

MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

July 17, 2012

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

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

MEMBERS ABSENT: Joe Lukach/Vice President and Rick Zander.

GUESTS: Ellen Huber, Mandan Development Director

FIRST ORDER OF BUSINESS: Proposal by Brian Belrud, Dakota West Contracting, and Scott Russell, RB3, to construct a new commercial building (shop and office) at 2916 34 St NW.

Mr. Belrud indicated that the colors are not yet decided, but they will be earth tone shades (beige). The building will be 80 x 108 with 6,600 square feet for storage and 2, 200 square feet for office space. There will be a fenced off area for security; three feet of wanes coating to dress up the exterior; and wall mount (pack) lighting for security.

It was noted that the renter will be a water pump distribution service. They will store parts inside the structure and also in the fenced in area.

Richard questioned the hard surfacing in front of overhead doors. Mr. Belrud indicated that they (trucks) would only back in part way and then a lift would transport the water pumps inside the building. Richard stated that ordinance required a certain footage of hard surfacing. He thought 20 feet was the minimum. However, the gravel portion that has always been there and/or grandfathered in, would need to be updated with hard surfacing to meet current requirements. It was reiterated that all driving and parking areas will need to be hard surfaced.

Kim made a motion to approve as presented with the conditions that all areas requiring hard surfacing are met and storm water management is approved.

Richard seconded.

Upon roll call vote, the motion passes unanimously.

SECOND ORDER OF BUSINESS: Proposal by Scott Bino, Mann Signs, for Vision Source to install new signage at 107 6 Ave NW.

They are proposing two 24 x 120, non-illuminated, aluminum wall mount signs on the north and south sides of the eye care building.

Jason made a motion to approve as presented.

Richard seconded.

Upon roll call vote, the motion passes unanimously.

THIRD ORDER OF BUSINESS: Proposal by Tyson Bittner, Industrial Enterprises, for Glass Construction for a new commercial building at 2201 3 St SE.

Industrial Enterprises has been contracted to only construct the shell of the building. It will be 60 x 130 and located at the west end of the existing shop area. They, Glass, intend to use a couple units for themselves and they have a potential tenant (home remodeling/construction business) to lease the front portion of the building. It is noted that this property is not in any district, so no core or gateway requirements are needed to be implemented.

Steve questioned the boulevard area. It was noted that this area needs to be cleaned up and possibly plant some trees or shrubs.

Next, discussion turned towards the hard surfacing. It was noted that all driving and parking areas must be hard surfaced. Richard stated that a certificate of occupancy will not be granted until all hard surfacing is installed.

It was noted that the front rental portion of the building may require an ADA door. It would depend on the tenants and use of the building.

Jerome revisited the hard surfacing issue. He questioned what would be required. Tyson indicated what is already hard surfaced and what is graveled and then Richard clarified what would need to be changed from gravel or dirt to hard surfacing.

Steve asked if the storm water management had been approved. Kim stated that the report is in the Engineering Department, but has not yet been approved.

Richard made a motion to approve as presented with the conditions that if a business is in the front portion, ADA doors be addressed; the concrete and/or hard surfacing be completed prior to issuing a certificate of occupancy; they landscape the boulevard area; and the storm water is approved.

Kim seconded.

Upon roll call vote, the motion passes unanimously.

OTHER BUSINESS: Progress report regarding Ryan Zueger's project, Big Willies', 3026 Memorial Hwy SE.

Leonard stated that Mr. Zueger was unable to attend and that he had requested a progress report because so far, the building looks nothing like what they had approved and that it is simply a plain metal building. Mary stated that she had spoken with Mr. Zueger on the phone and he indicated that when the 2nd floor is put on, they will stucco the building and cut in the windows and doors. Richard stated that a certificate of occupancy will not be granted until the project meets approval. Leonard asked that the other members keep an eye on the project.

OTHER BUSINESS: Ellen addressed the commission. Without divulging too much information; she has a person/business interested in the corner of Collins and Main. Previously, the proposal for a hardware store had been rejected due to construction type and materials. She then supplied the members with two plot plans and asked if they would approve the location of the building on the property; would it meet setback requirements; and if they would meet the height requirements.

Plan A has the building located towards the northeast corner of the property with parking to the south and the drive thru would exit into the alley.

Plan B has the building located towards the southwest corner of the property with parking on the north and a small portion to the west and the drive thru would exit into the north parking lot.

Discussion then followed regarding the Core guidelines; entrances and exits; adjacent properties and this corner being a major anchor within the Core District.

The general consensus was that they would need to see more detailed elevations to determine if this structure would be an anchor on this corner. Until then, they really can't make a final determination.

MINUTES: Approve the minutes from the July 10th meeting.

Bob stated that on Page 1, under First Order of Business, paragraph 7 ...done with 12 Ave....should read ...done with 12 Ave NW...

Kim made a motion to approve as presented with the above referenced change.

Steve seconded.

Upon vote, the motion passes unanimously.

There being no further business, the meeting was adjourned at 1:52 p.m.

Approved by:

Date

Transcribed by:
Mary Fahlsing/Admin. Specialist