

## MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

May 28, 2013

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

**ROLL CALL:** Robert (Bob) Vayda/President, Steph Smith, Jason Krebsbach, , Doug Lalim/City Assessor & Building Officia, Mitch Bitz, Mandan Fire Dept., Leonard Bullinger, & Kim Fettig/City Engineering.

**MEMBERS ABSENT:** Jerome Gangl, Rick Zander.

**FIRST ORDER OF BUSINESS:** Proposal by Tory Otto of OM Contracting and DBA Patriot Homes, to build cold storage shop for Art Mariner with a legal description of Replat of L2B of Lot 2 & L3A1, 3A2 & 3B of Lot 3, Block 2, Lakewood Commercial Park, (corner of 21<sup>st</sup> St. SE & 46<sup>th</sup> Ave. SE). There will be no foundation, no plumbing. Electrical will be installed. There will be insulation to keep it heated if he decides to go heated at some point. They will be doing a thickened edge slab. They had an engineering firm give them a foundation print to do a thickened edge slab with 2 inches of foam below it, about 8 feet spread out to keep from any heat issues on that thickened edge. Color scheme will be the same exact as the last building that they built last year; same siding, same roof.

Leonard indicated he can see the colors match in the back, but when you drive back there, it just looks like plain steel and in that area he thinks they should get some type of trim stuff onto it. We let him get by with the one on his old building but we made him put brick on the front. Tory mentioned he had no plans for brick on this building and it will be tucked back behind Diversity Homes building so it will be a little harder to see from the street. Leonard stated you can really see the other part when you drive by there; this is a residential area and you have the Diversity Homes nice building so it is starting to look like an industrial area rather than a commercial area. We thought it was going to be tucked back a little more but now we are seeing that industrial look and that is not what we want in this area. The front of the building looks great but when you drive north on 46<sup>th</sup> you look in there you are seeing that. We had them do brick wainscoting on the east side. We are trying to get nicer buildings in that area and it just is looking really industrial.

Tory asked if they would like to see 4 feet around the other buildings. On the existing building he has that on the east side, so if Tory could do something on that corner so when you are driving on 46<sup>th</sup> and looking back it doesn't look so plain. Tory indicated wrapping the back, the northeast corner, a little against Jason Frank's building. Tory asked if we would like to see 4 feet of brick between every garage stall. Leonard stated he thought it would look a lot better. Tory is proposing to do 4 feet of brick across the whole front face and by the service door on the left side, if he brought the brick back approximately 10 feet and Leonard said that 10 feet would do it.

Doug stated he did not know what the setbacks are but if you are going to be close to the 10 feet to the property line, you will need a one hour firewall. Tory indicated they are doing a two hour firewall on the north side. With overhead doors, you can't get any ratings so you

will need at least 10 feet. Doug stated it looks like the building is too large for the lot. The other issue is the access easement, it looks like dead ends into the sidewalk and there is no driveway where the access is to that building. Tory stated there is existing concrete and they are just going to pour this little sliver and tie the building into the existing parking lot. Doug stated that was fine but with this property, the access easement goes dead end. If this other property sold off, they don't have an approach to their property. Doug questioned about shared parking, there really isn't parking and wondered where there is shared parking. Tory asked if he would like to see the lot zoned differently or included in the original lot because at this point it is just cold storage, it is not necessarily a business. Doug stated it could develop into a business at some point and you have to develop for the future. If you have shared parking with this other existing building, the concern is what does that do down the road with this property. Mitch Bitz from the Fire Department noticed that it would have to be signed no parking in there because if he scales this out 85 feet from building to building, you would be over 200 feet and anything over 150 feet would be the fire department turnaround. That would work as long as it is signed no parking and there is no vehicles in there. No parking basically in between the two buildings. If you would do that you would need a turnaround. Kim mentioned that it being an access easement he could put in his own approach there. Doug stated if they are already maxed out on their width of their driveway, it is basically up to engineering to allow them to make it that much wider if it ever comes to that but if they are saying this is the max you can go then that access easement is no good so Doug wanted to bring that up. Kim stated she thought they would be okay.

