

**City of Red Bud
Planning Commission Public Hearing & Meeting
February 17, 2026**

The February 17, 2026 meeting of the Red Bud Planning Commission was called to order by Chairman John Holzum at 7:00 pm.

PLEDGE OF ALLEGIANCE

MEMBERS PRESENT: Robbie Aubuchon, Scott Voss, Josh Johnson, Brad Mayberry, Matt Wagner, Janet Braun, Jen Tepe, Jeff Hicks.

MEMBERS ABSENT:

CITY OFFICIALS PRESENT: Jeff Mueller; City of Red Bud Zoning, Alan Piel; Alderman

APPROVAL OF PRIOR MONTHS MEETING MINUTES: Janet noted typos in the original copy of the January 20th minutes. All corrections noted by the Scribe and minutes will be corrected. Scott Voss made a motion pending corrections, second by Jeff Hicks. All in favor, motion passed.

HEARINGS:

One hearing was scheduled, all attendees wishing to speak were sworn in.

The First Baptist Church, 1010 Locust St, Red Bud, IL submitted a Variance to reduce the required parking lot aisle width from 20 feet to 16 feet.

Dan Miller addressed the board that the building has been for sale for a number of years and they have secured a buyer. A survey was completed on the property and the exact property lines have been located. The City has a 10 foot easement on the West Side of the property, in the event the City would decide to use the easement the variance to shorten the drive path from 20 feet to 16 feet will keep the parking lot functional.

Jeff Mueller addressed the board, informing them that he compared the old parking lot on the South side of the high school and the drive lane is only 14 feet. With the angled parking spots in the lot he does not foresee reducing the drive lane width as a problem.

Jeff Hicks questioned Mr. Miller to ensure there would be no hazard to pedestrians or any issues with utility lines. Mr. Miller followed up that there are no potential hazards, this request is for piece of mind for the buyer that the parking lot will remain usable if the city uses the easement on the West Side.

Steven Falkenheim from Falkenheim Accounting was present with questions regarding the North side of the parking lot. He noticed the stakes in the yard and wanted to confirm there would be no issues with his adjacent property. He also questioned the parking spots on the North side and noted those spots have always been available for use by his employees. Mr. Falkenheim was informed that because it is private property the availability will need to be discussed with the new owner.

Brad Mayberry questioned Mr. Miller if everything will remain the same until changes are

necessary. Mr. Miller confirmed, nothing will change unless the city uses the ten foot easement.

Jen Tepe made a motion to approve, second by Brad Mayberry. All in favor, motion passed. John Holzum advised Mr. Miller the recommendation for the Variance will be sent to the city council and the final decision will be based on their vote at the next City Council meeting which will be Monday, March 2nd 2026.

COMMENTS FROM THE ZONING ADMINISTRATOR:

Jeff Mueller advised the board he brought up discussion to the City Council to move the Planning Commission meetings from 7:00 pm to 6:00 pm. Mayor Harbaugh advised public meeting announcements go out to the public in May for the fiscal year. No one was opposed to changing the time to 6:00 pm. John Holzum will suggest the time change to Mayor Harbaugh and noted there will be no meetings if there is nothing on the agenda.

GOOD OF THE ORDER/CITY:

John Holzum advised the members he was present for the City Committee meeting and presented them with a compensation recommendation for Planning Commission members. The discussion is being reviewed by the council.

Matt Wagner made the motion to adjourn the meeting, second by Robbie Aubuchon. All approved, meeting adjourned.

Scribe
Patty Rieke