

## MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

October 11, 2011

**ROLL CALL:** Joe Lukach/Vice President, Robert (Bob) Vayda, Rick Zander, Steve Nardello/Fire Chief and Kim Fettig/City Engineering.

**MEMBERS ABSENT:** Leonard Bullinger/President, Jason Krebsbach, Jerome Gangl and Richard Barta/Building Official.

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

**FIRST ORDER OF BUSINESS:** Proposal by Brad Feldman, Indigo Signworks, to install new signage for True North Steel, F/K/A Welk Steel, at 2522 Memorial Hwy SE.

Richard joins the meeting at 1:02 p.m.

Mr. Feldman indicated they wish to install a 10ø x 37ø vinyl, non-illuminated, wall mount sign on the face of the building.

Bob questioned if the pole sign remained and it was noted that that sign was removed a while ago and this will be the only sign on the property at this time.

*Kim made a motion to approve as presented.*

*Rick seconded.*

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

**SECOND ORDER OF BUSINESS:** Proposal by Spence Koenig, Pioneer Sales, to install a pylon sign at 4100 21 St SE.

Mr. Koenig indicated that he would simply like to bring his existing pylon sign from Bismarck to his new location. Rick questioned if it was illuminated and Mr. Koenig stated that it is. It was then noted that the sign must meet current guidelines; minimum height of 10 feet and maximum height of 60 feet.

*Richard made a motion to approve as presented.*

*Kim seconded.*

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

**MINUTES:** Approve the minutes from the October 4<sup>th</sup> meeting.

Bob stated that on Page 2, fourth paragraph from the bottom, it should indicate that he questioned the proposed signage.

*Rick made a motion to approve with the above correction.*

*Kim seconded.*

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

Richard passed out some information regarding a project of three (3) thirty-six (36) unit apartment buildings being proposed by Mitzel Builders. He thought Mitzel (Lee) would be there. Mary stated that she was told by Eddie that he'd be here by quarter after.

Steve stated that after looking over the plans, he questioned the turn-around area for fire equipment and he understood the addressing to be off Shoal Loop. He will require the numbering be ten (10) inches in height for visibility purposes.

Richard questioned if they (other members) would like to see something (signage) like what Lakewood Townhomes had presented. Joe questioned putting something in the policy so others would follow suit. Richard stated that he felt in order to be fair, they should be consistent with up-coming projects.

Back to the plot plan: Joe questioned the extra area indicated on the lay-out and what would be done with it. Richard did not know their intentions. Bob questioned the landscaping since nothing was indicated.

Discussion then followed regarding the elevations and the appearance of the structures and the garage lay-out.

*Bob made a motion to approve with the condition that they come back with a landscaping proposal.*

Lee Mitzel and Rob Oster join the meeting at 1:24.

*Bob withdraws his motion.*

**THIRD ORDER OF BUSINESS:** Proposal by Lee Mitzel and Rob Oster, Mitzel Builders, to construct three (3) thirty-six (36) unit apartment buildings at 4102-4202 and 4302 Shoal Loop SE.

Steve starts the discussion with the turning radius requirements for fire equipment. Since this is a three (3) story building, a ladder truck would need sufficient access. Also, he would require the letting and/or numbering of each building to be a minimum of ten (10) inches and face Shoal Loop SE for easier reference.

Richard questioned the signage and discussion followed with Richard supplying a copy of the Lakewood Townhome signage. Mr. Mitzel indicated he had no problem with this type of signage. In fact, he thought it had a nice appearance.

Bob questioned the landscaping. It was noted that shrubs would be in place to hide the air conditioning units while some rocks and a few trees would be implemented. The dumpsters will be enclosed.

It was noted that wall packs would be installed for exterior lighting and the colors will be two toned gray (dark gray/bottom portion and light gray/upper walls) with white accents.

Joe questioned the open area on the east side of the property. Mr. Mitzel indicated that would be sold separately or combined with the adjacent property.

Mr. Oster indicated their intentions are to have three accesses (driveways). They also intend to construct one building at a time and consider this a three phase project.

*Kim made a motion to approve as presented with the conditions that landscaping be installed; the turning radius and signage are according to Steve's requirements.*

*Steve seconded.*

*Upon roll call vote the motion passes unanimously.*

There being no further business, the meeting was adjourned at 1:33 p.m.

---

Approved by:

Date

Transcribed by:  
Mary Fahlsing/Admin. Specialist