

## MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

July 16, 2013

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

**ROLL CALL:** Robert (Bob) Vayda/President, Doug Lalim/City Assessor & Building Official, Steve Nardello/Fire Chief, Leonard Bullinger, Jerome Gangl, Rick Zander, Stephanie Smith & Kim Fettig/City Engineering.

**MEMBERS ABSENT:** Jason Krebsbach

**FIRST ORDER OF BUSINESS:** Proposal by Brad Feldman of Indigo Signworks for new monumental double-sided sign for Edgewood Vista located at 2801 39<sup>th</sup> Ave. SE. They have a brick foundation that they are going to put a sign cabinet on top of; he believes this would be an illuminated sign but not absolutely certain of that. Leonard asked if there was going to be any landscaping done around it. Brad indicated typically they do, but he doesn't know for sure if they are, but all the Edgewood Vista facilities have landscaping around them.

*Leonard motioned to approve as presented.*

*Steph seconded.*

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

**SECOND ORDER OF BUSINESS:** Proposal by Brad Feldman of Indigo Signworks for a new pylon sign for Red Carpet Car Wash located at 2901 Memorial Hwy. The old Dakota Express and Red Carpet Wash were changing all the signs that were up that said Conoco. We took those down because they had to be down in January and now basically they are going to be replacing all the signs that were there with Tesoro signs.

Bob questioned if they are going to be extending the canopy; Brad stated they were not. Bob also asked if the new diesel dispenser was going in which shows on the drawing. Brad said as far as he knew it was. Bob said they would need to speak to the Fire Department. Brad said he would bring it up to them. Steve stated they would need to get a permit for that.

*Leonard motioned to approve the replacing of the signs from Conoco to Tesoro.*

*Kim seconded.*

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

**THIRD ORDER OF BUSINESS:** Proposal by Gerard & Leon Klein to construct a building for rental shops located on Lot 1 of Sylvester's Industrial Park 6<sup>th</sup> Addition right behind 1611 43<sup>rd</sup> Ave. SE. The contractor is Associated Builders. Zoned – MD (Heavy Industrial). They want to put up some rental shops behind their Midway Diesel building on 43<sup>rd</sup> Ave. They haven't picked the colors, but there is a tan building they are looking at over in Bismarck, so

they are still debating on the color, but something barely neutral, probably two-toned to dress it up a little. Midway Machining building is blue, Midway Diesel is tan, and the radiator shop to the south is a dark blue. It will be a light brown more than likely.

Leonard asked Steve if there was any problem with the turnaround. Steve indicated their requirements are 20 feet width minimum. They stated that would be no problem, as they have the room. The access will run all the way through so no turnaround will be needed. Part of this building will be hidden behind the Midway Diesel building, but there is going to be almost 100' that you would see from 43<sup>rd</sup> Ave. Leonard stated it would be nice if they could do a wainscoting or something across the front on the part you are going to see, two tone 4 feet up, get a little color and combination in there. If you look at the newer buildings that we are letting the people put in; you will see there is wainscoting 4 feet up to break it up so it doesn't look like plain steel. Since they are back in there, no landscaping will be needed in the industrial area. It will be mostly concrete. This will be a 12,000 square foot building. Steve asked if there is going to be separation in there, are there going to be shops, and they indicated yes they are looking at eight 25' wide bays for lease. Each of those bays would be divided with a fire wall. There would be sheetrock on both sides going all the way to the bottom side of the roof deck and also the horizontal out four feet of each side of the firewall. Leonard asked about the lighting wall packs in front of each building, and they stated they will have lights over each overhead door. As far as front exposure with the large overhead door and a walk-through door into each bay; there is only about 5 feet of panel that would extend all the way down to the ground, certainly a wainscoting 42" or 48" can be done there, which would dress it up. Leonard also mentioned the dumpsters for tenants would have to be screened such as fencing or chain link with panels inside or shrubbery around it so you are not seeing them from the roads. Steve stated the reason he asked about the square footage of the building and if there are going to be shops is because you have to be careful because of the different uses have to be sprinkled on square footage based on the use. For example, If you get a 5,000 square foot stall and you start servicing automobiles, then you have to get it sprinkled so that is why I asked if you were going to separate that. They asked what is the largest it can be without sprinkling if they divide it out and Steve indicated it would depend upon the use. Doug stated on basic storage would be 12,000 square feet. If you get service and automobiles then it is 5,000 square feet. Doug stated when you get into different uses you might have to have a 2-hour wall separating.

They stated that in visiting with Aspen they said once we start putting it up someone may come in and want this whole building 2,000 square feet so what would happen at that point if someone wants 6,000. Doug indicated again it would depend on the use. If they are going to do welding or repairs, you go with 5,000 then it would require sprinkling, so it would be something you need to keep in mind with the use. For general storage, you can go up to 12,000 square feet. When you service automobiles then it goes down. Food and drink it goes down. The best thing to do is contact the Building Inspections office as you are building so you will know what the requirements are going to be. Even with a woodworking shop of 2,500 square feet, then you have to sprinkle. If you get a wood worker that wants two bays and it is up to 5,000 square feet, then he has to sprinkle. If you separate it with 2-hour firewalls then you are limiting those areas down to non-sprinkled square footage.

