

***Historical & Architectural Review Commission
Minutes –July 26, 2016***

CALL TO ORDER

Chairperson, Terry Pierce, called the meeting to Order on Tuesday July 26, 2016 at 5:30 PM

ATTENDANCE / ROLL CALL

Members Present were: Terry Pierce, Paula Hagnauer, Kim King, LaDonna Walden, Karen Raines and Ritch Alexander. Also present were: Zoning Administrator Steve Willaredt, Granite City's Building Inspector Ralph Walden, Asst. City Attorney Laura Andrews, Alderman Dan McDowell and Alderman Tim Elliott.

SWEAR-IN

The Chair asked the Petitioner and those wishing to speak this evening to stand and be sworn in.

MINUTES/AGENDA

A motion to approve the Minutes from the previous meeting held on (June 28, 2016) and this evening's Agenda was made by Ritch Alexander and seconded by Kim King. Voice vote. All ayes. Motion carried.

PETITIONER:

**Deborah Webster/Sheila Williams
1206 Niedringhaus**

Request approval to establish D & S Essentials in a district zoned D-1 Arts and Entertainment sub-district.

Deborah Webster and Sheila Williams came forth, introduced themselves and stated they would like to open D & S Essentials. Our business is based on essential, organic and natural oils products that can be used in your personal everyday living. D & S Essentials will sell Oils, Sugar Scrub, Bath Salts, Body Spray, Body Butter Crèmes and more. Our business sign will be flush mount with grey lettering and outlined in purple.

Ritch Alexander's concerns were color scheme.

LaDonna Walden's concerns were will the business expand with more products.

The HARC checklist was completed by Zoning Administrator Steve Willaredt as follows:

- 1). Days and hours of operation limited to: Monday thru Saturday 9:00 am to 9:00 pm. Appointments accepted.
- 2). Signage: Flush mount sign above the door.
- 3). Screening required? No
- 4). Provisions for parking and loading: Street
- 5). Will any additional outside lighting be installed? No.
- 6). Any adverse affects on public health, safety and welfare? No.
- 7). Any substantial injury to the value of other property in the neighborhood? No.
- 8). Will proposal substantially alter the essential character of the district in which it is located? No.
- 9). Are provisions needed for the protection of adjacent property? No.
- 10). Additional requirements? No
- 11). Will permit expire with change in ownership? Yes.
- 12). Is re-application necessary to intensify use? Yes.
- 13). Shall the Zoning Administrator or HARC, have the right to bring back this permit for review if, at any time, they find the stated intent of this permit has not been followed, or the business has become a nuisance, or is in violation of the above-named conditions? Yes.

Note: There was no one in the audience either for or against the Petitioner's request. The Chair called for further discussion. None voiced.

Motion: by Paula Hagnauer and seconded by Ritch Alexander to approve the petition for establishment of D & S Essentials and allow with the above named stipulations (Checklist: 1 thru 13). Business to be located in a D-1 Arts and Entertainment.

Roll Call vote:

Terry Pierce	Yes	LaDonna Walden	Yes
Paula Hagnauer	Yes	Karen Raines	Yes
Kim King	Yes	Ritch Alexander	Yes

All Ayes. Motion carried by unanimous consent.

The Chair stated to the Petitioner, the HARC is a recommending body to the City Council and the Council will have the final determination at their next regularly scheduled meeting to be held August 2nd, 2016.

NEW BUSINESS

None Voiced.

UNFINISHED BUSINESS

None voiced

Motion to Adjourn by Kim King seconded by Karen Raines. Motion carried.

Respectfully submitted,

Bonnie Dickerson

Secretary, HARC

**Historical & Architecture Review Commission
Advisory Report, Meeting held on July 26, 2016**

PETITIONER: **Deborah Webster/Sheila Williams
1206 Niedringhaus
Request approval to establish D & S Essentials in a district zoned D-1 Arts
and Entertainment sub-district.**

Motion to approve the petition and allow the establishment of D & S Essentials with the following stipulations:

- 1). Days and hours of operation limited to: Monday thru Saturday 9:00 a.m. to 9:00 p.m. Appointments accepted.
- 2). Signage: Flush mount
- 3). Screening required? No
- 4). Provisions for parking and loading: Street .
- 5). Additional outside lighting required? No
- 6). Any adverse affects on public health, safety and welfare? No.
- 7). Any substantial injury to the value of other property in the neighborhood? No.
- 8). Will proposed use substantially alter the essential character of the district in which it is located? No.
- 9). Are provisions needed for the protection of adjacent property? No.
- 10). Additional requirements? No
- 11). Will permit expire with change in ownership? Yes.
- 12). Is re-application is necessary to intensify use. Yes.
- 13). Shall Zoning Administrator, or HARC, shall have the right to bring back this permit for review if, at any time, they find the stated intent of this permit has not been followed, or the business has become a nuisance, or is in violation of the above-named conditions? Yes.

Roll Call vote:

Terry Pierce	Yes	LaDonna Walden	Yes
Paula Hagnauer	Yes	Karen Raines	Yes
Kim King	Yes	Ritch Alexander	Yes

All Ayes. Motion carried by unanimous consent.

end of Advisory Report