

## MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

March 5, 2013

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

**ROLL CALL:** Robert (Bob) Vayda/President, Steve Nardello/Fire Chief, Steph Smith, Jason Krebsbach, Richard Barta/Building Official, & Kim Fettig/City Engineering.

**MEMBERS ABSENT:** Jerome Gangl, Leonard Bullinger, Rick Zander

**FIRST ORDER OF BUSINESS:** Proposal by Wade Vogel of Premier Homes to construct nine 4-plex units and one 2-unit duplex located at 4404 Shoal Loop SE and 2320 Shoal Loop SE in Lakewood Commercial Park 3<sup>rd</sup> Addition on roughly five acres. The width of the roadway on the site plan is 24 feet wide minimum all the way through. There is a fire hydrant that is going to be in the area of the bend. The road width requirement minimum when there is a fire hydrant is 26 feet. Kim questioned if the one fire hydrant is adequate. Wade indicated there was a second fire hydrant on the corner that is not in right now. Wade stated they do not exceed 350 feet he didn't think but would check that and the road width. The sloped area will be seeded but no trees. Parking will be located in front of each unit and secondary parking across from it. There is excess parking and the goal is to have a playground area possibly in the area so there will be green space for the residents. There is a 150 foot common area along the shoreline and that will be a picnic area for the people off the water, there will be an easement for everyone. Exterior colors will be all neutral; probably three different colors that will be pleasing to the eye in neutral colors. Again, questioned road width and hydrants as the requirements would be 26 feet wide and possibly more than one hydrant. They stated they will check on those and comply with the requirements.

*Richard motioned to approved if roads and hydrants meet requirements.*

*Jason seconded.*

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

**DISCUSSION:** Wayne Monson of Indigo Signworks came before MARC to seek our thoughts on new signage for St. Alexius Mandan North Clinic located at 3521 Memorial Highway. This is a unique situation as the sign policy doesn't work for a maximum 55 foot height sign due to the low grade at this location. They would like to put up at least a 75 foot sign that may be visible from the Interstate. However, since the area is hilly and this particular lot is low grade, the higher height for a sign would be necessary; therefore, an exception to the sign policy would be allowed in this case. Wayne wanted to come before us first for our thoughts before they make application. MARC members determined this to be a reasonable request.

**SECOND ORDER OF BUSINESS:** David Froelich, President of Missouri Valley Petroleum, along with Ken Stoxen of Missouri Valley Petroleum, and Dan Bilangan, Northern Plains Equipment, proposed to erect a temporary/possibly permanent warehouse

located in an industrial area at 1722 Mandan Avenue. Basically, they are moving into the new part, tearing down the old part and reconstructing that. This area is located on the strip in the Gateway District. There were concerns by MARC members regarding what the front would look like as well as what color choice since it is located in the Gateway area. They indicated materials, equipment, heaters will be kept inside. The color would be white. The structure will be enclosed with a 12' x 12' overhead door. This structure will be rounded barrel-style. It will have a 90 mph wind load and 50 lb. roof snow load. We are going to look at this structure as being permanent since it still has to meet code as temporary and that way if they decide to make it permanent, they would not need to come before us again to seek approval. There will be room for fire truck access. The roadway will be sufficient as a semi will be able to get in there.

*Richard motioned to approve as a permanent structure.*

*Jason seconded.*

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

**OTHER BUSINESS:** Discussed certified letters that were sent out to the businesses that were in violation of our sign policy and the steps that need to be taken and how we want to follow up on these violations. MARC members noted they would like to invite City Attorney Malcolm Brown to a meeting to get his input on enforcement of sign policy violations.

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