

**City of Red Bud
Planning Commission Meeting
September 20, 2016**

Meeting Minutes

The September meeting of the Red Bud Planning Commission was called to order by Chairman Richard Roehrkaske at 7:05 pm on September 20, 2016.

Members Present:

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

Others City Officials Present: Jeff Mueller, Zoning Code Administrator; David Friess, Aldermanic Liaison to the Planning Commission

In the Audience: Beverly Cowell, Verna Levery, and Mike Herbeck

Hearing:

Roll Call by Secretary. A quorum was in attendance.

Richard Roehrkaske introduced Mr. Mike Herbeck, applicant for a Special Use Permit for a powder coating business to be operated out of the garage at 815 S. Main St. See Advisory Report.

The subject property is in a R2 (single Family) District and is adjoining the commercial properties and zoning. Mr. Herbeck described his business and history- Mr. Herbeck has eight years of experience professionally and has been doing this as a hobby to date.

Q & A and a discussion answered questions such as but not limited to hazardous materials, explosion risk, contaminant bagging systems, air filter systems, waste disposal, volume of product, customer visits, hours of operation, product delivery & shipping, staffing, marketing, expected time frame at this location, EPA Permitting, special permits or licensing.

To recap-a powder coating system does not have air born chemicals or solvents. No special permits, EPA, OSHA or exterior safety systems are required. Primary hours of operation will be Fridays and Saturdays 7am-5pm with potential part time operation 5-7 weeknights. Shipping primarily has been and will remain via US Postal Service or potential UPS shipments. The paint system will be totally contained within the garage and the size of the product is limited to the interior size of a conventional residential oven as all parts are baked to mature the paint process.

Signage-a small sign on his front door and garage door may be required to simplify deliveries. No additional exterior lights required. Marketing is via social media and no sales promotions on site. No complaints by neighbors referencing noise or odd activity were presented. This is expected to be a temporary location use as 1. Mr. Herbeck is hoping to buy a house in the rural Red Bud School District within 18 months or 2. lease a commercial site within Red Bud if the business growth occurs.

Ms. Beverly Cowell complimented Mr. Herbeck on a personal level. Ms. Cowell requested the application be denied to stop the spreading of the businesses into the residential zones.

A request for a recommendation was made by Richard R. A motion to recommend the application for approval as presented vote was made by Glenn G, Bart M seconded the motion, and the vote was 8-1 in favor of the application.

Minutes:

Previous meeting, August 16, 2016, minutes were approved; motion to accept by Jeff Hicks, seconded by Al Gregson, with a unanimous voice vote of approval.

Comments from Zoning Code Administrator:

Mr. Jeff Mueller discussed the potential Property Maintenance Checklist and thorough question and answer session and suggestions occurred with modifications and suggestions forthcoming.

Having no other business, Albert moved to adjourn, Bart seconded, and that passed unanimously by voice vote.

Respectfully submitted,
Douglas Sachtleben, Secretary