

MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

July 9, 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, Stephanie Smith & Kim Fettig/City Engineering.

MEMBERS ABSENT: Jason Krebsbach & Rick Zander.

FIRST ORDER OF BUSINESS: Proposal by Marty Moen for HM4 Properties, LLC to construct another three-story 44-unit apartment building located at 2924 Jude Lane, Mandan. The proposed building area is 18,000 square feet and 15,000 square feet for the garages. Contractor is Moen Construction.

Marty indicated he plans to put in more trees on this project than the other one. He stated 12 to 15 trees that they will be able to get in on this site. It will not cause any traffic hazards and will work out much nicer on this site. There will be separate dumpster than the other project and it will be screened. The color is the same as the other building. The landscaping looks good.

Leonard motioned to approve as presented.

Kim seconded.

Upon roll call vote, the motion passes unanimously.

SECOND ORDER OF BUSINESS: Proposal by Wayne Walker of Indigo Signworks to replace a pylon sign for Midway Lanes located at 3327 Memorial Hwy., Mandan. They took the existing Midway Lanes sign down and taking it to refurbish. It is going to go back up looking identical but less rust and new paint. The neon is going to be changed to LED. Also the cladding below will all be new. It is roughly 20 feet from the bottom up.

No building permit needed.

Steve motioned to approve.

Leonard seconded.

Upon roll call vote, the motion passes unanimously.

THIRD ORDER OF BUSINESS: Proposal by Tim Miller of Missouri River Contracting to construct a new convenience store for Western Partners, LLP located at 4426 Memorial Hwy., Mandan. This will be a single story, wood framed structure consisting of roughly 4,000 square feet and 1,400 square feet for a sandwich shop attached to it with a car wash.

Kim indicated there is a slight problem with the car wash because they would have to do a zone change. Right now it is a CC zoning - restricted, which indicates no repair shops, car wash, etc. in that area. They would need to go before the Planning and Zoning to get this restriction removed before they could build the car wash. Leonard stated he remembers the reason they put those restrictions on was they didn't want the repair shops and didn't think they would have any problems getting this rezoned. Kim explained the application process for the Planning and Zoning Commission and that the soonest this would be on is at the end of August because they only meet once a month. Then it would go the City Commission at the beginning of September. They could still get a building permit with the approval of the structure and then once the zoning was changed for the car wash; they could then begin that at a later time.

The colors they are using is very similar to the one that was constructed in Lincoln. It will be brick and efface, neutral colors consisting of beige brown and dark brown (rock face and burnished finish and parchment), with a metal roof and soffit fascia and then the car wash was going to be block located in the back. The dumpsters would be screened. Steve questioned Doug about the 2 x 6 wall with 5/8" on each side and wondered if that had to be separated because it is going to be eating to keep it under 5,000 square feet. Doug stated he would have to research it but didn't think so. Doug stated there are a lot of convenience stores with the food right in the store itself but he would have to research it. If it does, it would just need a fire door, one hour rating. Kim questioned the two driveways existing and asked if they planned to widen them and they indicated they were planning to do that. Kim stated they would need to get approval from DOT for the access change. The propane tank for a refill station will need to be reviewed with the fire department to make sure it is back at the property line. The signage will be similar to the picture shown and the company has certain specs they want to follow. Kim stated she has the storm water plan but it is still under review.

Steve motioned to approve contingent on approved zone change, storm water plan, Department of Transportation approval for access change, checking on firewall requirements, propane location, and plans to add a car wash later pending approval for the zone change from Planning and Zoning Commission and City Commission.

Kim seconded.

Upon roll call vote, the motion passes unanimously.

There being no further business, the meeting was adjourned at 1:20 p.m.

Approved by:

Date

Transcribed by:

Rachel Hastings/Admin. Assistant