

**City of Red Bud
Planning Commission Meeting
May 16, 2017
Meeting Minutes**

The May 16, 2017, meeting of the Red Bud Planning Commission was called to order by Chairman Richard Roehrkaske at 7:00 p.m.

Members Present: Albert Gregson, Andrea Letcher-Martin, Barton Miler, Dan McCarthy, Glenn Gielow, Jeff Hicks, John Holzum, Richard Roehrkaske, and Douglas Sachtleben.

Others City Officials Present: Jeff Mueller, City Zoning Administrator; Tim Lowry, Mayor; and Susan Harbaugh, Alderwoman.

In the Audience: Kirk Liefer, Kalin Liefer, Kris Liefer, Danielle Liefer, Karen Liefer, Kara Wagner, Ray Wagner, and Larry Mehring.

Roll call by Secretary. Full commission and quorum present.

Chairman Richard Roehrkaske turned the meeting over to Vice Chair Andrea Letcher-Martin. Mrs. Letcher-Martin brought to order the Public Hearing Special Use Application presented by Lieferbrau, LLC regarding the property at 118 E. Market St. All audience attendees were sworn in. Speaking on behalf of Lieferbrau were property co-owner Kalin Liefer and Lieferbrau, LLC co-owners Kirk Liefer, Kent Liefer and Kris Liefer. Jeff Mueller stated the purpose of the hearing is to clarify parameters regarding property use and specifically addressing applicants request to: 1. brew and sell alcoholic beverages, and 2. implementation of a beer garden.

Discussion reviewed the sketches provided including raised deck area, patio area, brewing process and hours, hours of operation, location of brewing and storage tanks/equipment, floor plan use and layout, lack of kitchen facility, windows, doors, lighting, engineering of the interior, occupancy capacity, potential noise level issues, potential brewing odor issues, potential signage issues. Said issues and more were addressed and discussed. Multiple issues are part of the developing business plan and property development per various Lieferbrau respondents. Questions by attendees: Ms. Beverly Cowell questioned the basement use. City Zoning Administrator Jeff Mueller stated the Randolph County Department of Health will inspect the property as needed. The upper level deck/porch areas will be as per code. Kalin Liefer noted the Cowell property at 114A/116/118 S. Main is under contract for purchase by Kalin and Kathy Liefer. This property extends from S. Main to Bloom St and will be provide legally recorded ingress/egress for deliveries and garbage dumpsters. Outside food deliveries by local restaurants to Lieferbrau patrons will be welcomed by Lieferbrau, LLC. Bart Miller read two emails from neighboring property owners in favor of the Lieferbrau, LLC application. First motion to recommend the application as presented made by Jeff Hicks. Glenn Gielow seconded. Vote in favor was unanimous. See Advisory Report.

April 18, 2017, Meeting Minutes: Reviewed, motion to accept said minutes by Dan McCarthy, seconded by Jeff Hicks. Vote to accept was unanimous.

New Business:

1. Zoning Administrator Jeff Mueller: For June, 2017, meeting, Kevin & Kelle Oestes, owners of V8 Speed Shop, tenant of 817 S. Main St, is to present an application involving 818 & 817 S Main. This would include converting 815 S. Main zoning from R-4 to I-1.
2. Andrea Letcher-Martin Thanked Dan McCarthy for his 11+ years of service on the board who was officially resigned. Larry Mehring officially accepted the position vacated by Dan McCarthy.
3. Glenn Gielow declined Vice Chairman position. John Holzum offered to accept the position and was nominated by Bart Miller, seconded by Glenn Gielow. Vote approving John Holzum as Vice Chair was unanimous.
4. Douglas Sachtleben was nominated secretary by Glenn Gielow and seconded by John Holzum. Vote approving secretary was unanimous
5. Richard Roehrkaske noted the Zoning Map has been published, vacancies on the Commission have been filled, the Open Meetings Act regulations will be followed, and the ongoing updating of the Comprehensive Plan and zoning changes are points to be addressed as needed.
6. Larry Mehring thanked the Commission for being asked to join.

7. John Holzum, Vice Chair, commented on 'nuisance parking' regarding dirt and rust under cars parked in grass and gravel areas and questioned the definition of 'driveway'. Vice Chairman called upon Mayor Lowery to define the roll of the Planning Commission regarding changes to the city. Mayor Lowery explained the Commission's position is to hear and make suggestions to the city council for potential ordinance changes.

Larry Mehring made a motion to adjourn, Bart Miller seconded, and motion was passed unanimously at 7:42 p.m.

Respectfully submitted,

Douglas Sachtleben, Secretary
This 18th day of May, 2017