

MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

November 22, 2011

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

ROLL CALL: Leonard Bullinger/President, Joe Lukach/Vice President, Jason Krebsbach, Robert (Bob) Vayda, Steve Nardello/Fire Chief and Kim Fettig/City Engineering.

MEMBERS ABSENT: Jerome Gangl, Rick Zander and Richard Barta/Building Official.

GUESTS: Ellen Huber/Mandan Development Director

FIRST ORDER OF BUSINESS: Proposal by Andrea Leingang, Leingang Chiropractic and Wellness, and Brad Feldman, Indigo Signworks, to install new signage at 307 1 St NE.

Mr. Feldman indicated they intend to install two wall mount signs: one on the north side above the entrance door and one on the east side of the building. The picture supplied shows a white background; beige and/or gold colored lettering as well as some blue design and additional black lettering. However, they are leaning towards a black and/or dark background. Discussion then followed regarding the visual of light vs. dark background.

Kim made a motion to approve with the darker background. If they decide on any other colors, they must come back for approval.

Jason seconded.

Upon roll call vote, the motion passes unanimously.

SECOND ORDER OF BUSINESS: Proposal for High Plains Apache by Brad Feldman, Indigo Signworks, to install new signage at 1701 Eastside Ct SE.

High Plains intends to install a pylon sign and a wall mount sign. The face of the pylon sign will be 10 x 16. The pylon location was questioned since there isn't a plot plan included in the proposal. Mr. Feldman felt it would meet the sight triangle requirements. Discussion then turned to the wall mount sign. The background (states) will not be illuminated; while the lettering (channel letters) will be illuminated.

Joe questioned the building color. Mary stated that they were here for the signage and not the building. Joe answered that he just wanted to make sure the proposed colors of the sign would blend. Jason then questioned the sign height. It was noted the proposed height is 30' and meets Gateway requirements. However, no action is taken at this time.

and Mr. Feldman is asked to bring back a complete proposal with a plot plan indicating the pylon location.

MINUTES: Approve the minutes from the November 15th meeting.

Ellen requested the following changes be made:

Page 1 - Discussion then followed regarding the area that would have had rock installed. It was noted to be ~~around the front door and front window~~ 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~~ contrast from the original brick.

Page 2 - Mr. Johnson questioned signage. It was noted that they (this commission) understand Mr. Johnson can't 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 ~~style and general ideas~~ type of signage and placement on the building.

Joe made a motion to approve with the above referenced changes.

Kim seconded.

Upon vote, the motion passes unanimously.

Steve questioned the block to be placed in window area by Mr. Johnson. Ellen stated that it was noted the block would have to be approved by Fire Department and Richard's office and Leonard added that the dumpster location must be approved by the Fire Department also.

Next - re-appearance by Julie Haibeck, Golden Comb, to further discuss the storefront improvement project for her salon at 118 E Main St.

Julie stated that she has two questions:

1. Can I leave it painted or do I have to install brick or rock?

Leonard stated that rock is what was approved. Ellen reiterated, from last week, that it takes more than just this board's approval to make changes, because the funding was recommended by the Growth Fund and then approved by the City Commission. Therefore, if a change was made by MARC, it would then go to the Growth Fund for approval regarding the funding and then on to the City Commission for final approval.

Ellen added that the funding issue is what is really at question here. If Ms. Haibeck had been paying for all this on her own, she would only have had to come back to MARC for their approval.

Ellen then asked Ms. Haibeck if she had an alternative proposal or was she only requesting a waiver.

Jason answered her question that yes ó she does need to install the stone to complete the project as approved.

2. öNow that I am past the date/deadline, will I even get the funding? í I donø want to stick another two grand into it to find out that youøre not going to cover it.ö

Ellen answered that, for the record from last week, she would not anticipate any problem with her requesting an extension of the time line and she would take that recommendation to the Growth Fund and then on to the City Commission.

Discussion then followed regarding the options of brick. Ms. Haibeck stated that she had Keller (Keller Hearth N Home) at the property and they both agreed that brick is not the answer. So she is now back to looking at rock.

Jason stated that he felt the important thing to consider is what would be the most beneficial to the architecture of the building. He suggested a wanes coating half way up the front of the building vs. rock or brick. (He did a quick sketch to show her what he meant). Jason added that he would not consider dryvit because it has a frosted appearance and is too easily damaged. He also suggested she go over the idea with her contractor and check out the Library Square project to see what he meant.

Julie asked about the next meeting date. Ellen stated that the next Growth Fund meeting is scheduled for December 1st at noon.

There being no further business, the meeting was adjourned at 1:30 p.m.

Approved by:

Date

Transcribed by:
Mary Fahlsing/Admin. Specialist