

MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

April 13, 2010

ROLL CALL: Rick Zander/President, Leonard Bullinger/Vice President, Joe Lukach, Robert (Bob) Vayda, Steve Nardello/Fire Chief and Kim Fettig/City Engineering.

MEMBERS ABSENT: Jason Krebsbach, Geris Hopfauf and Richard Barta/Building Official.

The meeting was called to order at 1:00 p.m.

FIRST ORDER OF BUSINESS: Proposal by Brad Feldman, Indigo Signworks, to remove and replace multiple signs at M & H Gas at 322 E Main St.

Geris joins the meeting at 1:05 p.m.

Mr. Feldman explained that the owners wish to move the two existing signs from the south wall of the building to the north wall which faces the alley; update or re-face the existing two changeable copy signs; and remove the changeable copy portion of the pylon sign and replace it with a new electronic reader board. Steve asked if the south side of the building would have anything replacing what they were removing. Mr. Feldman indicates that at this time, nothing is being proposed. Leonard questioned the fading on the south side and would anything be done to make the south end of the building blend in better. Bob suggested pressure washing the exterior. Mr. Feldman indicated he would notify the owners of this concern.

Discussion then followed regarding the Core District regulation regarding a distance of 150 feet between two pylon signs on one property. Mr. Feldman indicated he did not know the distance between the two, but would this requirement follow through with an existing sign. Geris stated yes.

Leonard made a motion to approve as presented with the condition that the 150 foot span between the two pole signs is met; the fading on the south side of the building be blended with the remaining exterior; and a site plan be submitted for the file.

Steve seconded.

Upon roll call vote, the motion passes unanimously.

SECOND ORDER OF BUSINESS: Proposal by Tyson Bittner, Industrial Enterprises, to construct a multi-unit cold storage building for Bill Barth Ford at 1101 Redwing Dr SE.

Mr. Bittner indicated they are proposing seven cold storage units and one mechanical room with bathrooms and the location will directly south of the existing body shop.

Bob questioned the footings vs. the storm water flow and it was noted that a complete storm water management plan must be submitted and approved by the Engineering Office prior to issuing the building permit.

Geris asked about dressing up the west side that faces the public right-of-way. Leonard agreed that this would be a good idea to approach this matter now, so that, if in the future, they propose any additional buildings, this would already be addressed.

Geris questioned exterior lighting. Mr. Bittner indicated wall pack units will be installed.

Geris questioned hard surfacing. Mr. Bittner indicated there will be concrete in all driving and parking areas, with the remainder of the property grass (previously a soccer field).

The landscaping will include trees and fence for now. After construction, they will re-seed any areas that are not hard surfaced.

Discussion turned back to the storm water management. Kim stated that she was aware of the storm water proposal being in their office, but it has not been reviewed as of yet, but the Engineering Department would get right on it.

Steve questioned the turning radius for fire trucks and all appears to meet requirements.

The proposed colors are a light gray with a dark gray accents and white windows and doors.

Steve made a motion to approve as presented with the conditions that they are only approving Phase I of the project; a storm water management proposal by reviewed and approved by the Engineering Department; and they dress up the west elevation of the building.

Richard joins the meeting at 1:25 p.m.

Kim seconded.

Upon roll call vote, the motion passes unanimously. (Richard did not vote).

THIRD ORDER OF BUSINESS: Proposal by Tyson Bittner, Industrial Enterprises, to construct a vestibule at the Seven Seas Inn for a new entrance to the Montana Mike's restaurant at 2611 Old Red Trl NW.

They are proposing a 12 x 10 vestibule 22 feet in height. It will have a log lap siding, dark red in color, the roof will be white and the trim, doors and soffit will be a dark green.

Mr. Bittner stated the awnings will also have a log cut appearance and will also be red to match. The awnings were questioned since they knew nothing about them. Mr. Bittner asked if he could add these to his current proposal. He just assumed Mr. Gangle already had them approved.

There is no exterior lighting planned at this time. Currently, there is can lighting under the soffits. When Montana Mike's returns with their signage proposal, they may have some included at that time.

Richard made a motion to approve as presented with the awnings included.

Leo seconded.

Upon roll call vote, the motion passes unanimously.

MINUTES: Approve the minutes from the March 23rd meeting.

Joe made a motion to approve as presented.

Leonard seconded.

Upon vote, the motion passes unanimously.

Approve the minutes from the March 30th meeting.

Geris made a motion to approve as presented.

Richard seconded.

Upon vote, the motion passes unanimously.

Leonard questioned the Little Ceasers signage and if it were permitted. Richard stated he would check into that.

It was noted that the Cloverdale Store has two off premise signs that need to be checked.

Across from Kroll's Diner and Dakota Community Bank, in front of the Feland house, there are two portable signs that need addressing. Steve noted that the Pipe and Rod across the street has a portable sign also.

Richard stated that legally they can have them there until June. After their time frame is up they would be required to remove them.

Geris questioned if they should be notified. Richard asked how many times they want him to keep notifying people of the new policy. All sign contractors have been contacted numerous times and have been given the policy. Richard noted that when he gave Mr. Feland the information the first time, most were removed. Now they are starting to come back.

Geris questioned the sign by Mandan Ave and Riverwood Ave SE. Discussion inaudible, no action taken at this time.

There being no further business, the meeting was adjourned at 1:47 p.m.

Approved by:

Date

Transcribed by:

Mary Olsen/Admin. Specialist