

**City of Red Bud**  
**Planning Commission Public Hearing & Meeting**  
**May 19, 2026**

The May 19, 2026 meeting of the Red Bud Planning Commission was called to order by Chairman John Holzum at 6:00 pm.

PLEDGE OF ALLEGIANCE

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

MEMBERS ABSENT: Scott Voss

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

HEARINGS:

Two hearings were scheduled, all attendees wishing to speak were sworn in.

Hearing one was a special use filed by Rahn Restaurant Concepts, LLC to sell alcohol at 129 (lot) and 133 (structure) E Market St. Kristen Rahn was present to request to be allowed to sell alcohol at the listed locations.

Kristen addressed the board with the phases of opening said location. Phase 1: retail a mercantile store with home goods, pastries, coffee, sandwiches, salads, fresh bread's charcuterie and wine. This portion of the building also includes upstairs living space, which will be used as a rental. Phase 2: will be a Speak Easy located in the basement, which will include a bar and gaming. Phase 3: the main floor will be a restaurant with the parking lot turned into a beer garden with an entertainment stage. Jeff advised Kristen that the beer garden and stage will both require a special use permit at a later date. Jeff advised the board from his perspective he sees no issues with the sale of alcohol at this location. Brad Mayberry asked Kristen if this advanced request was because of the gaming, per Kristen, the gaming will take up to six months also noting gaming will only be in the Speak Easy. Jeff Hicks questioned Jeff Mueller if there are any kind of restrictions on additional gambling locations in the city? Jeff Mueller advised, no such restrictions exist. Matt Wagner questioned parking on Red Bud St, for patrons. Red Bud St is narrow and there will be no parking allowed on the street. Jeff Hicks asked about the previous special use for a drive through in the parking lot of the building, Jeff Mueller advised that the previous special use does not apply to this proposal. Kristen pointed out there are 14 parking spots available in the rear of the building along with E Market St parking.

Jeff Hicks made a motion to accept the special use, with a second from Josh Johnson. All in favor, motion passed. Kristen was advised final approval will come from the City Council at the June 1, 2026 meeting.

Hearing 2: was an application for a Variance filed by Charles Wineiger to reduce the north side setback from 10' to 5' at 1106 Flint St. Charles was in attendance to propose the change to allow for carport. They have recently moved to the area and made upgrades to the residence, with only a 1 car garage. Charles advised the board the only side available for use is the north side of residence, his proposal included a drawing for the board to review. Brad Mayberry questioned whether the plan is to make it look like the drawing? Charles responded with yes, as close as possible. Jeff advised the board that a carport attached to the physical structure poses no issues. John asked about plans for the driveway, Charles is aware that the city requires it to match what is currently there, which is concrete. Robbie asked Jeff Mueller if this was a case by case basis for a variance like this? Jeff advised him, yes, a variance of this type is case by case.

Jen Tepe made a motion to approve the variance, with Brad Maybery as second. All approved motion passed. Charles was advised the final approval will come from the City Council at the June 1, 2026 meeting

#### APPROVAL OF PRIOR MONTHS MEETING MINUTES:

A motion was made by Brad Mayberry, with a second from Matt Wagner. All in favor motion passed.

#### COMMENTS FROM THE CHAIRMAN:

- All meetings for the Planning Commission will now start at 6:00 pm.
- Proposal to increase the stipend was accepted. Effective immediately all members will receive \$25 per meeting.
- Term renewals, John Holzum, Brad Mayberry & Jen Tepe, all requested to remain members of the board.
- Open meetings act, Brad Mayberry and Jen Tepe need to complete. Email will come from City Hall for their completion.
- Financial interest note will be sent to new members, Brad Mayberry and Jen Tepe. If not received, reach out to the county.

#### GOOD OF THE ORDER/CITY

#### COMMENTS FROM THE ZONING ADMINISTRATOR:

Scribe

Patty Rieke