There will be lighting for the outside of the building. Leonard questioned if there was going to be dumpsters or if they will each have their own garbage can. Tory indicated he did not think so. Tory stated at this point it is just simple cold storage to try to clean up his lot, he doesn't have any of these rented out to anybody else. Leonard stated that if he does put a dumpster in there it would have to be enclosed or covered.

Tory asked if he goes to price this out and tells Art we need to wrap out that east corner, are we okay with 10 or 20 feet back. Leonard felt 10 feet to the south on that northeast corner and 4 feet of brick all the way across the front of that building would be good.

There are some setback problems, but Doug stated we would take care of that on the building permit side. Doug indicated if there is less than 10 feet then they will need one hour firewall. They will have to design a firewall and foundation will be the same thing.

*Kim motioned to approve contingent on storm water plan, 10 feet distance of wrapping around on the NE corner of the building and with 4 feet brick across the north side, and to make sure there is no parking put up to allow for the fire trucks for both buildings.*

*Leonard seconded.*

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

**SECOND ORDER OF BUSINESS:** Proposal by Tory Otto to construct a new convenience store with gas station, car wash, liquor store and coffee shop located at 2701 46<sup>th</sup> Ave. SE for Bayside, LLC. You can see the footprint of the C-store is pretty much established. The design you are looking at is in the works right now, he is actually getting structural prints back. We will be going with a Fullerton building system, which is like the Holiday on the north side of Bismarck up by Menard's, we are using the same company. The stone and efface system we will be looking at is stacked stone all the way on the bottom. These colors are not represented right now. We decided to go with a light blue, off-white gray. We are going with royal blue tin for the roof, an off white kind of grayish stucco for all the stucco, and a light to darker gray, depending on how the gray stone fits. We are going to go with a bluish tint theme, blue windows instead of a grayish window, so that is kind of the direction we are going with for our color scheme there. The building is approximately 5,200 square feet finished; we have about a 400 square foot office on the top deck; that would be the four visible transom windows up on the front face.

Tory stated they do have a means for drive-through; which will be a coffee shop. They are in talks with Caribou Coffee right now. When Tory was going to do the Cenex last year, he had Subway on board to be in the new shop as well. He hasn't heard from Troy in the last few weeks; they are trying to get that established so those are the two they are hoping to bring into the store and they would have a shared drive-thru on the back side. They also have an indoor eatery. Tory is hoping the new census count comes within the next week or two; he will be going for a liquor license. The whole east side of the C-store will be dedicated to liquor and beer. In the back will be an enclosed mechanical and dumpster area. The dumpster will be kept hidden and would not have to cross any traffic pattern.

The car wash will be on the north side. The initial plans in the southwest corner where the diesel is and where it shows the long rectangle area; that is going to be their high flow diesel traffic. They have some decent diesel partners that will be coming to them and will keep that traffic separate from the canopies. That will also be their off-loading for the truckers bringing in fuel so they are going to keep that high traffic and long trailer traffic over in the southeast corner while they keep all the fuel patrons off to the right-hand side so they don't mix them up too much. Initially that is where their carwash would have gone. With the way everything is laying out; they believe the carwash is going to be better suited on the north side of the building. That will give them a lot of room for expansion if they decide to do two bays at a later point. With the drive-through it will also be better to have the carwash on the north side. They still have approximately 70 feet of land by 200 feet to the north side. They will have a separate carwash building on the north on that strip as described. On 46<sup>th</sup>, they would like to remove the existing approach and split it. Move the first approach closer to the canopy about 130 feet off the corner; that would get them right at that turn lane, it would almost be balanced out with the turn lane off McKenzie but it would be a little bit more off the corner and then create another approach right on the far north side of the building, almost like it was a direct in and out for the drive-through and what would be later the carwash so they would get that split approach. They would have at least 10 feet per lane, which would be sufficient.

Leonard indicated he would also need some type of landscaping on the boulevard, the green space there, like some trees. Tory stated if you look at all the cornered angles they did on the

south on McKenzie and McKenzie and 46<sup>th</sup>; that all will be landscaping, whether it is going to be brick, rock, grass, it will be a big combination of both.

