MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

July 22, 2014

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

ROLL CALL: Miles Mehlhoff/ President, Paul Breiner/Vice President, Doug Lalim/Building Official, Kim Fettig/City Engineer Dept., Robert (Bob) Vayda, Leonard Bullinger, Jason Krebsbach, Steve Nardello/Fire Chief, Ellen Huber/Business Development Director.

MEMBERS ABSENT:

FIRST ORDER OF BUSINESS:

1. Proposal by Dave Mees to install two new signs for Heart River Storage located at 106 6 Ave SE. One sign is located on The Centre property and the other sign would be located on an easement. The sign that would be located on the easement seems to be a driving hazard and it's not allowed to have a structure on an easement. With much discussion the members approved for the pole sign on the Centre property but not the sign located on the easement.

Steve motioned to approve as presented only the pole sign located on The Centre property.

Kim & Leonard seconded.

Upon roll call vote, the motion passes unanimously.

2. Proposal by Mann Signs to install a new sign for Legacy Law Firm located at 2610 Old Red Trail NW. The sign will be placed onto an existing pole structure. The sign will be non-illuminated.

Jason motioned to approve as presented.

Bob seconded.

Upon roll call vote, the motion passes unanimously.

3. Proposal by Bruce with Indigo Signworks to replace one pole and one wall mount sign for M&H Gas Station located at 322 East Main.

Jason motioned to approve as presented.

Paul seconded.

Upon roll call vote, the motion passes unanimously.

4. Proposal by Bruce with Indigo Signworks to install 4 new signs for Northern Plains Equipment located at 2933 Twin City Drive SE. Indigo would like to replace the existing Case sign and to install a new Kubota & Bourgault sign and a new sign in the back of the lot. The three signs up front will be on individual poles and staggered approximately 45 feet apart from each other. This project was brought to the MARC 2 years ago and was denied. Jason quoted from the manual that the sign policy says, for single business properties with sufficient frontage multiple pylons will be allowed provided they can be set back from the adjacent or adjoining lot line with a minimum of twenty-five (25) feet and are no closer to each other, as measured parallel to the property frontage, than one hundred fifty-five (155) feet. There is about 200 feet there. The owner states that all three signs will have to be on separate pole per dealers. The signs will be 25 feet in from the lot. Leonard and Jason stated that they would like to see the signs closer together. With much discussion the committees agreed for them to come back to the MARC with a site plan. Bruce asked for an approval on the sign in the back of the lot.

Paul motioned to approve as presented only the sign on the back of the lot.

Leonard seconded.

Upon roll call vote, the motion passes unanimously.

5. Proposal by Eric & Sandy Vogel with E&S construction to construct the final phase of 6 new cold storage buildings located at 2231 3 St SE. Steve questioned if the entire lot will be hard surfaced and Eric stated everything will be asphalt. The new buildings will match the same color as the existing buildings. Kim stated the engineer department still needs to review the storm water plans.

Kim motioned to approve as presented contingent on storm water requirements.

Steve seconded.

Upon roll call vote, the motion passes unanimously.

6. Proposal by Jesse Clooten with HMH Properties to construct two (2) new fifty-four (54) unit apartment buildings with associated garages located at 2200 & 2220 46 Ave SE. The colors of the buildings will be identical to the first building which will be two shades

of gray with a tan brick accent. Miles question dumpster location and Jesse said they don't know exact location at this time. Leonard stated the dumpster has to be screened. Beings the property is in the gateway they will have to follow the landscaping requirements. Jesse plans on putting trees on the boulevard and around the building. The MARC committee asked for Jesse to bring in some landscaping plans. Steve stated that the fire department needs to have access thru out the construction and Jesse stated there is enough room. Doug has concerns on location of the retention pond.

Jason motioned to approve as presented contingent on dumpster location and landscaping plans for the gateway guidelines.

Steve seconded.

Upon roll call vote, the motion passes unanimously.

7. Proposal by Scott Beierle with Arienco Inc/Gangl Development to construct a 70x90 (3 unit shop condos) building located at 2711 Old Red Trail NW. The colors for the building will be the same as the first building which will be tan metal sides with a brown brick accent and maroon trim and metal roof. The storm water for both buildings was approved on phase I and on phase II. The dumpster will be screened in. One approach is in for the 911 access. Doug stated that whatever goes into these shops will have to abide by the zoning ordinance which is zoned commercial CC. Leonard mentioned there were trees take out on phase I and that he was supposed to put trees back in on the north side of the building and they haven't done so. Steve questioned if the whole lot will be hard surfaced and Scott said yes. Kim mentioned that she wills double check the storm water and make sure it was approved.

Leonard motioned to approve as presented contingent on planting new trees by the 1st building and the storm water plans.

Paul seconded.

Upon roll call vote, the motion passes unanimously.

8. Proposal by Ellen Huber (Staff Liaison) for the Mandan Tomorrow-Leadership, Pride and Image Committee. The committee would like to seek funding from the Mandan Growth Fund for the initiative, originally formulated as an application for funding from the Bush Foundation Community Innovation Grant. The application didn't make the final round for consideration, so the Leadership, Pride and Image Committee are now seeking alternative funding. The Leadership, Pride and Image Committee are proposing Collaborative application with the City of Mandan for $200,000 in funding through the Bush Foundation Community Innovation Grant. The purpose is for a Mandan Memorial

Highway Storefront and Landscape Improvement Matching Grant Program. The proposed match would be $10,000 per business.

Kim motioned to approve as presented contingent on

Jason seconded.

Upon roll call vote, the motion passes unanimously.

DISCUSSION: Doug presented a new MARC form that was created for a sign signoff agreement form. This form was created to inform the property owner of certain requirements the MARC committee agree to at the time of the sign approval. The sign company would have the property owner sign off of the form agreeing to the concerns that need to be addressed before we issue a permit for the sign.

Doug stated that he approved of a (wall mount) Subway sign that is located at 4426 Memorial Hwy SE. Doug also approved of a sign for new business Borealic Vape located at 107 4 Ave NW.

Bob wants to review the landscaping ordinance Section 21-03-04. The ordinance states that every lot shall be landscaped within one year of issuance of a certificate of occupancy.

MINUTES: Approval of the minutes from July 8, 2014

Leonard motioned to approve the minutes.

Paul seconded.

Upon roll call vote, the motion passes unanimously.

There being no further business, the meeting was adjourned at 2:24 p.m.

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Approved by: Date

Transcribed by:
Carolyn Reisenauer/Admin. Specialist