

## MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

September 14, 2010

**ROLL CALL:** Rick Zander/President, Leonard Bullinger/Vice President, Geris Hopfauf, Robert (Bob) Vayda, and Kim Fettig/City Engineering.

**MEMBERS ABSENT:** Jason Krebsbach, Joe Lukach, Steve Nardello/Fire Chief and Richard Barta/Building Official.

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

**FIRST ORDER OF BUSINESS:** Proposal by Scott Bino, Mann Signs to install a new pylon sign for NISC at 3201 Nygren Dr NW.

Mr. Bino indicated it is a double sided, illuminated 6 x 10 sign; 10 feet above grade and the pole will be covered with metal.

Geris noted that she had no concerns with this proposal since all setback requirements have been met.

*Geris makes a motion to approve as presented.*

*Leonard seconded.*

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

**SECOND ORDER OF BUSINESS:** Proposal by Kurt Pflieger to construct a multi-unit cold storage building at 106 ½ Schlosser Ave.

Mr. Pflieger indicated his property is located behind or to the south of Twin City Estates. He intends to build a 41 unit cold storage building.

The zoning was questioned and Mary indicated it is an industrial zone and this type project is permissible.

Rick questioned the fire truck access and if it met the turn-a-round requirements. Mr. Pflieger indicated that he will be removing the existing garage next spring and then the requirements would be met. Rick stated that approval would be contingent on that requirement being met. Mr. Pflieger indicated he was aware of that and he knew he had to also take down a couple trees to meet the guidelines.

Lighting will be wall packs and they will face down and not towards the neighboring properties. The wall, roof and doors will all be white and the trim work will be a blue color.

All driving and parking areas will be hard surfaced.

Steve joins the meeting at 1:10 p.m.

Kim told Steve that they had been questioning the fire truck access. Steve indicated that he was still waiting to see a map with their intentions. He indicated to Mr. Pflieger that Toman Engineering knew the requirements and they could create a map for his review.

The access to the property was questioned. Mr. Pflieger indicated that Twin City Estates had been contacted by Fire Chief Nardello concerning the removal of a couple trees to aid with the access to this property. Steve stated he had talked with Robert from Twin City Estates and they will not pay to have them removed. Steve also stated that it is not up to him to get Mr. Pflieger's approval. Mary noted that Mr. Pflieger would be required to obtain something in writing, for the file, indicating that Twin City Estates would allow the trees to be removed for access purposes. Mr. Pflieger agreed to this request. It was then noted that Mr. Pflieger intended to plant trees on the south side of the property.

*Kim made a motion to approve as presented with the condition that the fire truck access is met.*

*Leonard seconded.*

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

Next, the discussion turned towards the signage Mr. Pflieger is proposing.

He indicated it will be a 2 x 4 sign on two steel posts. The arrow will be gold; the background white; the lettering a red color; and it will be lit with ground solar lights. It was also noted that the bottom of the sign will be four feet above ground grade.

It was questioned if there would be any landscaping around the base of the sign. Mr. Pflieger noted that there is grass there now, but he did not intend to plant anything else.

Kim questioned the 20 foot access. According to the map, the sign is being placed in the access area. Mr. Pflieger indicated it will be right on the edge but it shouldn't interfere with the fire truck access. Steve stated it cannot be placed in this area or it will interfere with their access and it was noted that to meet guidelines, it must be placed ten feet from the property line.

At this time they will not approve the sign location and Mr. Pflieger will come back with a more complete proposal.

**THIRD ORDER OF BUSINESS:** Proposal by Mark Wanner, Advanced Indoor Solutions Inc., to install a canopy sign at 104 2 Ave NW.

Mr. Wanner stated that the sign was already in place and they did not know a permit was required. Ellen had been to their property for a ribbon cutting and asked if they had obtained a permit.

The sign is 30 x 48; attached to the awning with U bolts; and the bottom of the sign is seven feet eight inches above grade, which meets 12.1 of the Sign Policy.

Geris questioned 12.2. This sign hangs lower than the allowed twelve inches below the canopy. Discussion then followed how they could alter the sign to meet this requirement. Mr. Wanner indicated they did not want to cut off any of the sign to make it smaller. If they removed the bottom portion; they would remove their phone number. If they remove the top portion; all that remains is a phone number. It was noted they have signage in the windows with this same information for people looking east, but this new sign was made so patrons could view it from the north and south directions. Mr. Wanner noted they work in conjunction with the Medicine Shoppe and they are located to the south of them.

Geris asked if they could move the sign higher by removing the U bolts and not have the sign hanging freely. Mr. Wanner stated that they are located next to a bar and people will reach up to hit it. They do not want it immobile or the entire awning could become damaged. Kim stated that she felt the fact that bottom of the sign is up higher than the required seven feet six inches helped her with her decision.

*Kim made a motion to approve as presented with the condition that he (Mr. Wanner) be aware that he may have to change the sign to bring it into compliance if complaints are received.*

*Steve seconded.*

*Upon roll call vote, Kim aye; Steve aye; Rick aye, Leonard aye; Bob nay; and Geris nay.*

*Motion passes 4 – 2.*

**MINUTES:** Approve the minutes of the September 7<sup>th</sup> meeting.

*Leonard made a motion to approve as presented.*

*Kim seconded.*

*Upon vote, motion passes unanimously.*

Leonard stated that since Richard was not here today, he wanted the Sign Policy and code enforcement review to be placed on the next agenda for further discussion. Mary indicated she would do so.

There being no further business, the meeting was adjourned at 1:48 p.m.

---

Approved by:

Date

Transcribed by:

Mary Olsen/Admin. Specialist