing sign on the property for signage, no delivery driver for pizza and the hours of operation will be stated on the liquor license. Outdoor lights concern was raised, but that will be covered under a different ordinance. There was financial concern about some residents spending their money at an additional slot machine location, but the city does not have a limit for the number of slot machine locations, so the thought was if not here, then they would go to the many other places in town to spend money.

Minette Setzer, a neighbor, asked about the parking and safety in the area for kids. She is concerned about any additional parking on the already busy Locust Street, but Nick stated that his parking lot should accommodate his patrons.

A motion was made to accept the application as presented with stipulations of a sign for parking and the sound must not exceed .85 decibels from the point of complaint was first given by Larry and seconded by Robbie. A vote was taken and it was 3 yes and 3 no. The chairman had to break the vote. The vote was Robbie, Larry and John YES J.R., Janet and Jeff NO. Andrea made the tiebreaker for YES. The Special Use Permit was passed with a vote of 4-3.

2. Amendment to Zoning Code 173-29 B use table to allow special use for R2 and R4 under this heading. There was discussion over the items that were included in the ordinance pertaining to the importance of keeping the structure a residence first and a business second.

A motion to accept the application as presented was first given by Larry and seconded by J. R. The motion was passed unanimously.

3. Special use Permit for Aaron and Cheri Lange to open an Insurance Agency at 809 S. Main Street. There was discussion regarding the use of the structure at the September 2021 meeting. The applicants were asked if they understood the new ordinance and if they would be able to comply with the stipulations in said ordinance and they said they understood. A concern for outside storage was raised, but under the Main and Market Street Zoning, outside storage is not allowed.

A motion was made to accept the application as presented was first given by Robbie and seconded by Janet. The motion passed unanimously.

4. Approval of the minutes from the September 21, 2021 meeting

First Given: J. R. Second: Janet
Motion was passed unanimously.

5. Adjournment:

First Given: Larry Second: J. R.
Motion was passed unanimously.

Respectfully Submitted,

Jeff Hicks
Acting Scribe