

MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

May 7, 2013

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

ROLL CALL: Robert (Bob) Vayda/President, Steph Smith, Doug Lalim/City Assessor & Building Official, Rick Zander, Jason Krebsbach, Steve Nardello/Fire Chief, Leonard Bullinger, & Kim Fettig/City Engineering.

MEMBERS ABSENT: Jerome Gangl

FIRST ORDER OF BUSINESS: Proposal by Luke Richter of True North Steel for expansion/addition of welding shop space to existing building located at 2522 Memorial Hwy. The proposed building area is 7,000 square feet. The zoning is MC-Industrial. The architect is Ubl Design Group/Sandman Consulting out of Moorhead, MN.

Luke indicated they had done an expansion two years ago. The rendering they have does show the expansion. What they are planning on doing is adding an addition onto that building to the east which would be roughly 145 feet longer and will go from the east of the existing. It will be the same width, same look, and the same precast concrete. It would just be an extension, not exactly like the picture they have but would be very similar. It basically is going to mirror the west end. It will also have the same setback.

There is a bridge crane projecting out from the east end like all of their facilities. They have the overhead crane that goes outside and so that way they can unload without having the trucks inside so it will project out, roughly 50 feet beyond the building.

Bob indicated on the application that it shows it is in the Gateway area. There are special considerations for that area such as beautification. They have no trees and they have all that concrete around there. Two years ago they had asked the city what elevation Memorial Highway was going to be and that is something that seems to be difficult to nail down. There were no recommendations two years ago with regard to any landscaping because of the Memorial Highway. If you look at where they have their concrete apron, they really don't have any room for trees. Leonard Bullinger stated that it was located in an Industrial area and at that time they really didn't need to have landscaping. They said they would maintain the grass and the ditch area.

Steve asked about the hard surfacing of the parking area. The city had requested for some hard surfacing and they wanted better clarification. Coming onto the road, they have to have hard surfacing or wherever they have vehicles parked. There is some overflow parking which they stated was temporary and that is where they have their trailers parked and it was considered temporary at one time. Kim stated they would still need to have some hard surfacing so there isn't any mud coming out of there. Their whole lot is gravel and one of the things when they get through this is they want to know about elevations. They want to get that graded so it will slope and run to the ditch for drainage. For the employees, they don't want them walking through mud either. Kim indicated that if this temporary parking

becomes regular parking it would have to be hard surfaced. They stated the apron to drive on would eliminate any issues of mud. All the way down the front would need to be hard surfaced. It would have to be 35' off of the front of the property. They want to get that apron in first and grade to that so it all flows to the south. Leonard stated where they have the temporary parking where they are bringing those trailers out; that would bring mud out onto the strip with those big trucks with the duals. What they are planning on doing, it is already gravel there now, but they want to get it graded and put crushed concrete on top. None of their truckers like dealing with mud. They actually have pretty good flow there now. Steve indicated we would have to keep an eye on it because if it becomes parking all the time then it has to be hard surfaced.

They wanted to know what the criteria for parking would be. Anywhere you are going to park vehicles needs to be hard surfaced or where vehicles are moved. Steve wanted to know if there was going to be fire separation between the new one and the office. They indicated there would be 10 inches of concrete. They have a fire steel door between the office and shop. Doug informed them they would need to have that stairway enclosed coming out of the office area so they would have to create a corridor for the stairway coming out of the office area. Anyone coming out of the office area to the new shop area can't exit through the new shop area; it has to be an independent exit. The best thing to do is run another wall or two hour wall but it has to be enclosed.

The requirement for parking lot in an industrial area is one space for each two employees and additional parking for company vehicles. All the ground area of the parking lot used for motor vehicles must be satisfactorily paved in accordance to the specifications therefore established by resolution of the Board of City Commissioners. Hard surface areas must be installed where there is continuous traffic. Hard surfacing in those areas also within the setbacks of those areas shall have one and a half times the width of the building not to exceed 75 feet in front of the overhead doors. The approach has to be 35 feet from the property line. (Per Parking Ordinance 21-03-10)

Temporary parking can use gravel. If you are using that parking daily for whatever reason it is not temporary; it is permanent. Occasional use would be temporary. During construction that would be considered temporary parking.

The dumpsters are outside but will need to be screened or enclosed so you don't see them driving up.

MC – Light Industrial: The parking requirements for wholesale, manufacturing and industrial plants including warehouses, storage buildings, yards, public utility buildings, contractor equipment and lumberyards. One space for each two employees plus sufficient space to park all company owned or leased vehicles including passenger automobiles, trucks, trailers and similar company operated motor vehicles.

Jason recommended for them to go back to their architect, engineers or contractor that they are working with and have them do those calculations and they should be laying that out for them so they would know what is needed.

They also indicated they want to eliminate one of the approaches on the west side.

Jason motioned to approve contingent on the parking regulations, dumpster outside needs to be enclosed or screened, and enclosure for egress stairway per Doug.

Rick Zander seconded.

Upon roll call vote, the motion passes unanimously.

MINUTES: Approval of the minutes from April 30, 2013.

Leonard motioned to approve.

Kim seconded.

Upon roll call vote, the motion passes unanimously.

There being no further business, the meeting was adjourned at 1:25 p.m.

Approved by:

Date

Transcribed by:

Rachel Hastings/Admin. Assistant