

MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

August 10, 2010

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

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

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

Steve joins the meeting at 1:01 p.m.

FIRST ORDER OF BUSINESS: Proposal by Lakewood Limited Townhomes Partnership, presented by Jeffrey Hysjulien, JLJ Architects and Brett Gurholt, Kadrmass Lee & Jackson Engineers, to construct multiple townhomes on the property located at 3001 40 Ave SE.

Mr. Gurholt opened the discussion with an over-all review of the proposed 24 units and community building. He discussed the basic design and the exterior materials which will consist of hearty board or a similar product. Due to costs, they are still checking into other materials. However, the structures will have a cedar shake appearance and the colors will remain neutral. They are proposing a light gray with white accents.

Leonard questioned the landscaping. Mr. Gurholt passed around a landscaping rendition that included trees in the boulevard area and also shade trees on the property to break up the parking and building areas. Their intention is to have a minimal view to the parking areas and they noted they have exceeded requirements according to ordinance.

Jason noted that he had received a phone call from Lee Dobrinz of Fargo, asking if there was any additional information they would need at the meeting today to help with the commission's decision because they are anxious to get started. Jason also wanted it noted that he told Mr. Dobrinz that if he understood correctly, they were asking for preliminary approval today so they could get started, but they would come back with a "complete" proposal as soon as materials and etc. were determined and Mr. Dobrinz agreed.

Steve complimented the site plan work.

Rick questioned the lighting between Building D, E and F. It was noted that there will be wall packs/wall sconces for lighting between the buildings. Jason noted that they must shine on the property and not onto the adjacent properties.

Jason made a motion to approve the preliminary proposal presented today so they could get started with the earth work, with the condition that they come back with a “complete” proposal as soon as materials and etc. were determined.

Kim seconded.

Upon roll call vote, the motion passes unanimously.

Bruce Dintelman, Indigo Signworks, asked if he could visit with the commission for just a few minutes. He had someone come to his office and inquire about signage. He proceeded to tell him the process and when he got to the part of going before MARC, he (the customer) stated that he wanted nothing to do with them (meaning MARC) and walked out. Therefore, Mr. Dintelman’s question was: Did they know who he may be because all he got was that his name was Cory and had anyone come before them previously (meaning this man) and he was turned down for some reason. No one had any answers, but Steve noted that they will have to watch to see if any signs go up illegally. This ended the discussion.

Steve asked if anyone had re-visited the Eagle’s sign and it was noted that Richard would be checking it. Mary noted that she had checked the permit and no inspections have been made, so the project is not yet completed.

MINUTES: Approve the minutes from the August 3rd meeting.

Jason made a motion to approve as presented.

Leonard seconded.

Upon vote, the motion passes unanimously.

Mary presented a new drawing for the First Baptist Church project that was approved at the August 3rd meeting. Mr. Bitner was unable to attend the meeting today.

It had been suggested that they make it into more of a monument sign and Mr. Bitner is proposing a concrete base of three feet ten inches in height; eight inch post height; and the same four foot by eight foot sign.

Mary stated that Mr. Bitner had explained to her that they were going to pour the concrete base and put some type of sticks in the forms to give it a concrete block appearance. It was asked if Mr. Bitner should be present to answer any further questions. Geris read the monument sign requirements and stated she felt he had adequately met them. Leonard questioned plantings and it was noted the sign will be placed in a green area (lawn) and not on concrete or in the parking area. Kim stated that she felt he had met the requirements and has done what they asked him to from last week.

Kim made a motion to approve as presented.

Leonard seconded.

Upon vote, motion passes unanimously.

There being no further business, the meeting was adjourned at 1:28 p.m.

Approved by:

Date

Transcribed by:

Mary Olsen/Admin. Specialist