

***Historical & Architectural Review Commission
Minutes –February 23, 2016***

CALL TO ORDER

Chairperson, Terry Pierce, called the meeting to Order on Tuesday February 23, 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 and Granite City's Building Inspector Ralph Walden. Excused absence Asst. City Attorney Laura Andrews and Alderman Dan McDowell. Unexcused absence Jennifer Flores-Melton

SWEAR-IN

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

MINUTES

A motion to approve the Minutes from the previous meeting held on (August 25, 2015) was made by Ritch Alexander and seconded by Kim King. Voice vote. All ayes. Motion carried.

AGENDA

A motion to approve this evening Agenda was made by Kim King and seconded by Paula Hagnauer. Voice vote. All ayes. Motion carried.

**PETITIONER:(1) Brenda Whitaker
 1400 Niedringhaus
 Request approval to establish A Novel Idea-Bookstore & More in a district
 zoned D-1 Arts and Entertainment sub-district.**

Brenda Whitaker, introduced herself and stated she purchased the current bookstore and is adding additional retail to the business. Ms. Whitaker handed out examples of what the store front will look like. The store front windows will give the appearance of 4 different shops but will operate as one business. Ms. Whitaker is planning to restore the original entrance to the building and close the existing entrance, add flush mount signage/awning (canvas) over the entrance and windows, adding exterior lighting at entrance and lighting to outline the architecture of the parapet wall. No construction to the exterior, only changes would be painting to an already painted brick facade. The new signs will have to comply with the City Sign Ordinance. Brenda commented she would be open seven days a week. Monday thru Sunday 10:00 a.m. until 2:00 a.m.

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 Ritch Alexander and seconded by Kim King to approve the petition and with an addendum for petitioner to bring in color scheme. Roll Call: All ayes. Motion Carried

**PETITIONER:(2) Mike Dixon
1736 Grand
Request approval to establish Mini Storage Units in a district zoned D-3
Industrial.**

Mike Dixon introduced himself and stated he owned a vacant lot at 1736 Grand and would like to build approximately 53 new mini storage units. Mike stated there would be lighting, security cameras and a fence with a gate installed on the property. Mike commented this facility would be open 24 hours Seven days a week.

Motion: by LaDonna Walden and seconded by Ritch Alexander to approve the petition and with an addendum for petitioner to bring in color scheme. Roll Call: All ayes. Motion Carried

The HARC checklist was completed by Kim King as follows:

- 1). Days and hours of operation limited to: 24 hours Seven (7) days a week
- 2). Signage: Request for Lit sign on front of building and lighted flush mount sign on side of building facing Grand Ave.
- 3). Screening required? Yes. Fence sections must be slatted.
- 4). Provisions for parking and loading: parking inside on the premise.
- 5). Will any additional outside lighting be installed? Not only security.
- 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? Yes, bring in what colors that will be used.
- 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 Ritch Alexander and seconded by Paula Hagnauer to approve the petition with an addendum for petitioner to bring in color scheme and allow with the above named stipulations (Checklist: 1 thru 13). Business to be located in a D-3 Industrial. Roll Call Vote: All ayes. Motion carried.

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 March 1st, 2016.

NEW BUSINESS

LaDonna Walden ask what was going on and when will the following two business be open, Restaurant and Root Beer Bar located at 2100 Adams and Daylight Donut Shop located at 1965 Madison?

UNFINISHED BUSINESS

None voiced

Motion to Adjourn by Kim King seconded by Ritch Alexander. Motion carried.

Respectfully submitted,

Bonnie Dickerson

Secretary, HARC