Kim did get comments on the storm water plan that she just received before lunch. Interstate Engineering has some concerns on the storm water plan and indicated she would need to talk to someone at Toman's Engineering to see if they can resolve the questions that are being asked on it before a permit can be given. Once she gets that resolved then we can go ahead and do a permit.

*Leonard motioned to approve contingent on storm water management plan, wainscoting in front of the building, dumpsters need to be screened, and 20 foot access.*

Leonard also mentioned that before they do signage, they would need to come before MARC again. They asked if they could have one big sign by the road with different tenants. Leonard indicated yes but they would need to come before MARC with that because there are height requirements, etc.

*Jerome seconded.*

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

**FOURTH ORDER OF BUSINESS:** Proposal by Dave Mees to construct storage units at Heart River Storage located at 106 6<sup>th</sup> Ave. SE. Mandan. This is zoned MB (Heavy Industrial). The location is behind the Centre across from Super Value between there and Frontier trailer court. This will be six storage units. They have some pictures of some existing buildings on site there already and he indicated he was going with the color blue. Leonard asked if there would be any electricity in these units, and he indicated no there would not. He stated he would have security lights across the front. Leonard indicated he would have to watch that so it doesn't shine into the Centre's area. Doug asked if it was going to be asphalt between the buildings, and he indicated it would be. He has an easement access along the south side of the Centre. They also indicated they would be asphaltting 15 feet on the north side so the fire department would be able to get access which could be their turnaround. The only concern Steve has is the first one is only 15 feet and indicated they would have to have 30 feet between. Leonard asked Steve if he would be able to get in there on the east side. Steve stated the east side one is only 90 feet so they would not need a turnaround so they are 150 feet. He will have pavement to the northwest so they will be able to turn around there too but the first one is the only question. If they could move down 5' to make that 25' instead of 30', then that would give us 20' on the first one. It would take a little bit of square footage off each building. Leonard mentioned he would like to see something decorative on the south side where there are homes.

*Kim motioned to approve as presented as long as there is 20 feet off of the first building.*

*Rick seconded.*

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

**FIFTH ORDER OF BUSINESS:** Proposal by Dave Mees for new wall-mount sign for storage units at Heart River Storage at 106 6<sup>th</sup> Ave. SE, Mandan. This would basically be the

same as he has on his other storage units. He would have SignPro make this sign up 4' x 8', wood with vinyl lettering on it and attach it to his building.

*Steph motioned to approve as presented.*

*Leonard seconded.*

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

**SIXTH ORDER OF BUSINESS:** Proposal by Tyson with Industrial Enterprises to construct a pre-fab/engineered metal building (50' x 100') for Daniel Muechel located at 4310 34<sup>th</sup> Ave. NW, Mandan. Contractor is Industrial Enterprises, Inc. Zoning – MC (light industrial). This would be up in the area of the Boilermakers. The color choice is slate gray for the walls and white for all the perimeter trims. The roof would be galvin, but you shouldn't be able to see the roof because of how far they are building it up. It is going to go up street level. On the site plan shows to put it half above the street so that would be pretty close to where it is going to be. Ron from Toman Engineering is going to talk to somebody about that. Doug stated he talked to him yesterday and the main concern he has is all the fill you have going in there, you will need some kind of engineered foundation so that is what Doug told Ron. Doug said he could drop the elevation of the building a little if he has an approved drainage plan around to get the water away from the foundation and then drain off.

The storm water plan had been submitted into the Building Inspections office. Kim indicated she hasn't received approval on that yet. Leonard asked how big the driveway was going to be, and he indicated it would be 40 feet wide and there is 35' setback plus 16 feet from the street. Leonard stated there is plenty of room to do a tree on each side of the driveway just to add something there. Leonard mentioned they had Boilermakers do landscaping there as well. They are not sure if they will have a roll out dumpster or not but he would find out. If they do, they will have it on a concrete pad and get it enclosed as required. The garage doors are facing west so the long sides are north and south. Across the street are some homes. Steph mentioned that if we are requiring other places that are adjacent to houses to have some sort of a stone or wainscoting that maybe they should do something like that on the front side across from the houses if they are going to do a couple of trees and do some sort of faux stone. If another building goes in on the north side where there is an empty lot, then he would have to also face that north and east side and do something decent with that too. On the side facing the residential, do just a wainscoting on the one side there. He also will have wall packs facing the street. Both walk-in doors are going to be on the north.

*Steph motioned to approve as presented as long as there is wainscoting on the west side facing the adjacent housing and landscaping such as one tree on each side of the drive.*

*Kim seconded.*

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

**MINUTES:** Approval of minutes from July 2, 2013.

*Kim made a motion to approve.*

*Leonard seconded.*

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

**MINUTES:** Approval of minutes from July 9, 2013.

*Leonard made a motion to approve.*

*Jerome seconded.*

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

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

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Approved by:

Date

Transcribed by:

Rachel Hastings/Admin. Assistant