

MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

July 23, 2013

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

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

MEMBERS ABSENT: Doug Lalim/City Assessor & Building, Rick Zander

FIRST ORDER OF BUSINESS: Proposal by Mitch and Mark Bitz to construct three shop condos with 1,645 square feet each located at 201 Riverwood Ave. SE. This is zoned MA, light industrial. There will be two phases to the project. Phase I will have three shops, Phase II will have six additional shops. Kim stated she did receive the storm water plan and it is being reviewed.

They will probably have one large dumpster, but it will need to be screened. Mitch indicated they will do something like possibly chisel face block or fencing. Bob asked if they were going to have some type of specialized businesses in these shop condos. Mitch stated not any and all, they are really limited to the outside storage other than the back shop #3, which is going to be one of their businesses for the restrooms but those will be hidden back in between the building and the dike. But the other shops won't have any outside storage other than the vehicle parking area because they don't want a bunch of equipment setting around.

The lighting will be wall packs facing downwards on each one.

Colors: Brick and siding will be tan and brown. The trim and around the doors and windows will be red. The only thing that may change is they may put a steel roof on them. They are still pricing them either way.

Steve questioned with the Phase I, how wide were they going to make the access for the hard surface. Right now they have 65 feet between the two buildings but they are not going to do Phase II yet. They may do 26' or 30' width or whatever they need. He would have to check with Toman. It would have to be a minimum of 20'. If there is a hydrant, then it would have to be 26'. As far as turnaround until Phase II, they are at 160' at the long point so Steve indicated that would be fine but at the shorter point, they are less than 150'. From the street to the short point should be 148' because the road curves and gets shorter on the one side. On Phase II, they plan to fire separate the north and south half so no half will be larger than 5,000 square feet.

Kim made a motion to approve contingent on storm water plan being approved.

Leonard seconded.

Upon roll call vote, the motion passes unanimously.

Leonard indicated that Doug needs to be notified that there is a shed going up by Mandan Avenue where the motor homes and campers are rented – RV Rentals of North Dakota. The shed is going up now and the sign went up without notifying us a couple of years ago already. Rachel asked if they had an address as it is really hard to look this up without an address. Steve thought it was on the corner of Division Street and Mandan Avenue. Across the street are some storage units. It is on the north side and he is putting it on the northwest corner of that lot and all of a sudden a shed is going up. It is in the Gateway area.

There being no further business, the meeting was adjourned at 1:10 p.m.

Approved by:

Date

Transcribed by:

Rachel Hastings/Admin. Assistant