

MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

July 2, 2013

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

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

MEMBERS ABSENT: Jason Krebsbach, Rick Zander, & Steve Nardello/Fire Chief.

FIRST ORDER OF BUSINESS: Proposal by Mandan Public School District #1 for new construction of an elementary school known as Red Trail Elementary. Lee Pierce is here representing this proposal from Outfitter Architect who is the architect for this whole district.

Second to last page shows some elevation showing the building, the exterior of the gymnasium which will be the larger portion will be a precast concrete very similar to the Mandan Middle School. It will be the same color of the Mandan Middle School. The main part of the rest of the building is going to be masonry brick, there also is accent brick chosen that will be going on top of the windows, a little bit of banding of the windows on the sills. There is also some banding of burnished block material. These are all neutral colors. Dark brown, light and medium tan color scheme. There will be some red lettering that will be on there for the Red Trail Elementary.

Leonard indicated when they are ready for the sign; they would need to come before MARC. There is some signage on the left side of the building, but that is all they plan to do at this time and so if there are any changes or additions to that, they would then come before MARC again.

The only future expansion is to the west side of the building and it would be added onto the academic area. The dumpster pad located down on the sheet C-1.2 located near the staff entrance and delivery area, it is off of the main street area visually so it is not setting out there for everyone to see yet it is easily accessible for the garbage truck and will be fenced around it. There is also landscaping shown in the plan.

Kim motioned to approve as presented contingent on final review of storm water plan and approval.

Jerome seconded.

Upon roll call vote, the motion passes unanimously.

SECOND ORDER OF BUSINESS: Proposal by Mandy Thomas and Delphine Marshall of Sanford Health Mandan North Clinic and Mandan East Clinic for temporary flag signs. They are proposing six flags at each clinic for six months. They are looking at having these signs up by August 15, 2013 for a period of six months continuously at the most and this is for part of a campaign they are running. They will be contracting one of the sign companies in

Bismarck and are getting bids from Mann Signs and Indigo Signs to place these signs. Between the Bismarck Mandan area there will be 24 of them and then they plan to do some of them in Dickinson. It will be something very secure and the sign companies have done this before and with the elements they can't have just something sticking in the ground. They haven't actually seen the signs yet but will be working with the sign companies. The bigger flag signs have a sleeve or some go directly in with a T-bar on the side. Whoever installs them will have to do it right anyway and they are going to hire professionals from one of these sign companies. They will be staying away from the traffic areas such as Main Avenue so these signs will be installed a ways into the property to avoid any problems with traffic. The same thing will be done on the north since they are working on Sunset Drive. They all will be in far enough into the property that these signs will not interfere or cause any problems with road traffic.

Kim motioned to approve for temporary signs.

Leonard seconded.

Upon roll call vote, the motion passes unanimously.

THIRD ORDER OF BUSINESS: Proposal by St. Alexius Mandan Clinic North Prime Care for two signs. One will be a wall mount and the other a pylon to be done by Mann Signs. The goal on the sign on the corner where it has dropped down below the hill about 17 to 20 feet is to try to catch traffic off the Interstate so they don't go beyond the exit. The drop is 20 feet otherwise it comes up a total of 96 feet. This is in the Gateway area and 60 feet is the highest it can be. We can go by the road elevation rather than the ground because it does drop down but we will have to stay within the 60 feet to the top of the sign. So use the sidewalk as the benchmark at the intersection point.

Kim motioned to approve as long as pole sign height is no higher than 60' using sidewalk by the street as benchmark.

Leonard seconded.

Upon roll call vote, the motion passes unanimously.

FOURTH ORDER OF BUSINESS: Proposal by Eldon Kroh of Force Panels for heated shops for small business or contractor-based shops or small mechanical shops. This will be located at 4540 30th Ave. NW. The building is 170' x 100' (17,000 SF) and will consist of having 12 heated shops. The heated shops will have roughly 1,500 square feet each. These are industrial condos. He plans to do steel frames with panels for insulation. Siding will be vertical steel with metal roof and 36" of wainscoting on the bottom. The colors are two-tone brown (sandstone and chocolate brown). On the elevations, he stacked a two-story window but did not put stair towers in because he wants to do a build-to-suit. Not everyone is going to ask for that second story office, but he would like to have the opportunity to stack the offices if possible in that outside wall so he could have two 12x12 offices in the front corner. The far left side of the plan, which would face west, they are a little different because they will have street access. He doesn't plan on having anything in the back but Leonard

indicated if he does chain link he will have to enclose that because there is residential area back behind and will have to allow for the neighbors. He doesn't have any plans of putting a fence around it, but the tenants will have to keep their stuff inside. He has talked to at least 20 people who are interested in this square footage. Leonard stated he would need to hard surface from the doors to the street. He is planning on concreting the whole lot. The only thing that Kim questioned was the turning radius for fire truck. Since it is over 150 feet depth he would need to have access for a fire truck to go around and she didn't know if that 20 feet was enough and the fire chief would need approved. Kim also mentioned that she noticed he had attached a letter for the storm water plan and that nothing is changing, but it is changing when you do a hard surface, but she will need something of a letter from an engineer that is stamped giving his calculations of what he thinks and why you would not need to do a full storm water plan. The dumpster would also need to be enclosed. Kim also mentioned that he should speak with Steve Nardello, the Fire Chief, to see if this is enough for a turn around. For separation of walls, the minimum would have to be two hour, which is two 5/8' on each side. If you only go one hour he is going to be limited to what types of occupancy you can put in there. If you go two hour, you are covered for most things except for things like welding shop or hazardous storage area. He would have more options if he does two hour on everything. If he plans to have a welding shop or hazardous storage; then he would need a sprinkler lead in there since that would be required. Even it is has a two hour separation, he would still need a sprinkler.

Leonard motioned to approve as long as it meets fire code for turn around, the dumpster enclosed, storm water approval, lighting on the building such as wall packs and wainscoting in the front (dark brown with light tan on top).

Kim seconded.

Upon roll call vote, the motion passes unanimously.

MINUTES: Approval of minutes from June 18, 2013.

Leonard motioned 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.

Approved by:

Date

Transcribed by:

Rachel Hastings/Admin. Assistant