

## GENERAL REVIEW COMMISSION MINUTES

December 6, 2011

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

**ROLL CALL:** Joe Lukach/Vice President, Jason Krebsbach, Robert (Bob) Vayda, Jerome Gangl, Rick Zander and Steve Nardello/Fire Chief.

**MEMBERS ABSENT:** Leonard Bullinger/President, Richard Barta/Building Official and Kim Fettig/City Engineering.

**GUESTS:** Ellen Huber, Mandan Development Director

**FIRST ORDER OF BUSINESS:** Re-appearance by Julie Haibeck, Golden Comb, for final approval of materials for the storefront improvement project at 118 E Main St.

Julie stated that she found some imitation rock to put on the front which is a mocha/brown color. It is a plastic panel board and will cover the entire front area that is currently painted a beige color. Jason asked if it was the material he had suggested last week and Julie responded that that is basically what she had just removed, so no, this is a different material. The original brick is a red color and the new/proposed brick is a brown color. Jason felt this would be too busy and/or too many different kinds of elements and/or materials. Julie stated that she would prefer to just leave it painted.

Jerome questioned the tattoo sign. Ms. Haibeck stated that she'll take it down; install the new material; and put it back up. Jerome asked if they would move it up higher. Ms. Haibeck asked if they had noticed her new sign. When no one answered, she said, "Of course not, it's 40 feet in the air."

Jason stated that his opinion from last week still stands. Jerome added that he was absent last week so please let him know what was said. Jason then reiterated that his main concern is to improve the appearance of the structure and use the best materials for the building, but he (Jason) is also aware that the Growth Fund has approved rock or stone on the front. Ms. Haibeck stated that her whole problem with the proposal was that she did not have enough time to think things through. Geris (Hopfauf Custom Contractors) didn't give her enough time to make good decisions and she didn't realize she would be held to those decisions.

Jason (directed this comment to Jerome) stated that it is his opinion that if Ms. Haibeck cannot match the existing brick and adds another material (rock), it won't look any better than it does now. Therefore, he recommends a Hardie board panel or a similar material. Julie asked what is wrong with what is up now because it has a texture to it. Jerome questioned why the materials are being questioned. Joe stated that the original grant and/or funding proposal included rock or stone.

al to the Growth Fund indicated a material similar to the Oakley storefront. She also stated that the Growth Fund committee, at their last meeting, voted to extend the time frame for this project until March 31, 2012. Joe asked if the Growth Fund committee approved a change of product and Ellen stated no, but that wasn't the request. Jason asked if they (this commission) were to request a change in materials, would they (Growth Fund) approve such a change. Ellen stated that she would have to take that to the committee. Jerome asked if they could just re-paint this area. Jason asked if anyone shared his opinion that adding the stone will not improve the appearance of the building. Steve stated that if he had to choose between painting and fake stone, he would prefer the stone. Jason asked Julie when she had the current panels installed. She thought about five years ago. And she added that they (contractors) filled all the holes and etc. to make it look nice.

Steve thought the new brick or rock over the entire front would be acceptable and would dress up the storefront. Jason does not like the idea of covering up nice brick. Steve (directed this comment to Jason) stated that if you want original, you'd have to go back to glass.

*Jason made a motion to approve, in lieu of stone that was originally proposed, Ms. Haibeck is allowed to paint the front paneling a new color closer to the brick (darker than what is there now) and cover up the butterfly and flowers.*

Julie stated that he didn't specify a color. Jason answered that he would want to see her color prior to painting.

*Jerome seconded.*

*Upon roll call vote: Jason, aye; Bob aye; Steve nay; Rick nay; Jerome aye; Joe nay. Vote ties, motion fails.*

It is Steve's opinion that in order to receive the funds, they can't change the original proposal and if they allow painting here, the building next door will want to only paint also. Rick agrees that the original proposal should be followed.

Further discussion followed regarding materials. Jason added that as a compromise, she install rock/stone only below the window and not fill the entire painted area. Jason referred to it as lick n stick placement. A layer of mortar with rocks/stone put in place. Julie stated that if she had to install stone, she would rather do the entire face. Julie added that they said brick the last meeting, so she ordered it. She didn't realize she had to bring in a sample for approval. Since then, she has tried to cancel the order and they have told her it's on its way. Jason asked when she ordered it. Julie stated last week, after the meeting. She felt that she left the last meeting thinking either do it Jason's way or all brick. She didn't like Jason's idea, so she ordered the brick. Steve asked if she ordered real brick or what she showed as her sample. She stated it is brick panel and not real

material without final approval and added that she not approved.

Julie states that she must leave the meeting for an appointment (1:30 p.m.) and Jason adds that they won't get this figured out today then. Julie requests that when they are done talking, someone call her and let her know what was decided.

Jason reconfirms that she has already ordered the materials and Ellen stated that she was not aware of that.

Bob asked what was originally presented as the storefront. Jason indicated it was a split face stone like at O'Rielly. Bob added that brick was never talked about at that time and the question was asked how much to install brick at the November 22<sup>nd</sup> meeting. Dennis Parr/Industrial Contractors (present at that meeting) indicated brick would be cheaper. Steve asks if a motion should be made to stay with the original proposal since funding is involved. Joe states that no motion is necessary, it stands as is.

*Steve made a motion to approve the original proposal of split rock or a cement fiber board with architectural elements as discussed in the November 22<sup>nd</sup> meeting.*

*Rick seconded.*

*Upon roll call vote, the motion passes unanimously.*

**MINUTES:** Approve the minutes from the November 22<sup>nd</sup> meeting.

*Bob made a motion to approve as presented.*

*Jason seconded.*

*Upon vote, the motion passes unanimously.*

There being no further business, the meeting was adjourned at 2:00 p.m.

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Approved by:

Date

Transcribed by:  
Mary Fahlsing/Admin. Specialist