

**City of Red Bud
Planning Commission Meeting
December 20, 2016
Meeting Minutes**

The December meeting of the Red Bud Planning Commission was called to order by Chairman Richard Roehrkaase at 7:00 p.m.

Members Present:

Al Gregson, Glenn Gielow, Jeff Hicks, Bart Miller, Andrea Letcher-Martin, Dan McCarthy, John Holzum, Doug Sachtleben, Richard Roehrkaase.

Others City Officials Present: Jeff Mueller, Zoning Code Administrator; Kyle Donjon, Alderman; Mayor Tim Lowry.

In the Audience: JoAnn Stotz, Richard Langrehr, Beverly Cowell.

Meeting Minutes: Roll Call by Secretary; a quorum was present.

Two hearings were scheduled: 1. JoAnn Stotz, a special use permit and 2. Darla Hollmann, an amendment.

Hearing 1:

JoAnn Stotz addressed the Commission regarding her filing a petition for a custom embroidery shop, aka Grace's Closet to be located at 808 E. Market, Red Bud. The business currently exists at 121 East Market where she is renting. Ms. Stotz owns the property at 808 E. Market which is currently vacant. The customer embroidery and sewing services will be contained within the existing building. Recent upgrades to the home include enclosing the front porch. Business hours are less than 40 hrs. per week and at this time there are no employees except for the owner. Business hours will typically be Wednesday-Friday 11-5 p.m. with customer meetings in the evening as needed. Parking and nearby businesses were discussed. One citizen spoke against the special use permit and a neighboring property owner spoke in favor of the special use permit. Motion to accept was made by Bart Miller and seconded by Glenn Gielow. The motion was approved unanimously. See Advisory Report.

Hearing 2:

Darla Hollmann addressed the Commission regarding her contingency purchase of 1467 State Rte. 3, Red Bud. The purchase of the property and new construction is based on the contingency of amendment and applicable zoning being granted. The front three acres, sans a driveway for the existing residence, will be developed for Design Fitness, an existing business currently at 146 W. Market. The subject property is approximately 6.47 acres. Approximately 3 acres with the frontage will be converted to commercial with new construction for the work-out facility with potential for 2-3 adjoining businesses. The new construction will be in a similar layout to the IGA building and adjoining businesses in Red Bud. Zoning changes as applicable will be applied. The north balance of the property will remain as single residential at this time. A recommendation regarding reducing the speed limit on Rte. 3 from 55 to 45 was made by the Commission. Motion to accept was made by John Holzum, and Jeff Hicks seconded. The motion was approved unanimously. See Advisory Report.

Other Items

Mr. Jeff Mueller stated the potential Property Maintenance Checklist which the city council continues to review prior to a vote on the subject.

Mr. Jeff Mueller is gathering information regarding the 'small homes concept'.

October Minutes were reviewed. Motion to accept by Bart Miller, seconded by Dan McCarthy, with a unanimous vote of approval. November notes were also reviewed, but since there was no quorum at that meeting, no action was taken.

Glenn Gielow moved to adjourn, Jeff Hicks seconded, and the motion passed unanimously.

Respectfully submitted,
Douglas Sachtleben, Secretary