

MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

June 12, 2012

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

ROLL CALL: Leonard Bullinger/President, Jason Krebsbach, Robert (Bob) Vayda, Jerome Gangl, Rick Zander, Fireman, Mitch Bitz, filling in for Steve Nardello/Fire Chief and Kim Fettig/City Engineering.

MEMBERS ABSENT: Joe Lukach/Vice President and Richard Barta/Building Official.

GUESTS: Ellen Huber, Mandan Development Director

FIRST ORDER OF BUSINESS: Proposal by Tom Cesare, BKBM Engineers, Inc., to install a wall mount sign at 104 3 Ave NW.

Mr. Cesare stated he would like to install a 2 x 6, non-illuminated, wall mount sign for his new location, on the third floor.

Rick made a motion to approve as presented.

Bob seconded.

Further discussion followed regarding the Sign Policy. Section 18.7: Second floor businesses can utilize wall signs to advertise their establishments but must do so between floors and not below their floor.

Rick amended his motion to indicate the placement above the third floor.

Upon roll call vote, the motion passes unanimously.

SECOND ORDER OF BUSINESS: Proposal by Art Mariner, GR-8 Auto, and Terry Morton, CAT Construction, to construct a new commercial building at 2021 46 Ave SE.

They intend to construct a 60 x 140 building with a 20 x 48 front office/trophy room area and a shop area of 60 x 120 behind. When questioned about the color, Mr. Morton stated that it is undecided at this time.

Leonard questioned the zone and if it was zoned correctly for this type of service. Kim stated this use is permissible. Mr. Morton added that they will be doing vehicle restoration and won't be a full "service" shop.

Mitch stated that the Fire Chief questioned the spray booth and if fire suppression was needed. Mr. Mariner indicated there will not be a spray booth because they have a booth at another location.

Mr. Morton indicated there would be brick on the front with the three remaining sides having horizontal siding. This has all been approved by the covenants and Mitzel (the developer for this area). Leonard questioned the roof. Mr. Morton indicated it would be shingled and not metal.

Further discussion followed regarding the location of the building on the property and what is on the adjacent properties. Mr. Morton stated that the north and west elevations would have no doors or windows. The east elevation would be the office area and the south would be the overhead shop doors. Leonard questioned if they would meet the 30% material requirements for other than steel and Mr. Morton felt they would.

Bob questioned the hard surfacing. It was noted all driving and parking areas on the south and east side of the building would be concrete with the back, west portion of the property being gravel where there would be some trailer parking, but for the most part, the vehicles would be inside due to being restored and not serviced.

It was noted that wall pack lighting would be installed. Leonard questioned the dumpster and they had not determined if a dumpster was necessary as of yet. It was noted that it would have to be enclosed.

Jason stated that he could not make a decision today due to the lack of completion of the proposal and invited them to come back when properly prepared. Kim agreed.

Ellen stated that if there is not a requirement for some screening test dependent upon kind of use . . . they (commission) may want to take a look at. . . Jason suggested that they sit down with the Engineering Department prior to the next meeting to have a complete proposal and then there won't be all these questions.

THIRD ORDER OF BUSINESS: Proposal by Bill Barth Ford and Tyson Bittner, Industrial Enterprises, Inc., to construct an addition to the existing mechanics shop at 3205 Memorial Hwy SE.

Bill Barth Ford is looking to construct an addition to the existing mechanic shop for diesel repairs. The building will be 61 x 100 with the wall height of 17 feet at the low end and 21 feet at the high end. The addition will be added to the southeast area of the existing building. The colors will match the existing (white walls and blue trim). They will be replacing some of the old siding to eliminate the faded areas. There will be an additional eight bays.

Leonard questioned the exterior lighting and it was noted that wall packs will be installed. It was also noted that no sprinkler will be required since they are installing the fire rated walls.

Kim made a motion to approve as presented.

Jerome seconded.

Upon roll call vote, the motion passes unanimously.

New Business – Item 1 – Western Sky Drug Testing - no show. Mary will call and inform them that they need to attend the next meeting.

MINUTES: Approve the minutes from the June 5th meeting.

Kim made a motion to approve as presented.

Bob seconded.

Upon vote, the motion passes unanimously.

There being no further business, the meeting was adjourned at 1:40 p.m.

Approved by:

Date

Transcribed by:

Mary Fahlsing/Admin. Specialist