

MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

February 8, 2011

ROLL CALL: Leonard Bullinger/President, Jason Krebsbach, Robert (Bob) Vayda, Jerome Gangl, Richard Barta/Building Official and Kim Fettig/City Engineering.

MEMBERS ABSENT: Joe Lukach/Vice President, Rick Zander and, Steve Nardello/Fire Chief.

GUESTS:

The meeting was called to order at 1:03 p.m.

FIRST ORDER OF BUSINESS: Proposal by Tim El, Turbo Spa, to extend the east side entrance; construct an RV bay; construct a detail shop/area; and construct a 24 x 24 storage building at 1801 Eastside Court SE.

Mr. Ell started with Item #2 from his enclosed map. This is simply a 20 foot concrete pad that will be poured for an outside bay on the north side of the building. This bay will be used for campers, trailers and etc. and will be open about six months per year, weather permitting.

The exterior equipment was questioned since it is on the north side of the building which is basically the front/face of the structure. Mr. Ell indicated that the wash wand and the piping supplying the water would be blended to the face of the building as much as possible. He stated they chose this location since they can tap right into the existing sewer and would not have to run all new lines.

Mr. Ell stated that Item #1 is to simply expand the existing entrance with more concrete.

Item #3 is a canvas cover for individuals to pull under for shade after they complete washing, so they can detail and/or dry their vehicles. This would allow the next occupant faster access to the wash bay and not have to wait while someone dries their vehicle.

Rick joins the meeting at 1:07 p.m.

Discussion then followed regarding the layout of the detail bays; the vacuum locations; parking and traffic flow to and from this area. Mr. Ell stated that currently he is proposing an area of 20 x 90 but it may be larger (25 x 90).

Bob questioned lighting and Mr. Ell indicated all existing lighting will remain. It was noted that a clearance sign may need to be installed and some type of barrier for protection to the exterior coin/change machines.

Item #4 is a 24 x 24 storage building. Mr. Ell indicated it will match the existing building. This includes the doors, colors and etc.

Leonard questioned the dumpster. Mr. Ell noted that the existing dumpster may have to be moved but it will be enclosed. Mr. Ell also included that he has an account with Cashman Nursery and they will complete the plantings this summer after he has these areas completed.

Discussion went back towards traffic flow and lane widths. Jason requested that Mr. Ell come back with a completed plan including traffic flow, parking and to be careful with the front view of the building with the new wash bay.

Rick made a motion to approve as presented with the condition that Mr. Ell comes back with specific plans for the detail center.

Jerome seconded.

Upon roll call vote, the motion passes unanimously.

SECOND ORDER OF BUSINESS: Proposal by Carol Sundberg, Sign Pro, to install a wall mount sign for Roughrider Academy at 2711 Old Red Trl NW, Unit 101.

Leonard asked if this was for one of the new units by Seven Seas. It was noted that it is. Ms. Sundberg indicated the sign is a basic flat wall mount. Leonard asked about sign location vs. the wall mount pack lighting. Ms. Sundberg indicated she was not familiar with the location of the lighting. Bob felt the lighting location would be above the proposed sign location.

Jason made a motion to approve as presented.

Richard seconded.

Upon roll call vote, the motion passes unanimously.

THIRD ORDER OF BUSINESS: Discussion regarding the proposed changes to Ordinance 1013.

Richard asked about adding in “Review For Acceptance” at the beginning of subsection f. on page 3. It was noted that it made this item more clear for the reader.

Jason indicated he would like to see the verbiage architectural elements added to the new paragraph for subsection c. on page 11.

Jason makes a motion to accept the addition of the following:

Add in: "Review For Acceptance" at the beginning of subsection f. on page 3.

Add in: "... the colors, ~~and~~ materials and architectural elements used should generally ... to the new paragraph for subsection c. on page 11.

Rick seconded.

Upon roll call vote, the motion passes unanimously.

Leonard asked what the next step was. Richard indicated the changes would be presented to the City Commission for two readings before becoming approved. The next commission meeting is set for February 15th and these changes (amendments to Ordinance 1013) will be placed on that agenda.

MINUTES: Approve the minutes from the February 1st meeting.

Kim made a motion to approve as presented.

Bob seconded.

Upon vote, the motion passes unanimously.

There being no further business, the meeting was adjourned at 1:43 p.m.

Approved by:

Date

Transcribed by:

Mary Fahlsing/Admin. Specialist