

MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

October 13, 2015

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

ROLL CALL: Miles Mehlhoff/President, Robert (Bob) Vayda/Vice President, Doug Lalim/Building Official, Kim Fettig/City Engineer Dept., Steve Nardello/Fire Chief, Leonard Bullinger, Lee Pierce.

MEMBERS ABSENT: Katie Wiedrich, Amber Larson.

SPECIAL GUEST: Ellen Huber.

FIRST ORDER OF BUSINESS: Proposal by Matt Geiger with Geiger Construction to construct an 18 unit residential condos with a bar/restaurant located at 2600 Marina Road SE. The colors and materials they plan on using will be a dark grey eifs for the trim and a light grey eifs for the main portion. Doug stated that he will need a full set of architectural plans. Doug also confirmed that this project would be in the gateway area and any building 4 units or greater or commercial next to residential will be required to have a buffer between the adjacent properties. Meaning they will need to have some landscaping on the south side. The dumpster will be screened to match the main structure. Leonard asked what the plans were for exterior lighting, Matt didn't know at this time. Leonard stated they will have to shine on their own property, Matt confirmed. Steve stated the parking lot for the fire turn-around was good, and the fire hydrant was in a good location. Kim indicated her office hasn't received storm water plans yet. Lee asked if some of these units were handicap accessible, and Doug confirmed they will need to have a minimum of 5 percent handicap accessible.

Leonard motioned to approve as presented contingent on storm water plans, buffering (landscaping trees south side) between adjacent property, core permits, full plans submitted to building dept.

Steve seconded.

Upon roll call vote, the motion passed unanimously.

Miles indicated this was a public meeting and opening it up to anyone with comments. Ramona Furlong along with her husband, neighbors, Michael an engineer and Jake with landscaping planning are present to dispute this project. Michael identified a few issues on the Missouri River. Michael clarified it is unknown of the right-away and easements on the plat. Michael feels this should all be taken into consideration before the project proceeds. Jake talked about the gateway district landscaping buffer requirements. Jake inquired about light pollution and noise coming from the bar/restaurant. With that all being said, Ramona in conclusion asked the members to withdraw their approval and

table this until they get more information about the right-away and easements on the Missouri River. Ramona also asked the members to take into consideration the noise coming from the bar/restaurant beings her property is only 30 feet away. A neighbor Richard also talked about the noise coming from another bar/restaurant (Captain Freddy's) in the area. Miles asked what the board's wishes were and Leonard proceeded with his motion.

SECOND ORDER OF BUSINESS: Proposal by Brent with Buell Consulting to construct a Verizon Wireless Communications facility located off of Old Red Trail NW. Brent indicated they have revised their plans to eliminate the 6x6 equipment shelter at the base of the tower. The overall proposal is to construct an 80 foot tower along with three equipment cabinet that will be 6 feet tall and 2x3 in dimension. The tower will be a mono pole with a galvanize finish. There will be an external generator for back-up. This will all be setting on a concrete slab and will be fenced in with a privacy fence. Doug indicated they will need 30-35 of hard surface for access going into the site. Leonard recommended screening this in with some type of landscaping on the south, west and east sides.

Steve motioned to approve as presented contingent on landscaping for screening purpose.

Bob seconded.

Upon roll call vote, the motion passes unanimously.

THIRD ORDER OF BUSINESS: Proposal by Brett with EAPC to construct a Family Wellness Center (YMCA) located at 2700 46 Ave SE. The proposed building will be 47,064 square feet and used for wellness/exercise, daycare, and Physical Therapy. The building material and colors will be a tan eifs, along with dark grey metal, dark red brick and black metal for trim. The dumpster will be enclosed with the same material to match the building. Steve questioned the site plan access for the fire department; if there will be a road in the back. Brad with KLJ confirmed they will comply with fire turn-around. They plan on using Raging Rivers approach for access. Lee questioned if they fore see a traffic problem using the neighbors approach. Brad confirmed no. The trees on the south and east side will remain except for one on the east side. Kim stated the storm water plans are in review and have not been approved.

Leonard motioned to approve as presented contingent on storm water plans and exterior lighting doesn't encroach onto neighbors.

Kim seconded.

Upon roll call vote, the motion passes unanimously.

FOURTH ORDER OF BUSINESS: Proposal by Abe with Toman Engineers along with Brendel Construction to construct a two (2) six (6) row townhomes located at 4530 30 Ave NW. Each building will be 7,280 square feet. The one story unit on both buildings will be handicap accessible. The colors and material they plan on using will be tan (natural clay) vinyl siding and brown (terratone) trim. Steve questioned enough room for fire turn-around, and Abe confirmed there will be. Kim stated the storm water plans are in review and haven't been approved. The dumpster in the north east corner will need to be screened in. Leonard suggested some trees or shrubs in the back of the lot to buffer or screen from the residential properties. Doug stated he will need a full set of plans before we can issue a building permit.

Leonard motioned to approve as presented contingent on storm water plans.

Kim seconded.

Upon roll call vote, the motion passes unanimously.

FIFTH ORDER OF BUSINESS: Proposal by Ellen Huber along with Kevin with Bearscat Bakehouse for a Store Front Improvement project located at 111 5 Ave NE. The store front improvement plans would consist of installing a new signs on the east and north side and installing a new door. The sign will be channel lettering and will be non-illuminated. They plan on adding LED light border below the black roof line to add accent. The cost of the renovation will be \$7524.00. The committee requires some type of landscaping on the corner boulevard area.

Kim motioned to approve as presented contingent on landscaping the boulevard.

Leonard seconded.

Upon roll call vote, the motion passes unanimously.

OTHER BUSINESS: Doug mentioned he is getting a few comments back from the Sign companies about the new sign ordinance and will review the comments with the members after the due date.

MINUTES: Approval of the minutes from September 29, 2015

Steve motioned to approve the minutes.

Doug seconded.

Upon roll call vote, the motion passes unanimously.

There being no further business, the meeting was adjourned at 2:10p.m.

Approved by:

Date

Transcribed by:

Carolyn Reisenauer/Admin. Specialist