

***Historical & Architectural Review Commission
Minutes –September 27, 2016***

CALL TO ORDER

Chairperson, Terry Pierce, called the meeting to Order on Tuesday September 27, 2016 at 5:30 PM.

ATTENDANCE / ROLL CALL

Members Present were: Terry Pierce, Paula Hagnauer, Kim King, LaDonna Walden and Karen Raines. Also present were: Zoning Administrator Steve Willaredt, Granite City's Building Inspector Ralph Walden. Absent: Ritch Alexander, 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 (July 26, 2016) and this evening's Agenda was made by Karen Raines and seconded by Kim King. Voice vote. All ayes. Motion carried.

PETITIONER:

**David L Griffiths
Atlas Recovery Systems LLC
1801 Grand
Request approval to establish Atlas Recovery Systems LLC in a district
zoned D-2 Commercial.**

David L Griffiths came forth, introduced himself and stated his current business resides at 7932 Foster St. Overland Park, Kansas. Mr. Griffiths would like to open a business for recovery, repossessions of Autos in Illinois. The State of Illinois has a governing body and criteria that must be met for repossessions agency in Illinois. The State of Illinois over see each car repossessed, each vehicle must be issued a sticker which is placed on the glass in front or rear of the car and in compliance before being repossessed. All the vehicles will be cycled out within 10 days. Release days for vehicles are Tuesday and Thursdays. There will not be any vehicles brought from the other locations of Atlas Recovery Systems LLC to this location. Mr. Griffiths stated the fence will be screened or slatted, extra lighting and cameras will be installed.

Terry Pierce's concerns were what is zoning of this location. Will owners of the vehicles come to the location and reclaim the vehicle.

Paula Hagnauer's concerns were how long will the cars be stored before being reclaimed and will there be any interference with the truck route.

Zoning Administrative Steve Willaredt's concerns were how many cars will be repossessed on average and length of stay. How far of area is covered mileage wise for repossession. Hours of operation for released of vehicles.

The HARC checklist was completed by Zoning Administrator Kim King as follows:

- 1). Days and hours of operation limited to: Monday thru Sunday 24 hours 7 days a week
- 2). Signage: yes, will send to Zoning Administrator Steve Willaredt.
- 3). Screening required? yes
- 4). Provisions for parking and loading: On site
- 5). Will any additional outside lighting be installed? Yes.
- 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 LaDonna Walden and seconded by Paula Hagnauer to approve the petition for establishment of Atlas Recovery Systems LLC and allow with the above named stipulations (Checklist: 1 thru 13). Business to be located in a D-2 Commercial.

Roll Call vote:

Terry Pierce	Yes	LaDonna Walden	Yes
Paula Hagnauer	Yes	Karen Raines	Yes
Kim King	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 October 4, 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 September 27, 2016**

PETITIONER: **David L Griffiths**
 Atlas Recovery Systems LLC
 1801 Grand
 Request approval to establish Atlas Recovery Systems LLC in a district
 zoned D-2 Commercial.

Motion to approve the petition and allow the establishment of Atlas Recovery Systems LLC with the following stipulations:

- 1). Days and hours of operation limited to: Monday thru Sunday, 24 hours 7 days a week.
- 2). Signage: yes, will send to Zoning Administrator Steve Willaredt
- 3). Screening required? Yes
- 4). Provisions for parking and loading: On site .
- 5). Additional outside lighting required? Yes
- 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 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.

Roll Call vote:

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

All Ayes. Motion carried by unanimous consent.

end of Advisory Report