

MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

March 23, 2010

ROLL CALL: Rick Zander/President, Leonard Bullinger/Vice President, Robert (Bob) Vayda, Richard Barta/Building Official and Steve Nardello/Fire Chief.

MEMBERS ABSENT: Jason Krebsbach, Geris Hopfauf, Joe Lukach and Kim Fettig/City Engineering.

GUESTS:

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

FIRST ORDER OF BUSINESS: Proposal by Dave Patience, Swenson and Hagen, and Mark Larson, representing Dale Pahlke, to move an existing building to 4515 Memorial Hwy SE on Lots 6 & 7, Block 2, Sylvester's Industrial Park 2nd Addition and construct additional office space for S & P Partnership.

Mr. Pahlke has a building that is behind the Dakota Community Bank on the strip (pictures shown) and move it to a new location to allow for additional parking at the bank. The new location is where the pipe rod is being stored to the east of the bank and down a couple lots.

They intend to construct a sales office on the front portion of the building and finish the exterior with tan siding and green accents and roof. Richard indicated the location on the property will be way at the back of the lot so that for future consideration, they would have room for additional structures. Bob questioned the shape of the building and if only a portion of it was being moved. Mr. Larson indicated that was correct.

Rick questioned the front portion of the lot. It was noted that it would still be used as currently, storage for pipe rod.

Leonard questioned the hard surfacing of the property. Steve stated that all driving and parking areas must be hard surfaced. Mr. Larson stated that the approach is hard surfaced. However, it was noted that this would not meet requirements. Richard stated that they would have to go in on the property 35 feet with hard surface and then they could continue with gravel according to City regulations.

It was noted that this property is in the Gateway. Rick stated the exterior must be comprised of 50% of quality materials other than steel or fiberglass. Therefore, the steel wayne's coating, the steel panels and the steel roof would not meet these guidelines. Steve asked about windows and brick base. Richard asked if metal siding that looked like dryvit would be permissible. Rick asked if the overhead door would be facing Memorial Hwy. It was noted it would not.

Richard suggested using the fake brick or rock look on the bottom four feet on the north side with the green and tan colors. Then, with windows, doors and etc. they would meet the Gateway requirements for the 50%.

Landscaping was questioned and also the dumpster location with the notation that it would have to be enclosed. Steve questioned the exterior lighting and noted that it must shine downwards and not onto the adjacent properties. Bob questioned if any signage would be put out front. It was noted that one already exists. But Richard stated that it is a temporary sign.

No motion was made because this committee is requesting they come back with a more complete proposal; including landscaping, security lighting, material samples and a drawing of the exterior indicating they meet the 50% material requirement.

MINUTES: Approval of the February 16th minutes.

Leonard made a motion to approve as presented with the corrections from the previous meeting.

Robert seconded.

Upon vote, the motion passes unanimously.

Approval of the March 9th minutes.

Richard made a motion to approve as presented.

Leonard seconded.

Upon vote, the motion passes unanimously.

There being no further business, the meeting was adjourned at 1:20 p.m.

Approved by:

Date

Transcribed by:
Mary Olsen/Admin. Specialist