

MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

January 22, 2013

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

ROLL CALL: Robert (Bob) Vayda/President, Steve Nardello/Fire Chief, Richard Barta/Building Official, Steph Smith, Jason Krebsbach, Jerome Gangl, Rick Zander & Kim Fettig/City Engineering.

GUEST: Ellen Huber/Business Development & Communications Director

MEMBERS ABSENT: Leonard Bullinger

FIRST ORDER OF BUSINESS: Proposal by Bruce of Indigo Signworks for Wenck Engineers, 301 1st St. NE, Suite 202. They plan to put in an aluminum frame with a two inch retro frame on the existing building with removable faces that will be made of poly. Each tenant will have their graphic on them. This would be on the south side of the building. They may expand this building to the south at some point. This is located in the Fringe area. The sign is a nice improvement with the painting done.

Kim motioned to approve.

Richard seconded.

Upon roll call vote, the motion passes unanimously.

SECOND ORDER OF BUSINESS: Proposal by Blake Nybakken of ICON Architectural Group, for GPA, LLC to convert an existing building, which used to be the old Mandan Jr. High School, at 406 4th St. NW into 59 apartment units with the proposed name of Great Plains Apartments. The existing building area has 97,247 square feet and the proposed building area will remain the same. This square footage includes all floors. There will not be a lot of exterior changes. They will cut in some windows and will be turning the new gym on the north side into a two-story apartment building so there will be some new openings created there. They will be doing some restriping on the parking lots on the inside of the courtyard in the center area of the building and then along the east end of the existing spots that are off street there.

On the windows that will be replaced, the window size will be changed on some of them. On the north side of the gym there are no windows. If the brick on the exterior is damaged, we will be looking to a group like Hebron Bricks or someone like that to get them matched as closely as they can. There are like four additions so we will be trying to find something very close to what is there. The bell will stay in the same place. The first phase they don't plan to do many changes to the exterior except to try to get the units ready first. The future phases they will eventually have to do new windows. More than likely clean up the south end some and have a drop off area. Maybe some additional parking if needed. There are some issues in the gym area, a power ventilator that was leaking up there and some roof items.

The board had concerns with site improvements and landscaping improvements. It is very rough and in the core of one of the oldest areas in Mandan. We would like some assurances that the site will be improved or that neighborhood could continue to deteriorate. We would like to have some idea or know what the long-term plans are as far as site improvements go both with the perimeter of the building where the landscaped areas were paved over many years ago and the trees were cut down. This would be an opportunity for the city to get some assurances that something is going to get done to improve that site. Especially the playground on the northwest corner in the summer when the Chinese Elms grow up out of the old treated timbers there and it looks so rough. Blake stated he can't tell us today exactly what the plans are as he hasn't had that specific conversation with the developer yet, but he knows to get the building occupied it will need a nice and desirable appearance to get tenants to want to live and feel comfortable there. Blake stated he definitely thinks that exterior maintenance would be done but doesn't think there is any major improvements planned at this point but will definitely try to clean that up some. The developer is George Schuetzle with Eagan Developments, Grand Forks, ND.

We always ask for a landscaping improvement plan to be submitted for approval. This is in the Fringe area. To approve this project, we need some assurances that something is going to be done for landscaping improvements.

It appears the lockers are going to be left in there and it is just going to be divided into rooms and putting in kitchenettes. The science wing they started pulling some of them out because they weren't the ones that were all the way to the wall. Steve indicated he would need access to the back of the building and for a turning radius.

Blake indicated he will get a full set of plans and details and some formal documentation of exterior. He will turn them into Building Inspections office.

We will need colored plans, exterior rendering, long term plans for landscaping, and phased improvement plans. We will not be able to approve it at this time. Blake will need to come back to MARC again with the additional information requested and indicate what is going to be done now and in the future.

Richard motioned to get more details on exterior, colored exterior renderings, landscape plans, and a schedule of phased improvements.

Rick seconded.

Upon roll call vote, the motion passes unanimously

DISCUSSION: Discuss Sunset Drive, North of I-94. Don McGuire and his group are developing the area just to the west of the new Jr. High Building, the area just before you hit the hill area. The Gateway extends into the existing Sunset Drive corridor up to about the point of the Jr. High School. There is a long-term plan to extend Sunset Drive over to Hwy. 1806 with eventually a long term plan at some point in the future to build another bridge over to Bismarck. Given what is happening now with development on the north side of town and

looking at the coming pressures in the area, it would be reasonable to assume that Sunset will continue to develop as a very busy thoroughfare with probably associated commercial, residential, and institutional development along it. So the thought is, do we extend our Gateway Overlay requirements along that future corridor so that as the city is working with developers just like we were here last week that we have a direction and we know which way the city is going and we can tell them that those overlay requirements that are in the Gateway now are going to continue to extend along Sunset as it develops to the north. We thought it would be something we need to talk about it. We were talking about developing some language that says something to the effect of any development that happens along Sunset Drive corridor would be subject to the Gateway Overlay requirements so that we don't have to redo the language every time it extends another block. Make a change of Sunset Drive northerly to 38th Street and Hwy 1806. There already is a lot of interest in this area. There is a master plan going on right now about the bridge because MDU from the Heskett Station has a pipeline that is running along there and they have to figure out a path.

The Gateway shall extend along the Sunset Drive corridor. At the very least that would show some higher standards in place along that corridor. KLJ is working on a plan to have sidewalks on both sides. Once it develops, there is going to be a lot of traffic on both sides, you really need to have safety with having sidewalks. There is planned green space of 46 acres of land to be provided along area.

Kim indicated to have Rachel come up with some wordage and bring it back to the next MARC meeting to have us take a look at and make a motion to bring it to the City Commission. In the ordinance, we would just look at extending that area to 38th Avenue.

Richard motioned to adjourn.

Upon roll call vote, the motion passes unanimously.

There being no further business, the meeting was adjourned at 1:40 p.m.

Approved by:

Date

Transcribed by:

Rachel Hastings/Admin. Assistant