

## MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

October 4, 2011

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

**MEMBERS ABSENT:** Jerome Gangl and Rick Zander.

**GUESTS:** Ellen Huber, Mandan Development Director

The meeting was called to order at 1:03 p.m.

**FIRST ORDER OF BUSINESS:** Proposal by Justin Ritz, Disaster Solutions Restoration & Cleaning, to reface an existing pylon sign at 4018 ½ Memorial Hwy SE.

Mr. Ritz would like to install a new face under the existing Wheels, Wings & Hobbies sign. Jason stated that this sign has had issues in the past. Telephone poles are not an acceptable pylon material. It was noted that Dave Mees, Dakota Express, had to cover up his poles when he came in for a new face on his existing sign. Leonard questioned the sign height and stated that no one should be able to drive underneath the sign. Mr. Ritz stated that they were thinking of putting a rock base around the bottom to prevent anyone from driving through the two poles.

This project is being denied at this time until Mr. Ritz and also Mr. Kohler (property owner) can come to the meeting with a proposal that meets the current Sign Policy requirements.

Mr. Ritz asked if they could wrap the poles or did they have to install new ones. It was noted they can be wrapped; they should install some kind of base; and the minimum height to the bottom of the face must be 10 feet or greater.

**SECOND ORDER OF BUSINESS:** Proposal by Julie Haibeck, Golden Comb, for wall mount signage at 118 E Main St.

Ms. Haibeck is here with a change from her previous proposal. She supplied a picture of the sign being placed on the alley side of the building where a window was removed. Her intent is to make it appear that a window has not been boarded up, but appear that the sign was intended to be there.

She then showed the commission that the GC logo for the Golden Comb has changed to a different font which she feels is more legible. It was questioned if Ms. Haibeck had included all signage in her previous proposal, since some did not remember the back sign

being included. Mary stated that she would check the permit and let Ms. Haibeck know if she would need to return or not.

Ms. Haibeck is also asking to change the size of the sign (from the previous application that will be placed over the front awning) to be extended by four feet in length. She feels the longer length with the new font will be more visible to passing cars. After discussion of the building width and the size of the larger sign, it was noted that it would meet all requirements.

*Kim made a motion to approve the new font and to enlarge the front sign over the awning by four feet.*

*Jason seconded.*

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

Again 6 Ms. Haibeck will be contacted regarding the additional signs.

**THIRD ORDER OF BUSINESS:** Proposal by Shane Farland, Farland Properties, LLC and Chad Deitrich, Creative Construction, to construct a 60 x 100 commercial building at 160 Riverwood Ave SE.

They are proposing a 60 x 100 metal structure. The roof will be a charcoal gray color; the side walls will either be white or a lighter shade of gray; and the bottom three feet of the front face will have a charcoal gray brick. Jason asked that they consider wrapping the corners to give it a more finished appearance. Mr. Farland thought that was a good idea. Mr. Deitrich said that could easily be done.

Leonard questioned the lighting. It was noted that wall packs will be installed.

Rick joins the meeting at 1:20 p.m.

Bob questioned the proposed signage. It was noted that it will be presented at a later date since they don't have that portion of the project finalized yet.

Steve questioned if this was a mechanical or cleaning business for vehicles. It was noted it is a detail shop but they will be doing some vehicle repair.

It was noted the dumpster will be enclosed. The location was questioned since it appeared that it could possibly interfere with fire truck access. Mr. Deitrich stated that they would get final approval from the Fire Department prior to installation.

*Richard made a motion to approve as presented with the conditions that the dumpster location is approved by the Fire Department and the corners are wrapped with brick for a more finished appearance.*

*Kim seconded.*

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

**FOURTH ORDER OF BUSINESS:** Re-appearance by Bruce Dintelman, Indigo Signworks to install a roof mount sign for Verizon at 305 E Main St.

Mr. Dintelman had previously submitted a proposal for placement of this sign in the center area of the face of the building near the roof line. Mr. Koch (property owner) does not want the sign in that location because that area was set up for a sign to display the name of the strip mall. So, the only change is that it will be smaller and above Verizon's door.

*Kim made a motion to approve as presented.*

*Jason seconded.*

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

It was noted that when they finalize the pole sign, they will be back with a complete proposal.

**FIFTH ORDER OF BUSINESS:** Preliminary proposal by Brad Feldman, Indigo Signworks, to install new signage for Little Chicago at 210 W Main St.

Mr. Feldman is here today to see what the commission thinks of placing a Little Chicago sign above the marquee of the Mysteria Theatre on both sides or another possibility would be a roof mount sign above the front wall mount Mysteria sign. If placed on the marquee, the sign would be a 2 x 8 box sign that is internally illuminated. Jason stated that white back panels are not permissible in the Core District. They would need to reverse the image colors.

Ellen asked to address the commission. She stated this was a previous storefront improvement project and that the future of a property cannot be predicted. However, with this property changing tenants, she noted that banners are appearing on this property. She would recommend that however the commission votes, to consider their decision contingent upon the banners being removed.

Jason read from the Sign Policy. Roof signs may not exceed the roof line, so the mounting of the box signs on the marquee would not be acceptable. He also stated that he thought banners must be removed after 30 days. This was confirmed in the policy.

Jason stated that he would not allow what is proposed today and that they (Indigo) go back to the Little Chicago and come up with a new plan.

Since this is a preliminary proposal, no action was taken at this time.

**SIXTH ORDER OF BUSINESS:** Proposal by Brad Feldman, Indigo Signworks, to repair the existing sign for Pro Build at 1513 39 Ave SE.

Mr. Feldman indicated that due the recent wind storms, the face of the existing sign was damaged. They simply want to remove and replace with the exact same face.

*Richard made a motion to approve as presented.*

*Kim seconded.*

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

**MINUTES:** Approve the minutes from the September 20<sup>th</sup> meeting.

*Kim made a motion to approve as presented.*

*Rick seconded.*

*Upon vote, the motion passes unanimously.*

Approve the minutes from the September 27<sup>th</sup> meeting.

*Steve made a motion to approve as presented.*

*Richard seconded.*

*Upon vote, the motion passes unanimously.*

There being no further business, the meeting was adjourned at 1:42 p.m.

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Approved by:

Date

Transcribed by:  
Mary Fahlsing/Admin. Specialist