This is located in the Gateway area. In the past we have typically required a landscape plan. In the past we have also allowed to submit that afterwards so we can give them approval on the building but we still want to see a landscape plan come through.

Tory indicated he should have a storm water plan completed in two weeks so that yet has to be done.

Leonard also mentioned he would need to come before MARC for signage.

The building looks nice. Tory stated they realize it is going to be in a very high volume traffic area in the near future and that is why they have an 8 pack island instead of 6. With the possibility of a YMCA across the road and the other businesses that are going to come with that; they are definitely trying to build it big enough.

*Kim motioned to approve as presented with the contingency to meeting the landscaping requirements and the storm water requirements.*

*Leonard seconded.*

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

**THIRD ORDER OF BUSINESS:** Proposal by Pack & Ship North Dakota, LLC, DBA Safe Ship, to put up a portable sign at 3801 Memorial Hwy., Suite A, Mandan.

No one was here to represent this proposal; however, MARC members stated that this sign proposal does not need to come before MARC. This is something that Doug can review and approve. MARC stated we would need to follow up on the dates when these sign proposals expire.

**FOURTH ORDER OF BUSINESS:** Jason Arenz of BNC Bank would like to discuss plans with MARC for a new drive-thru bank at 1403 27<sup>th</sup> St. NW, Lot 1, Blk. 3, School District #5. Jason stated he wasn't looking for approval today but basically getting ideas and wanted to discuss them with MARC. The lot is kitty corner from the new Mandan Jr. High School. The picture given is what it would look like on the lot. This is in the process of getting rezoned. Jason stated their big question is that it is zoned CB, which under that it is defined as banking group. Before they close in the middle part of June, they wanted to make sure it was okay with us to build a drive-thru there. Based on what Jeff has laid out here for the plan, Jason Arenz requested any suggestions on how they should proceed.

The drive-thru is not going to be on Sunset Drive; it is going to be on the west side, which would be 27<sup>th</sup> Street. The front of the building would be facing the middle school. It would have the same look as they have downtown except they were trying to join Keller Insurance so they took that part out and this is the result shown on their plans. What looks like could be a second floor is not a second floor; it is a higher ceiling to give it a different look. If you have ever been up to their other bank off of Century Avenue in Bismarck; it is almost going

to look identical but taller and bigger because they will have four more offices in it. Once it is built, Jason will be coming over to run this one for them; he wants mortgage banking, business banking, agricultural banking and personal banking.

Leonard indicated with the traffic running off of 27<sup>th</sup> Street, he sees no problem at all, thinks it will look great up there. Sunset is where we would not want it to come off because of the school traffic and the busses; it is backed down to just about 27<sup>th</sup> Street when the busses come through. The HIT building has really helped with their traffic; Bob has seen their busses come down 8<sup>th</sup> Avenue going south taking the back way.

Jason Arenz thinks this is really going to be a much better spot. They know some things that are going up around them and they feel really good about it. If we get that residential area going up there, it should really be nice.

Jason Arenz stated he just wanted to come here and run it by us to get some suggestions so they know how to proceed.

Jason Krebsbach mentioned to Jason Arenz that this was an appropriate use for the site there and something we would obviously welcome so he was very encouraging to him on the phone and told him to stop in and talk to us.

The colors that will be used are going to be like their other buildings. The building is their brand. Jason Arenz did ask about the temporary signs and what he needs to do. We indicated he would just need to stop in the Building Inspections Office and fill out an application when they are ready.

MARC stated the drive-through is okay and that they just need to make sure it comes off of 27<sup>th</sup> Street. Jason Arenz said as far as the timeframe, hopefully in a couple of weeks they will close and then Jeff will start on all the drawings, storm water plan, which will be done by Kathy Spillman, and then come August-September they will be ready to start building.

**MINUTES:** Approval of minutes from May 7, 2013.

*Leonard motioned to approve May 7, 2013 minutes.*

*Steph seconded.*

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

**MINUTES:** Approval of minutes from May 14, 2013.

*Leonard motioned to approve May 14, 2013 minutes.*

*Steph seconded.*

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

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

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Approved by:

Date

Transcribed by:

Rachel Hastings/Admin. Assistant