

MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

March 27, 2012

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

ROLL CALL: Joe Lukach/Vice President, Jason Krebsbach, Robert (Bob) Vayda, Rick Zander, Richard Barta/Building Official, Steve Nardello/Fire Chief and Kim Fettig/City Engineering.

MEMBERS ABSENT: Leonard Bullinger/President and Jerome Gangl.

GUESTS: Ellen Huber, Mandan Development Director

FIRST ORDER OF BUSINESS: Proposal by Wayne Walker, Indigo Signworks, for Schwan GM Auto, to remove and replace the pylon face panels of the sign at 3812 Memorial Hwy SE.

They are simply removing “certified used vehicles” and replacing it with “certified pre-owned”.

Steve made a motion to approve as presented.

Jason seconded.

Upon roll call vote, the motion passes unanimously.

Richard asked Mr. Walker if he wanted to discuss his question about the possibility of not having to come before this commission for panel changes only. It was noted that they would come back to this matter after the agenda items have been heard.

SECOND ORDER OF BUSINESS: Proposal by Wayne Walker, Indigo Signworks, for Shane Farland, Pro-Finish, to install a wall mount sign at 150 Riverwood Ave SE.

The channel letters will be 24” high by 187” wide; red letters with whited shaded background; and will be illuminated.

Steve made a motion to approve as presented.

Jason seconded.

Upon roll call vote the motion passes unanimously.

THIRD ORDER OF BUSINESS: Proposal by Wayne Walker, Indigo Signworks, for Central Bottling (Pepsi), to remove and replace the face panels only on the existing pylon sign at 2517 34 St NW.

They are simply updating the logo.

Richard made a motion to approve as presented.

Kim seconded.

Upon roll call vote, the motion passes unanimously.

FOURTH ORDER OF BUSINESS: Proposal by Scott Johnson, to construct a rear stairway/landing at 116 E Main St., so the interior renovation can be completed.

It is noted that this is a storefront improvement project and the exterior must be approved through the proper channels before Mr. Johnson is eligible for funding. However, in this case the back stairway/landing must be installed before the Building Inspections Department will issue a permit for the interior remodel because they need to have sufficient access/exits in case of an emergency.

Mr. Johnson showed a drawing of his stairway/landing and has visited with Richard on this matter to ensure it will meet current code. Jason asked who was doing the work. Mr. Johnson indicated Precision Stair. It was also noted it will be constructed of metal and that they will only be priming it at this time. They will paint it once the entire renovation is completed.

Kim made a motion to approve as presented.

Steve seconded.

Upon roll call vote, the motion passes unanimously.

FIFTH ORDER OF BUSINESS: Proposal by Loran Galpin, Galpin Co., for Al Leingang, to renovate the building at 101 E Main St, F/K/A the Iverson Building.

- Mr. Galpin was before this commission previously and noted that not much has changed. He produced a picture of the existing building and another of what it will look like after completion
- They intend to retain the original brick as well as take some out of the interior to match on the exterior
- The elevator/tower areas will be of a stamped stainless steel around the windows and the doors
- All the windows will have a light blue tint/tone
- The awnings are a colonial red color

- The signage is not being proposed at this time, but Mr. Galpin indicated illuminated lettering
- The fountain area will help light up the tower
- The south landing dock is very questionable at this time. They do have hopes to utilize it as a sitting area
- Across the very top of the roof-line, they intend to install some silver bands to give it an additional accent
- The landscaping will be presented at a later date because they have not yet finalized the plantings, but there will be numerous plantings to dress it up and create buffers. Today, they are only asking for the exterior so they can move forward with the planning.
-

Jason made a motion to approve as presented.

Richard seconded.

Upon roll call vote, the motion passes unanimously.

SIXTH ORDER OF BUSINESS: Proposal by Mike Wachter, Jessara Properties, LLC, and Harvey Schneider, Toman Engineering, to construct a 24 unit apartment building in a new subdivision known as Meadow Ridge. (The addresses are not yet finalized).

This will be the first of three buildings, but they are only presenting the one building today. It will be a two story (12 units per floor) with detached (24) garages. The main entrance will face north, but they will access the complex from the west side of the property by 6 Ave NE onto a private roadway which is not yet named. Discussion then followed regarding the turn-around for emergency vehicles until the entire complex is completed which will at that time provide sufficient access. Mr. Wachter indicated they will return with a landscaping proposal and signage. The dumpster area will be enclosed.

The storm water is in the Engineering office. This was included in the platting process, so it has been finalized and approved.

Steve discussed sprinklers and locations. They can discuss this further since it is not included in the exterior proposal.

Kim made a motion to approve with the condition they come back with a complete proposal for landscaping and signage and that storm water management is finalized.

Steve seconded.

Upon roll call vote, the motion passes unanimously.

OTHER BUSINESS: Richard asked if this commission wanted all sign projects to come before them, or if they are simply removing and replacing panels (like today), could

they eliminate this step by giving him (Richard) the authority to make a determination on the proposal.

It was noted to place this item on the agenda for next week for further discussion.

Next, discussion turned towards the Tattoo sign at the Golden Comb location. Richard stated that Mr. Tipton has requested to be placed on the April 10th meeting. Richard asked the commission to drive by and take a look at the current placement and be ready for further discussion.

MINUTES: Approve the minutes from the March 13th meeting.

Bob made a motion to approve as presented.

Richard seconded.

Upon vote, the motion passes unanimously.

There being no further business, the meeting was adjourned at

Approved by:

Date

Transcribed by:
Mary Fahlsing/Admin. Specialist