

MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

January 3, 2012

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

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

MEMBERS ABSENT: Joe Lukach/Vice President, Richard Barta/Building Official and Rick Zander.

GUESTS: Ellen Huber, Mandan Development Director.

FIRST ORDER OF BUSINESS: Re-appearance by Julie Haibeck, Golden Comb, and Bob Schmalz (contractor), for approval of materials for storefront improvement project at 118 E Main.

Julie presented a sample of the rock panel she would like to install and indicated that it has the same life expectancy as real rock and she won't have to worry about the mortar falling. The sample was then passed around. Jason asked to look at the original photographs. Ellen provided the original storefront improvement packet.

Ms. Haibeck indicated that they would install the rock up both corners of the face of the building and also below the window across the entire face. However, she is asking if they would simply allow her to re-paint over the existing paint. It was again noted that the original proposal included this element (decorative rock).

Steve asked to see the new drawings they had brought today. Mr. Schmalz indicated some alternative ideas. 1) They could install the rock pillars at each end and recess it under the window and create a ledge. Then everything would have a depth to it. He (Schmalz) thought half pillars would not look nice and it would make the front too busy; 2) Install a Hardie board (smooth or stucco designs) below the windows and install a wrap around the door and windows; or 3) A lap style siding. He (Schmalz) indicated they did not draw the rock pillars because he wasn't sure if they had to go all the way up or just half way. Leonard was unsure, but thought they could go out no further than three inches on the bump-outs. Mr. Schmalz stated that he was already planning about a three inch bump-out, but it was also noted that building sits back eight feet back from the street and not three feet.

Leonard asked Ms. Huber what she had to add regarding the storefront improvement project. She stated if they had completely waived the material, she would have wanted to take it back to the Growth Fund, but it is up to this board to make a decision as to what they will or will not allow.

Steve indicated that he liked the way the back side of the building turned out and he felt a Hardie board would fill this area in nicely along with the columns/posts and the wrap around the windows and doors in a dark brown color.

Discussion followed regarding what material(s) would be acceptable. Bob questioned “cultured” stone. Jason indicated that what they were presenting was similar to cultured stone. Julie asked if they (this board) knew how many times O’Reilys had to fill in mortar and that she would really like to stay away from that.

Kim stated that she would be ok with what is being presented today.

Jason made a motion to approve as presented with the following conditions: Above the canopy will have no changes made; veneer stone pilasters on the two corners for depth and stone below the windows; and wrap the windows and doors with a dark brown color to match the awning.

Jason commented that he felt this motion would be consistent with the original proposal and asked for input. Jerome stated that being consistent vs. what will look nice is his concern. Would it be better to just paint the lower portion and not cover up the original brick? Jason added that was voted on previously and it was denied. Therefore, they are now being presented with a new motion.

Kim seconded.

Upon roll call vote, the motion passes 4-2. Steve nay; Kim aye; Bob nay; Jerome aye; Jason aye; Leonard aye.

SECOND ORDER OF BUSINESS: Proposal by Brad Feldman, Indigo Signworks, to install new signage for Gun Hutt at 4200 Memorial Hwy SE

Mr. Feldman indicated they would like to remove the face of an existing sign and replace it with a new vinyl face for Gun Hutt. Leonard asked if the sign is illuminated and Mr. Feldman indicated that had not been decided yet. Steve questioned the pole. Does it need to be painted and/or updated? Mr. Feldman said he would pass that info on to the customer.

Steve made a motion to approve as presented with the condition that the pole be updated.

Jason seconded.

Upon roll call vote, the motion passes unanimously.

THIRD ORDER OF BUSINESS: Proposal by Wayne Walker, Indigo Signworks, to install new signage for Capital Credit Union at 600 E Main St.

Mr. Walker indicated that the signage had been previously approved with the building. However, they are requesting a change to that proposal at this time.

He started the discussion by indicating that the existing sign is 31 feet in height. Capital Credit Union would like the new pylon sign to be that same height. It is noted that in the Core District, the maximum sign height is 25 feet. They are requesting to remain at 31 feet for two reasons. 1) Visibility and 2) they would like to install a tenant sign below.

Discussion followed concerning the location of the sign, Core District guidelines and the Core/Fringe boundaries.

Steve made a motion to deny the 31 foot sign.

Jason seconded.

Upon roll call vote, the motion fails due to a tie 3-3: Steve aye; Kim nay; Bob nay; Jerome nay; Jason aye; Leonard aye.

Discussion followed regarding the appearance of the buildings in this location. It was determined that this block and the one next to it (Hardees) could be taken out of the Core District due to these buildings have no “historical” appearance. The historical aspect of the buildings in the Core District is what they (this board) would like to preserve.

Kim made a motion to move the Core/Fringe boundary from 6 Ave NE and 1 St NE to 4 Ave NE and 1 St NE.

Steve seconded.

Upon roll call vote, the motion passes unanimously.

Kim then made a motion to approve the application for Capital Credit Union to allow the proposed sign once the boundary has been “officially” moved.

Jerome seconded.

Upon roll call vote, the motion passes unanimously.

MINUTES: Approve the minutes from the December 6th meeting.

Jason noted Page 1, last paragraph; it should be Hardie board and not Hearty.

Jason made a motion to approve with the above correction.

Steve seconded.

Upon roll call vote, the motion passes unanimously.

MINUTES: Approve the minutes from the December 13th meeting.

Jason asked if Scott's last name was spelled correctly on Page 1, last paragraph; it was noted to change Bino to Bina.

Page 4, second paragraph; Kim indicated that her motion should be changed from natural stone and replace with cultured stone.

Jerome made a motion to approve with the above listed changes.

Steve seconded.

Upon roll call vote, the motion passes unanimously.

There being no further business, the meeting was adjourned at 2:23 p.m.

Approved by:

Date

Transcribed by:

Mary Fahlsing/Admin. Specialist