City of Red Bud
Planning Commission Public Hearing & Meeting
September 15, 2026

The September 15, 2026, meeting of the Red Bud Planning Commission was called to order by Chairman John Holzum at 5:59 pm.

PLEDGE OF ALLEGIANCE

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

MEMBERS ABSENT: Josh Johnson, Matt Wagner.

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

HEARINGS:
One hearing was scheduled, an application for a Variance has been filed by Doug Siebenberger, Secon Rubber & Plastics, to reduce the setback distance from 50' to 25' in order to allow expansion of its existing business. The business is located at 240 Kaskaskia Dr, the lot is zoned I-1, Light Industrial.

Doug Siebenberger was present and presented the board with a description of intent of future expansion of Secon Rubber & Plastics. In this phase Secon is considering building off the existing structure to the south. The lot is narrow and with the 50' setbacks they have limited room for expansion and utilizing the ground.

Jeff Mueller advised the board the aerial view he provided did not include the entire property, it is the proposed new building only. Bulk regulations 50% of the lot can be under roof with a 50% green space requirement. Within the last 10 years this exact variance has been granted approximately 8 times. Jeff also stated the new business park has been reduced to 25%. He plans to request approval from the council to revise the ordinance in the future.

Jeff Hicks questioned the creek area that runs behind the property, Doug advised him the creek does not run in this area. Jeff Mueller advised that engineers designed that area for water storage and has been accounted for.

Scott asked if at this time he was asking for East & West only and not South, Doug advised that was correct.

Nicole Krack of 4821 Blackjack Rd was present and asked for a copy of the proposed building and she was okay with that and had no questions.

Scott asked Jeff if the board can approve the East & West setback only, without approval of the South. Jeff advised that is acceptable as well.

John asked Doug if he had reached out to his neighbors to the East. Doug has contacted the neighbors to discuss the changes and enquire the possibility of purchasing a small strip of

their lot and they are not interested at this time.

John advised all necessary standards are being met.

Scott requests it only includes the East & West portion of the lot, to not butt up to the residence located on Blackjack Rd.

Doug advised this expansion would not be an issue with the property line to the South, to cover the possibility of another expansion he would like the South setback to be revised to 25' as well.

Now that the South end of the lot is included Nicole addressed the board explaining that she lives on a residential lot and wants it to stay that way. She does not want industrial in her backyard. Brad asked Nicole about her property line location, she provided the board with a photo of the lot lines.

Jen asked Doug what the purpose of the addition was. Doug explained the proposed addition warehouse will be used for storage. Secon has equipment on the way from Germany & Italy that will be delivered by the end of 2026. The plan is to use this as a warehouse and storage for rubber.

Robbie asked if the current road would extend further South, Doug advised him the road will not be extended. Robbie asked after the first addition, is there potential for another addition. Per Doug, yes there will still be room for another addition.

John asked for a motion, Jeff Hicks made the motion with Janet Braun second to approve the Variance as requested. All in favor did not pass. John went to separate votes with members voting No and two members voting yes. Robbie Aubuchon, No, Scott Voss, No, Brad Mayberry, No, Janet Braun, Yes, Jen Tepe, No, Jeff Hicks, Yes. John then advised Doug the majority is a no.

Robbie asked if the board could amend the proposal to include the East & West lines only and not include the South line. John asked if he would like to amend the proposal and Robbie agreed to only approve the East & West setbacks to 25' and leave the South setback 50'. If Doug adds another addition in the future he will have to follow the 50' setback. Doug agreed to the 50' setback on the South end.

Jeff Hicks asked Doug if he could add on the East & West direction, Doug advised that is a different piece of property, and he down not own either side.

Brad made a motion to approve the Variance amended including the East & West 25' setback and the South end will remain 50', second by Jen. All in favor, Variance is approved as amended.

APPROVAL OF PRIOR MONTHS MEETING MINUTES:
A motion was made by Scott Voss, with a second from Brad Mayberry. All in favor motion passed.

COMMENTS FROM THE CHAIRMAN:
John reminded all members to remember when they speak to pull the microphone down to ensure comments are being recorded.

GOOD OF THE ORDER/CITY

COMMENTS FROM THE ZONING ADMINISTRATOR:
Jeff Mueller advised the board there has been discussion at the Committee meetings regarding the ordinance, rules and regulations on displays in yards and selling them.

Motion to adjourn was given by Robbie Aubuchon, seconded by Jeff Hicks. All in favor, meeting adjourned.

Scribe
Patty Rieke