

MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

July 12, 2011

ROLL CALL: Leonard Bullinger/President, Joe Lukach/Vice President, Jason Krebsbach, Robert (Bob) Vayda, Jerome Gangl, Rick Zander, Richard Barta/Building Official and Kim Fettig/City Engineering.

MEMBERS ABSENT: Steve Nardello/Fire Chief.

GUESTS:

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

FIRST ORDER OF BUSINESS: Preliminary proposal by Ellen Huber, Mandan Development Director, for a potential project on the corner of Collins Ave and Main St.

Ellen stated that she is here to discuss the building requirements within the downtown district. A hardware store is interested in coming/expanding to Mandan. However, they would like to construct a one story structure instead of the required two stories as indicated in Ordinance 1013 ó Core District.

Discussion followed concerning possible site locations. Ellen indicated that an out lot from Danø Super Value was considered, but this company preferred to own rather than lease; the east side of the Iverson building on the south side of Main St was considered, but the idea of sharing the parking lot did not appeal to them and the asking price was considered high; and then the site at the corner of Collins and Main.

They (True Value Hardware) are asking the commission to consider a one story building. Ellen then indicated that the Kelsch Law Firm across Collins is a two story building; the Iverson building is three stories; the fire station is two stories; but the Keller building next to this property is a one story structure; and the Schlosser building at the other end of the block is a one story structure. Would the commission hold steadfast to the guidelines in ordinance or would they consider a variance?

Ellen presented a proposed plot plan. She also stated that it may or may not have parking on the south side of the property due to DOT not issuing an access/approach onto Main Street, so they could possibly have parking on the north side/alley side of the property. Jerome questioned the number of parking spots. This proposal indicated eleven (11) with one (1) loading dock.

Leonard questioned the façade of the building. Jason stated that the location is the main deterrent for this project. öThey (this commission) have worked long and hard to establish these guidelines and he would rather see them construct according to the guidelines instead of letting them build whatever they want just so they come to Mandan.ö He also

added that this property is an anchor (corner location) and should be required to have more than a metal shell. It should have extensive architectural design.

Discussion then followed regarding the vacancies and occupancy of other buildings within the City.

Richard asked if they would consider a second story. Discussion then followed regarding the costs from a one story structure vs. a two story structure.

Jason reiterated that he did not want to stop progress within the downtown area, but he felt strongly against this project. It would be different if it was located on the south side of Main which is outside the Core District.

Bob questioned if a motion needed to be made. It was noted that no motion is necessary since it is a preliminary proposal, but Jason added that he would consider a one story structure if they maintain the architectural character of the Core District. Otherwise, they should consider alternative sites since this project isn't the best fit for the Core.

Rick left the meeting at 1:40 p.m.

MINUTES: Approve the minutes from the July 5th meeting.

Jerome made a motion to approve as presented.

Joe seconded.

Upon vote, the motion passes unanimously.

There being no further business, the meeting was adjourned at 1:43 p.m.

Approved by:

Date

Transcribed by:
Mary Fahlsing/Admin. Specialist