

MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

November 15, 2011

The meeting was called to order at 1:04 p.m.

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

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

GUESTS: Ellen Huber, Mandan Development Director.

FIRST ORDER OF BUSINESS: Re-appearance by Julie Haibeck, Golden Comb, along with Ellen Huber, Mandan Development Director regarding the storefront improvement project at 118 E Main St.

Leonard started the discussion with the color of the awning. The original proposal had a copper color. Ms. Haibeck indicated she had come back with a couple different colors and she was told to pick one. She has since chosen a brown color and it is installed.

Next Leonard asked about the rock on the front face of the building from the original proposal because it has not yet been installed. Ms. Haibeck explained that she had run out of money.

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

Ms. Haibeck stated that the awning and other portions of the project had cost almost double the original proposal due to the increase in costs of materials due to the flooding this spring. It was also noted that she did not have her bids with for confirmation of amounts, but she did state that they were over a year old. Therefore, due to costs being increased and her running out of money, she has painted the front portion of her building with the same beige color that she had on the other portions of her building. Ellen explained that this is new territory. They, Growth Fund, have not yet been asked to grant the funds by someone who has not completed their project according to the original proposal.

Discussion then followed regarding the area that would have had rock installed. It was noted to be in the area that currently has filler board. It was suggested that she check into possibly installing a different color brick because it may be cheaper than the rock work and would still create a contrast from the original brick.

However, at this time, this commission will not accept the project as completed. Kim added that she really didn't want to consider this project completed just because Ms.

Haibeck ran out of money. This would set precedence for future projects to not be completed as presented.

Therefore, Ms. Haibeck is instructed to return with some type of proposal for completion of the storefront improvement project. Ellen stated that she will report to the Growth Fund committee with this commission's recommendation.

SECOND ORDER OF BUSINESS: Preliminary proposal by Scott Johnson and Ellen Huber for a storefront renovation at 116 E Main St.

Mr. Johnson indicated he intends to remodel this building inside and out. Regarding the exterior, he will be renovating the back stairwell to meet code. This will include creating a sufficient landing. All the windows will be replaced: the main floor area, commercial windows, by C & H Glass; and the second floor area, residential windows, by Leingang. It was noted that on the second floor, west side of building, they may install some block glass in those openings since windows are not permissible near adjoining structures, but would still allow light to enter the room.

Bob leaves the meeting at 1:28 p.m.

Discussion followed regarding the color of the window and door casements; signage; fire code/regulations; and dumpster enclosure. It was noted that Rick cannot speak for Fire Chief Nardello, but he believed the dumpster could not be located under the back fire escape because if the fire was in the dumpster, they would not have a way to leave the building.

It was noted that white window and door casements would not be permissible in the Core District. Mr. Johnson indicated he would go with a brown and/or bronze casement.

Mr. Johnson questioned signage. It was noted that they (this commission) understand Mr. Johnson cannot pre-determine colors and logos for future tenants. Be it noted that white backgrounds are not permissible in the Core District. They are simply requesting type of signage and placement on the building.

This project, in general, was meeting approval. However, when Mr. Johnson comes back with a complete proposal, it must include colors of window and door casements, the dumpster location and type of enclosure, signage and if any specific fire requirements must be met.

THIRD ORDER OF BUSINESS: Proposal by Al Leingang and Dennis Parr, Industrial Enterprises, to construct a 70 x 90 addition to the existing building at 2001 3 St SE.

Mr. Parr indicated that he had talked to Dave in Engineering and the storm water is ok. The new building will simply be an extension of the existing structure. Same gray on gray coloring, same materials, same awning and etc.

Leonard questioned the landscaping. It was noted that there are some trees on the property, but if some type of shrubbery needs to be installed on the front side (3 St SE), it would be done.

It was noted the entire parking and driving areas will be concrete, the dumpster will be enclosed and a security fence will be installed around the back portion of the property.

Discussion turned towards the turn-around area for fire vehicles. Mr. Parr believed there was more than a sufficient amount of area. Mr. Parr stated the entire building will be fire sprinkled. The fire rated walls were questioned. Richard stated that this committee has nothing to do with the interior. He and Fire Chief Nardello will take care of the fire rating requirements.

Kim made a motion to approve as presented with the conditions that the turn-around area be approved by Fire Chief Nardello, landscaping requirements be met, and the storm water be officially approved by the Engineering Department.

Joe seconded.

Upon roll call vote, the motion passes unanimously.

FOURTH ORDER OF BUSINESS: Discussion of terms for Leonard and Jason. At the last meeting, it was questioned if the positions should be published in the paper. It was then tabled for further review. As of today, Richard has not seen anything in writing stating that they must do so. It was noted that the Planning and Zoning commission just approved another term for a member without publication.

Kim made a motion to approve the three year terms for Leonard Bullinger and Jason Krebsbach (2012 – 2014) contingent upon final confirmation from City Administrator Neubauer that they did not have to go through the publication process.

Joe seconded.

Upon roll call vote, the motion passes unanimously.

MINUTES: Approve the minutes from the November 8th meeting.

Kim made a motion to approve as presented.

Joe seconded.

Upon vote, the motion passes unanimously.

There being no further business, the meeting was adjourned at 2:05 p.m.

Approved by:

Date

Transcribed by:
Mary Fahlsing/Admin. Specialist