

## MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

June 11, 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, Steve Nardello/Fire Chief, Jerome Gangl, Jason Krebsbach, Rick Zander & Kim Fettig/City Engineering.

**MEMBERS ABSENT:** Steph Smith

**FIRST ORDER OF BUSINESS:** Proposal by Northwest Stone & Supply by Shawn Lament at 4515 Memorial Hwy. SE for a new monumental sign they put up already but did not come before MARC for approval, as they were not aware they needed to.

The sign shows columns on each side but nothing at the bottom of the sign. It was indicated he needs to either close off the bottom or put some small plantings or plant grass at the bottom surrounding the sign. Shawn indicated he would do that and also put solar lights at the bottom that would shine up towards the sign.

MARC discussed the parking lot not being hard surfaced. Natural Stone and Supply is only subletting this business. Leonard indicated it is currently owned by Pahlke and that letters need to be sent out to inform them the parking lot area needs to be hard surfaced as there are trucks coming in and out. Leonard asked Shawn if he would talk to the people he is renting from that it will need to be hard surfaced going in and we will have to send out a letter to them.

*Leonard motioned to approve as contingent on landscaping and solar lights.*

*Rick seconded.*

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

**SECOND ORDER OF BUSINESS:** Proposal by Marty Moen representing JDS Holdings, LLP for construction of a 42-unit apartment building with a legal description of Lot 3A of Lot 3, Block 1, of Missouri Valley Addition. This is for multi-family rentals. These 42 units will have garages (2 & 3 bedrooms). Frame construction with mid to upper level final finishes. The paving will be done on the first building as the building goes up. They will be paving around the garages and building but not the connecting roads. The plan right now is to go concrete on everything. As far as green space, Marty stated that based on the engineer's site plan and based on city requirements you will notice on the plan on the northwest corner of building #3, there is lots of green space but there is not a whole lot they can do with it because there is a hill. They don't have playgrounds planned in or anything along those lines, but they are limited to the green space and will have some right around the building. The plans show some shrubs and trees but he would like to put in more trees than indicated. They are going to be building these apartment buildings in phases so when one of

the buildings is done, he would like to put additional trees, but he would need to be careful with trees because ten years down the road it could be a safety hazard with traffic so that would have to be considered. On this particular site, there just isn't the space to plant any trees or shade trees and they will have to use discretion so that it doesn't cause any hazards. The dumpsters are shown on the plan and Leonard indicated they would need to be enclosed or screened. There will be wall lighting but it is not shown on the plans yet, but the electrician figured approximately 10 wall packs on the garages and also security lighting on entrances front and back. Marty stated they are looking at a Double 4 vinyl above stone on exterior of building. He brought along a sample of the stone. The color is tumbleweed and the shingle color will be driftwood. The colors and stone look very nice. This is not located in the Gateway so there are no requirements for landscaping. Marty also indicated there would be permanent signage on the northeast corner. The main access point will be off Sunset. They will use the stone base for the sign the same as the building. Leonard mentioned that when they are ready for the signage he would need to come before MARC. Steve has met with the engineer on this project in regards to the fire access numerous times and has no problems with it. Steve's concern is when they are building in phases that they have access. For temporary access it is Class 5 is 4 or 6 inches. Marty stated they are planning 6" for concrete.

Kim also mentioned that she was just informed prior to the meeting that something might be changing for the water and sewer through this area. Kim indicated they thought they had everything but with talking with Toman Engineering there might be an issue with some of that so before they start doing anything that we need to make sure that is taken care of.

Marty stated they should have plenty of parking for the buildings. MARC members felt it was a really nice building.

*Jason motioned to approve.*

*Leonard seconded.*

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

**OTHER BUSINESS:** Leonard wants letters sent to Pahlke and a copy to Peluso in regards to the hard surfacing of the parking lots going in on Memorial Hwy.

*Leonard motioned to send letters to Pahlke and Peluso*

*Steve seconded.*

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

Doug and Kim will need to talk about who sends these letters out. Kim stated she thought Richard always sent letters out. Doug stated he is going by what Richard told him that Kim takes care of hard surfacing for parking. Kim indicated they would figure out who needs to send those letters out.

**MINUTES:** Approval of minutes from June 4, 2013.

*Leonard motioned to approve.*

*Kim seconded.*

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

**OLD BUSINESS:** Doug indicated that the two businesses that have sign violations that were sent to the City Attorney have been returned back to him. He was informing MARC members that he needs to review all the information pertaining to these businesses as well as the sign policies and the minutes before he determines what needs to be done next but it will take him some time to get this review done.

There being no further business, the meeting was adjourned at 1:30 p.m.

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Approved by:

Date

Transcribed by:

Rachel Hastings/Admin. Assistant