

MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

June 5, 2012

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

ROLL CALL: Leonard Bullinger/President, Joe Lukach/Vice President, Robert (Bob) Vayda, Jerome Gangl, Richard Barta/Building Official and Kim Fettig/City Engineering.

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

GUESTS: Ellen Huber, Mandan Development Director.

FIRST ORDER OF BUSINESS: Preliminary proposal by John and Linda Ohlsen, to construct a two-story garage at 109 4 Ave NE.

The Ohlsens would like to construct a garage to park their vehicles in and have living quarters above; there would be approximately 1,600 square feet per floor; and they are proposing a two tone brown colored Morton building. Discussion then turned towards the location of the property and what is located upon the adjacent properties.

Jerome questioned the zone. It was noted that this property is zoned CB (commercial business) but residential structures are permissible. Richard stated that if they want the use to be residential, they would have to follow those guidelines as far as lot coverage, setbacks and etc.

Steve joins the meeting at 1:10 p.m.

Ellen questioned why they were coming before this commission. It was noted that since the property is located in the Core District, they show this commission their intentions.

Discussion followed regarding the exterior. Richard stated that personally, horizontal siding is preferred over vertical. Mr. Ohlsen indicated they would stucco the portion of the building that faces the alley.

Leonard read from Ordinance 1013 pertaining to the Core District regulations. Single Family Dwellings are not permissible.

Discussion then turned towards the possibility of a mixed-use building; commercial on the main floor and living quarters on the second floor. It was noted that would be permissible.

The Ohlsens will do further research and come back at a later date.

SECOND ORDER OF BUSINESS: Letter of resignation from member Joe Lukach.

Joe stated that he has enjoyed working with everyone. However, with his retirement from the School District, he and his wife have chosen to move to Minot and be closer to the children and grandchildren.

Steve made a motion to accept the letter of resignation from member Joe Lukach.

Richard seconded.

Upon roll call vote, the motion passes unanimously.

Next, discussion continued with the replacement for this position. Leonard stated that Bruce Dintelman, Indigo Signworks, has shown an interest. Could he fill the seat until the term expires? Mary noted that this position would expire December 31, 2012. Richard suggested waiting until both seats (two terms expire per year) were expired so they only had to deal with the vacancies one time.

Kim made a motion to continue as is, minus the one member until the term officially expires with the condition that if it becomes an issue, they will re-visit the matter.

Bob seconded.

Upon roll call vote, the motion passes unanimously.

MINUTES: Approve the minutes from the May 15, 2012 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 1:30 p.m.

Approved by:

Date

Transcribed by:
Mary Fahlsing/Admin. Specialist