

MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

July 8, 2014

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

ROLL CALL: Miles Mehlhoff/ President, Doug Lalim/Building Official, Robert (Bob) Vayda, Paul Breiner, Leonard Bullinger, Steve Nardello/Fire Chief, Ellen Huber/Business Development Director.

MEMBERS ABSENT: Jason Krebsbach, Kim Fettig/Engineer Department.

FIRST ORDER OF BUSINESS:

1. Proposal by Scott with Mann Signs for a new sign for Zachmeier MFG Located at 4515 Memorial Hwy SE. The new sign would go in between the two existing pillars that were approved last summer. Doug stated that the minutes from June 11, 2013 meeting there were contingencies that have not been met. The requirement was for them to put some small plants or plant grass at the bottom surrounding the sign. They were also asked to put solar lights at the bottom that would shine up towards the sign. Doug mentioned that the owners need to be aware and Scott agreed that if the sign goes up these additional things need to be addressed.

Leonard motioned to approve as presented contingent with the planting landscaping requirements from the June MARC minutes.

Doug seconded.

Upon roll call vote, the motion passes unanimously.

2. Proposal by Abe Almer with Toman Engineer to construct a new facility called Memorial Square Shopping Center located at 4524 Memorial Hwy SE. The building will be 14750 square feet and will have up to 8 future tenants along with 77 parking stalls. The entire building will be sprinkled. Currently they are only constructing the shell of the building. The colors of the building will be Hebron Splitface stone (brown) for the corner columns, for parts of the bottom they are using a Hebron utility brick Onyx Ironspot (darker brown). The sill that separated the two will be Anchorblock Artstone Sill (antique white). The main Eifs colors of the building will be a combination of two tans, along with a dark brown Eifs for trim. Leonard mentioned what their landscaping ideas are. They plan to put some trees and shrubs up front like a Japanese tree lilac and crab apple trees. The dumpster enclosure will be located on the west side and will be screened. Doug mentioned that beings Kim was absent, the Engineer Department still needs to finalize and approve the storm water plans.

Leonard motioned to approve as presented contingent on approval of the storm water plans.

Bob seconded.

Upon roll call vote, the motion passes unanimously.

3. Proposal by Marty Moen with Moen Contracting LLC to construct a 36 unit apartment building located at 3034 Jude Lane NW. This will be the 3rd and final building at this location. This building will be identical to the other 2 existing buildings. Doug mentioned the addresses on all three buildings will be changed reflecting off of 31 St. NW. The main colors of the building will be sierra tan with a tan brick accent. Steve was concern for the fire department if there was access to the two existing buildings. Marty mentioned there wasn't good access but construction access. Marty is aware that before we can issue certificate of occupancy that there needs to be a better access to these buildings. Doug stated Kim has approved the storm water plans. Leonard mentioned that Marty will have to get signage approved thru the MARC members.

Steve motioned to approve as presented contingent on an acceptable access for the emergency services prior to the construction of the building.

Leonard seconded.

Upon roll call vote, the motion passes unanimously.

4. Proposal by Chad Dietrich with Creative Construction to remodel a structure located at 4720 19 St. SE. The wall colors for the building will be an ash gray metal panel along with a dark gray for trim. The building will consist of 2,400 square feet in office space and 4,800 square feet in warehouse. Creative construction is possibly looking into leasing part of it out. Chad has been working with Toman Engineer on a site plan for this location. Chad will add an 8 foot screen wall along the east side of the property. Leonard mentioned adding a few trees to hide equipment better. Leonard questioned what landscaping ideas they had. Chad said the west side of the building will be grass, with some trees and shrubs around the building. Doug stated Kim was concerned about the flow of the storm water drainage of the property. Chad mentioned it should flow in a small drainage ditch running alongside the Interstate. Chad stated that Ron with Toman Engineer will do topography of the lot and will submit that when available. Leonard had questions on the dumpster, and Chad said it will be fully screened in.

Leonard motioned to approve as presented contingent on storm water plans and landscaping requirements for screening.

Doug seconded.

Upon roll call vote, the motion passes unanimously.

5. Proposal by Eve Kostelecky with BREa for a Storefront Improvement project at 306 W Main St. The remodeling plans include, replacing all the windows & staining the front brick to a maroon/red color. They will paint the exterior woodwork black. They will have a new front sign that will light up. There will be recessed lighting on the ceiling in the entry for better lighting, and a new handicap front door. In the back of the building there will be an exterior light that will be on from dusk to dawn, they will also replace the back door.

Leonard motioned to approve as presented contingent on sign permit.

Paul seconded.

Upon roll call vote, the motion passes unanimously.

DISCUSSION: Miles questioned Doug about landscaping in the gateway areas. Doug stated that after the sign permit is issued that the landscaping doesn't get finished and there is no follow up. Doug said that after we approve the sign, we should have some kind of a form letter for the sign company to take to the owner so they are aware of the terms and have the owners sign off. Leonard agreed that the owners should be held accountable.

MINUTES: Approval of the minutes from June 24, 2014

Bob motioned to approve the minutes.

Doug seconded.

Upon roll call vote, the motion passes unanimously.

There being no further business, the meeting was adjourned at 1:44 p.m.

Approved by:

Date

Transcribed by:

Carolyn Reisenauer/Admin. Specialist