



# City of Granite City

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## *Historical & Architectural Review Commission*

### *Minutes*

*March 27, 2012*

#### **CALL TO ORDER**

The Chairman Terry Pierce called the meeting of HARC to Order on Tuesday, March 27, 2012, at 5:00 PM.

#### **ATTENDANCE / ROLL CALL**

Members Present were: Terry Pierce, Henry Gabriel, Paula Hagnauer, Kim King and Jennifer Flores. Excused absence: Eric Hill. Also present were: Assistant City Attorney Laura Andrews and Jon Ferry, Economic Development Director.

#### **MINUTES**

A motion to approve the Minutes from the previous meeting (February 28, 2012) was made by Jennifer Flores and seconded by Henry Gabriel. Roll call vote. All ayes.

#### **AGENDA**

A motion to approve the Agenda was made by Kim King and seconded by Paula Hagnauer. Roll call vote. All ayes.

#### **CHAIR COMMENTS**

None voiced. No one present in the audience.

#### **PETITIONER: Jennifer Flores**

**1412 Niedringhaus Avenue  
Request for fence variance**

Jennifer Flores, a member of the HARC Board, introduced her request for a fence variance in the D-1 (Arts and Entertainment) District. Her proposal is to construct a fence in the rear of the property. She presented a computer image of an 8 x 6 ft. Dog-Ear Wood Fence (Attachment A, copy available upon request). Her plan is to use three 8 ft. panels and place them "pie shaped" in the rear of her property with a "Gentlewoman's" agreement to leave a 5 ft. setback on Attorney Terrence O'Leary's side to allow him access to his entrance from the alleyway. Jennifer stated the fence will be stained with a Cherry Wood color.

The Assistant City Attorney completed the checklist for the proposed request. Applicable requirements and conditions as follows:

Item 4 – Provisions for parking and loading: Fence is to be set back enough to allow entrance to neighbor's driveway for loading or unloading.

Item 9 – Provisions for adjacent property: See Item 4.

Item 10 – Additional requirements: The Fence must be approved by the Inspection Office and the Zoning Administrator. No further discussion.

**MOTION** by Kim King and seconded by Paula Hagnauer to approve the request for a fence variance, in rear of property; and the approval of materials and color to be used, with above mentioned requirements and conditions (Items 4, 9 & 10). Roll Call Vote 4 ayes and 1 abstain (Jennifer Flores).

**REVIEW: Michael Moore**  
**1947 Delmar Avenue**  
**Property & Business Review**

A Memorandum to the HARC Board from Zoning Administrator, Steve Willaredt, was distributed to the members (Attachment B, available upon request). The Chair agreed with the recommendations by the Zoning Administrator and entertained a motion. Discussion followed.

**MOTION** by Paula Hagnauer and seconded by Jennifer Flores to revoke the Agreement entered on January 25, 2011, establishing a Merchandise Liquidation Shop. Roll call vote. All ayes. Motion carried by unanimous consent.

A **MOTION** to request a Hearing, conducted by the Mayor, with a HARC recommendation to revoke the business license (#019239) issued to Mike Moore was made by Jennifer Flores and seconded by Kim King. Roll call vote. 4 ayes, 1 abstain (Paula Hagnauer). Motion carried.

**New Business**

1). Jon Ferry, Economic Development Director, invited everyone to attend a regional Sustainable Planning Meeting to be held at The Granite City Housing Authority Administration Building, located at Nameoki Road and Palmer Avenue. The meeting will be held on Tuesday, April 3, 2012, at 6:30 PM. Five topics for regional planning are scheduled to be discussed.

2). Henry Gabriel requested the HARC meeting time be changed to a little later than 5:00 PM. The Chair suggested the issue be tabled for next meeting because of conflicts Eric may have. All agreed.

**Unfinished Business**

Paula Hagnauer's Building Materials List was distributed for review and discussion of the handout was tabled for the next meeting (Attachment C, copy available upon request).

**MOTION** to Adjourn was made by Kim King and seconded by Paula Hagnauer. Motion carried.

Respectfully submitted,

*Barbara Hawkins*

Secretary, Board of Appeals

**Historical & Architecture Review Commission**  
**Advisory Report**  
**March 27, 2012**

**PETITIONER: Jennifer Flores, APO Art Gallery**  
**1412 Niedringhaus Avenue**  
**Zoned D-1 Arts & Entertainment District.**

**MOTION** by Kim King and seconded by Paula Hagnauer to approve the Petitioner's request for a fence variance, constructed in rear of property; and approval of materials and paint color to be used, with the following requirements and restrictions:

Item 4 – Provisions for parking and loading: Fence is to be set back enough to allow entrance to neighbor's driveway for loading or unloading.

Item 9 – Provisions for adjacent property: See Item 4.

Item 10 – Additional requirements: The Fence must be approved by the Inspection Office and the Zoning Administrator. No further discussion.

Roll Call Vote:	Terry Pierce	Yes	Paula Hagnauer	Yes
	Henry Gabriel	Yes	Jennifer Flores	Abstain
	Kim King	Yes		

Motion passed. 4 Ayes 1 Abstain

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**REVIEW: Michael Moore**  
**1947 Delmar Avenue**  
**Business Practice Review**

**MOTION** by Paula Hagnauer and seconded by Jennifer Flores to revoke the Agreement (Petition Approval) entered on January 25, 2011, establishing a Merchandise Liquidation Shop.

Roll Call Vote:

Terry Pierce	Yes	Paula Hagnauer	Yes
Henry Gabriel	Yes	Jennifer Flores	Yes
Kim King	Yes		

Motion carried by unanimous consent.

A **MOTION** to request a Hearing, conducted by the Mayor, for HARC recommendation to revoke the business license (#019239) issued to Michael Moore was made by Jennifer Flores and seconded by Kim King.

Roll Call Vote:

Terry Pierce	Yes	Paula Hagnauer	Abstain
Henry Gabriel	Yes	Jennifer Flores	Yes
Kim King	Yes		

Motion passed. 4 Ayes 1 Abstain