

## MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

November 16, 2010

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

**MEMBERS ABSENT:** Geris Hopfauf and Richard Barta/Building Official.

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

**FIRST ORDER OF BUSINESS:** Re-appearance by Kurt Pflieger, Gold Arrow Storage, to install new signage for his cold storage units at 106-C Schlosser Ave SE.

Mr. Pflieger intends to install a wall mount sign (2 x 4) on the front side of the units. It will be made of plywood with a white background, gold arrow and black lettering inside the arrow for the business logo. Mr. Pflieger had originally planned on a directional sign by the driveway, but the trailer court would not allow it. Therefore, he also intends to place a wall mount sign (2.5 x 6) on the existing garage, but he noted that this structure will be torn down by next year. The lighting for the signage will not shine onto the neighboring properties.

*Leonard made a motion to approve as presented.*

*Kim seconded.*

*Upon roll call vote, motion passes unanimously.*

**SECOND ORDER OF BUSINESS:** Proposal by Scott Berger, to construct a 2,100 square foot addition to the existing building at 3930 Memorial Hwy SE.

Mr. Berger intends to construct the addition on the east side of the existing building and the color (cream) will match the existing structure. Leonard questioned the wanes coating and Mr. Berger indicated that it will match that also. Steve questioned the 2 hour rated wall and Mr. Berger indicated that will not be penetrated. All setbacks will be met. Leonard questioned the lighting. Mr. Berger indicated that a sufficient amount of exterior lighting will be installed.

Discussion turned towards the overhead door. Jason questioned if they intended to glaze the door and Mr. Berger supplied the commission with a picture of the adjacent building directly to the west, also owned by Berger's. They intend to mirror that that building.

Kim asked about storm water management. Mr. Berger indicated that he is under the impression that since there is currently hard surfacing on the property; he would not have

to address this issue since the slope and/or flow would not be changing. Kim stated that she would like this verified and Mr. Berger agreed to do so.

*Jason made a motion to approve as presented.*

*Leonard seconded.*

*Upon roll call vote, motion passes unanimously.*

**THIRD ORDER OF BUSINESS:** Proposal by Nancy Phelps, Mocha & More, to move their existing sign to a new location at 306 W Main St F/K/A the Eckroth building.

Rick asked for location of placement of the sign. Ms. Phelps indicated it will be a temporary wall mount above the thrift store sign and that they are also looking at awnings and a new sign for next year. Bob questioned the size of the existing sign. Rick stated that she would be required to remove the existing sign because it's advertising a business that is no longer there.

Leonard asked if anything would be done with the loose tiles on the front/face of the building. Ms. Phelps stated that next spring she intends to pursue storefront improvement funding. For now, they just want to place a sign advertising her business and get the interior remodel completed.

*Leonard made a motion to approve with the condition that the old sign(s) be removed.*

*Jason would like to add that generally in the downtown area, we have been trying to get away from internally lit signs that have a translucent white space on them. Obviously that's what this is- it fades into a color at the bottom, but since this is an existing sign I wouldn't ask them to go make a new one.*

*Jason seconded.*

*Upon roll call vote, the motion passes unanimously.*

**FOURTH ORDER OF BUSINESS:** Re-appearance by Julie Haibeck, Golden Comb and Ellen Huber, Mandan Development Director, for a storefront improvement project at 118 E Main St.

Ellen started the discussion with the uncertainty of murals in regards to the Sign Policy and the ordinance for the downtown core. She had done some research after the last meeting and found different sections of the Sign Policy had indicated murals are not allowed. They are coming back today for a decision as to whether Mrs. Haibeck will be required to remove the mural from her east wall or not.

Richard joins the meeting at 1:23 p.m.

Leonard made the comment that he would like to see the sign as a wall mount instead of placing it on the awning due to snow loads and as far as the mural is concerned; as long as she doesn't touch it, she could continue with her storefront improvement project. He would prefer the front and back being completed as presented so the entire block (all projects) are done as presented last week vs. nothing at all on this one property.

*Leonard made a motion to approve as presented with the sign being placed closer to the building but still on the awning.*

Joe questioned the size of the sign if placed on the canopy vs. a wall mount. Mrs. Haibeck stated her concern for placing it on the awning but close to the building, would not limit the sign size as it would if she placed it as a wall mount sign between the awning and the windows.

To reiterate; the front and back of the building will be updated very similar to 114 and 116 E Main. Sand blast off purple paint, a new awning, new doors, new sign and remove old wall mount air conditioning unit from the back.

Jason is still unsure about the sign. It is his opinion that it should be placed on the building and not on a sloped surface. He asked if they were using the existing sign and it was noted it would be a new one and he felt it could be made to fit. Steve suggested that after the awning is installed, Julie could come back with a complete sign proposal. Bob asked if the slope of the awning could be adjusted to accommodate the sign. Jason stated that he didn't want to see a narrow awning either.

*Rick noted that Leonard's motion died due to lack of second.*

Joe asked if the sign could be designed to attach to the building and be placed away from it vs. being attached to the canopy. Jason thought that would be possible.

*Richard made a motion to approve the storefront improvement project for the front and the back of the building and to place the sign directly on the building above the canopy. If this cannot be done, she (Haibeck) will be required to come back before this commission with a complete sign proposal.*

*Leonard asked to include the mural in Richard's motion.*

*Richard amended his motion to include: No changes can be made to the east side mural without coming before MARC.*

*Leonard seconded.*

Ellen asked about the storefront improvement project. She recommend stating that if the purple cannot be completely removed, it be painted a neutral color.

*Richard amended his motion to include: If they (contractor) cannot sandblast the purple paint off completely, it must be painted with a neutral color and not white.*

Jason reiterated that he wanted no confusion, for the future, that if any type of maintenance needed to be done to the mural, it would not be permissible. It would have to be removed at that time.

Leonard asked Ellen about dryvit being placed on one of the other buildings. Ellen stated that the lower part of 116 would have dryvit placed over the bricks in a neutral color. Leonard felt that if Julie needed to re-paint over the purple, she could use a color that would blend with 116.

*Upon roll call vote, the motion passes unanimously.*

**MINUTES:** None at this time.

There being no further business, the meeting was adjourned at 1:40 p.m.

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Approved by:

Date

Transcribed by:

Mary Fahlsing/Admin. Specialist