

MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

August 21, 2012

The meeting was called to order at 2:00 p.m.

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

MEMBERS ABSENT: Joe Lukach/Vice President, Jason Krebsbach and Rick Zander.

FIRST ORDER OF BUSINESS: Proposal by Jason Frank, Diversity Homes, to construct a new office building at 2101 46 Ave SE.

Jason joins the meeting at 1:02 p.m.

Mr. Frank started the discussion with the building specifics. It will be a 5,900 square foot structure with approximately 2,400 square feet of office space; 1,900 square feet for the shop area; and 1,600 square feet for the rental area. The building will face south towards 21 St SE and the garages will exit to the east or towards 46 Ave SE.

Leonard noted the dumpster will need to be enclosed and that landscaping must be included. He stated that Mary could supply them with the ordinance pertaining to landscaping.

It was noted the exterior lighting will be can lights and that all driving and parking areas will be hard surfaced with concrete.

Kim stated that they would have to submit a storm water management plan. Mr. Frank thought that since it was a corner lot he didn't need to do that, but he would get it taken care of as soon as possible.

Steve noted that he had no concerns with the accessibility for emergency vehicles. Steve asked if they were planning for fire rated walls between areas and Mr. Frank stated that was included.

The colors will consist of: dark brown brick; the doors, windows and gutters will be a dark bronze color; the siding is a cobblestone (gray) tone; the shingles will be a dark brown color; and the dryvit will match the siding color.

Richard made a motion to approve as presented with the conditions the storm water management be approved, the dumpster is enclosed and the landscaping is approved.

Jerome seconded.

Upon roll call vote, the motion passes unanimously.

SECOND ORDER OF BUSINESS: Proposal by Harvey Schneider, Toman Engineering and Fred Berger, Skinner's Roll-Off-Service, to construct a new recycling center at 2350 Sunny Rd S.

Mr. Schneider indicated that they intend to build a 90 x 125 x 21 (side walls) steel building; it is located on 8.67 acres; and will be used to house equipment so they won't sitting out. It was also noted that they are in the process of platting this parcel. Kim noted that once platted, the zone would have to be corrected to industrial since it is currently agricultural.

Leonard asked the colors. Mr. Berger indicated maroon side walls. It was noted that there is enough room for emergency vehicles and that storm water was not an issue since it is located in the county/2 mile jurisdiction.

Richard made a motion to approve as presented

Steve seconded.

Upon roll call vote, the motion passes unanimously.

THIRD ORDER OF BUSINESS: Preliminary proposal by Robert Falker, RJR Management, for a storefront improvement project at 422 W Main St.

Mr. Falker stated that Ellen Huber had suggested he come before this commission with a preliminary plan to see if they would be agreeable to what he'd like to do. He stated that the brick is in very poor condition, so they would like to stucco/dryvit over the top of the entire building and install new windows back to the original sizes and shapes.

Jason stated that normally he would like to see the original brick retained, but from looking at the pictures, he can tell they would not last through a pressure washing to remove the paint layers. However, he would like to see the ornamental accents left and or incorporated in the new design. He wants the owners to preserve, as much as possible, the original design and or architectural elements.

Discussion followed regarding the ADA door. It was noted that due to the existing foundation and sidewalk elevations, it would be a hardship for the owner to have a ramp installed.

It was noted that what Mr. Falker was presenting was acceptable by this commission and he is invited to come back with a complete proposal when he's ready.

MINUTES: Approve the minutes from the August 14th meeting.

Kim made a motion to approve as presented

Jerome seconded.

Upon vote, the motion passes unanimously.

There being no further business, the meeting was adjourned at 1:30 p.m.

Approved by:

Date

Transcribed by:

Mary Fahlsing/Admin. Specialist