

MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

January 11, 2011

ROLL CALL: Jerome Gangl, Joe Lukach, Robert (Bob) Vayda, Richard Barta/Building Official, Steve Nardello/Fire Chief and Kim Fettig/City Engineering.

MEMBERS ABSENT: Rick Zander/President, Leonard Bullinger/Vice President and Jason Krebsbach.

GUESTS: Wade Bachmeier, representing Perry Schlosser, and Ellen Huber Mandan Development Director

The meeting was called to order at 1:02 p.m.

FIRST ORDER OF BUSINESS: Proposal by Brad Feldman, Indigo Signworks, to remove and replace the awning for Midway Harley Davidson at 3708 Memorial Hwy SE.

Mr. Feldman indicated the old awning is damaged and they will remove the entire structure, frame included. The old frame was metal and the new will be aluminum (rust resistant) and the awning size and color will remain the same. He also indicated that there is some lattice work on the bottom portion of the awning and that will be covered.

Steve made a motion to approve as presented.

Kim seconded.

Upon roll call vote, the motion passes unanimously.

SECOND ORDER OF BUSINESS: Continue with discussion regarding Ordinance 1013 and types of construction permissible in the Core District. Currently, for residential structures, either (8) or more units are allowed.

Bob's opinion is that this area was classified as the Core District and should remain commercially zoned (for businesses and not residences). He reiterated that according to the current ordinance, you could have a commercial structure with residences above. Therefore, he does not suggest changing the ordinance.

Joe stated that he thought this portion of the ordinance should be changed so that when you transgress into residential from commercial; you feather or have a transition and the changes don't go from one to another just by one property line. It was noted that this is what the Fringe District is for.

Steve noted that they already have a problem with residential right in the commercial areas and they need to prevent that from happening in the future. Steve questioned which over-rides what. It was determined that ordinance over-rides the zone specs.

Ellen Huber, Mandan Development Director joins the meeting at 1:12 p.m.

Jerome asked what the long term plan was. Was it the intent of this board to blend one (1) block off Main St or to continue further? He felt that 1st St should remain commercial. Steve stated that it was the intent of this board to keep the Core District with the older facades.

Wade Bachmeier, representing Perry Schlosser, who could not attend today.

Mr. Bachmeier stated that it is the owner's intent to build a two (2) unit building; no basement; no second floor; since the elderly have shown interest in this location. Ellen asked if the property has been listed as commercial through Multiple Listings and Mr. Bachmeier thought not. But the interest they have received is for residential and he indicated that the URS study referenced residential and density in this area.

Joe leaves the meeting at 1:25 p.m.

Jerome indicates his opinion is to stay with the commercial aspect due to location right on 1 St and also due to the zoning.

Richard states that his opinion is to change the ordinance to not allow one (1) or two (2) units, but three (3) or more; and they be at least 1 ½ stories in order to meet the height requirements; and meet the façade requirements.

Discussion followed concerning ADA requirements condos vs. residential guidelines.

Mr. Bachmeier indicated he intends to go back to the URS study and review their findings.

It is the general consensus of the board that one (1) or two (2) units not be allowed.

Ellen states that they basically have three (3) choices:

1. Change the unit numbers in the ordinance
2. Change the boundaries
3. Or do nothing at this time.

Kim stated that her opinion is that they don't rush into changing the ordinance for one project. Give the developer more time to see what he can come up with as far as meeting the current requirements.

Wade questioned the percentage of floor area on the main floor. What would be permissible for commercial and what percentage could be residential? Ellen stated that it was her understanding that the majority of the main floor needs to be commercial. An example would be the new apartment complex on Main St. There is the elevator area; the community room area; entry area and stairway that is not commercial; while the remaining portion of the main floor is suited for commercial.

Wade informally reiterates:

1. Three (3) or more units; or
2. Commercial on the main floor with residential on the upper level(s).

Steve asked Wade to have Mr. Schlosser bring in some ideas and/or plans for options. They (this board) are willing to work with them the best they can.

Jerome makes a motion to continue this discussion at the next meeting.

Steve seconded.

Upon vote, the motion passes unanimously.

THIRD ORDER OF BUSINESS: Election of officers.

Discussion followed who would become president. It was noted that in the past, the vice-president took over the presidency and they elected a new vice. Richard stated that Leonard had indicated he would do so.

It was noted that Bob, Jerome, Joe and Rick were the eligible members for the vice-presidency.

Kim made a motion to elect officers at the next meeting when the eligible members were present.

Bob seconded.

Upon vote, the motion passes unanimously.

MINUTES: Approve the minutes from the January 4th meeting.

Kim made a motion to approve as presented.

Jerome seconded.

Upon vote, the motion passes unanimously.

There being no further business, the meeting was adjourned at 2:26 p.m.

Approved by:

Date

Transcribed by:
Mary Fahlsing/Admin. Specialist