

MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

May 10, 2011

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

MEMBERS ABSENT: Jerome Gangl and Richard Barta/Building Official.

GUESTS:

The meeting was called to order at 1:01 p.m.

FIRST ORDER OF BUSINESS: Preliminary Storefront Improvement proposals by Ellen Huber, Mandan Development Director for:

Edgar O’Liveira, Harvest LLC, 308 W Main Street

Ellen is pleased to announce that the Harvest Restaurant and Grill will be locating in the old JC Penny building. They are proposing to remove the fake façade and return the building back to its original brick front; paint the lower level; install an awning; and install bigger windows. Bob questioned the detail work and it was noted that was a requirement for the funding. They are before this commission today to get architectural approval so they can move forward with the project. It was noted the brick will be cleaned off and the color scheme is brown, but the exact shade of brown is yet to be determined when the brick is cleaned up.

The awning(s) were questioned. There will only be one and it will be over six feet above grade and will protrude two to three feet. (Code indicates no less than eight feet above grade). Leonard noted that they will be required to come back with a sign proposal. It was also noted that the signage they are looking at will be illuminated from behind (wall/face mount).

Steve questioned the double front doors and Edgar indicated they will both remain with one of them being handi-cap accessible. Jason suggested that instead of an awning, maybe they could consider an architectural element and then they wouldn’t have to worry about it protruding out as much.

Steve stated that he knows this is only a preliminary proposal, but he moves to approve as presented with the condition that awning requirements are met.

Rick seconded.

Upon roll call vote, the motion passes unanimously.

Dennis Kwandt, 318 W Main (Express Yourself Salon) and 320 W Main (Bird Dog Brewing)

Mr. Kwandt's main intention is to restore the building back to its original appearance. Bob questioned if the second floor windows are going to be restored so they are all the same/original size. Ellen stated that from the rendering, she would say they will all be the same size. She then read the description of work from the application.

Jason stated that the proposed rendering looked very nice. Steve stated that it will look like the original store front. Bob questioned the color of the new brick vs. the existing brick. Will it match? Jason assumed that the common brick will be matched to the existing brick. Steve liked this preliminary proposal.

Jason made a motion to approve as presented with the condition that they return with a complete proposal.

Kim seconded.

Upon roll call vote, the motion passes unanimously.

MINUTES: Approve the minutes from the April 26th meeting.

Kim made a motion to approve as presented.

Jason seconded.

Upon vote, the motion passes unanimously.

Bob questioned the trees that were removed at the Shannon Gangl project up by the Seven Seas. Would he be required to put them back? Leonard stated that when they were first removed, he (Leonard) had indicated to Richard that Mr. Gangl was told not to submit a landscaping proposal since the trees would remain as they were. Since then, Mr. Gangl has cemented from the building to the bike path. Ellen stated that she knew that he (Mr. Gangl) intends to build additional structures. Leonard stated that through Planning and Zoning, it was required that Mr. Gangl stay one hundred feet from the property line adjacent to Mr. Leingang. Kim stated that she knew she would be talking with Shannon about an approach off Old Red Trail, so maybe that would give her some more information. Leonard asked Kim to bring back information from her meeting with Mr. Gangl at the next meeting.

It was noted that Steve had emailed Mary about Dvorack Motors and Railway Credit Union. There is new signage and they aren't certain if they are temporary or not.

Leonard has something to say: He and his wife have sold their home in Mandan and will be moving to Bismarck, so it is up to the board if they want him to remain a member. It

was noted that as long as his business is still located in Mandan, he would be eligible to remain on the commission. They intend to move June 10th.

There being no further business, the meeting was adjourned at 1:37 p.m.

Approved by:

Date

Transcribed by:

Mary Fahlsing/Admin. Specialist