

MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

September 27, 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.

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

FIRST ORDER OF BUSINESS: Proposal by Michael Vetter, JLG Architects, for Lakewood Townhomes, to install a monument sign for the Lakewood Townhomes community at 2901 40 Ave SE.

Mr. Vetter indicated they intend to install two signs. One for the complex name and one for the units. Leonard asked if each building would have individual numbers. Mr. Vetter stated each unit has their own address and will be displayed as if row units. Mr. Vetter also made a phone call to Mike McLean and confirmed that the building letter (A, B, C, etc.) will be installed.

Kim made a motion to approve as presented with the condition that the addressing be approved and finalized with Richard and Steve.

Jason seconded.

Upon roll call vote, the motion passes unanimously.

SECOND ORDER OF BUSINESS: Proposal by Randall Keller to resurface the west wall of the existing building at 110 E Main St.

Mr. Keller indicated that the buildings up to his were removed (year uncertain) and at that time, he had told the contractors that what they were doing was not correct. Now his prediction is coming about. It was not a true dryvit. They just put a gypsum material over the existing; they never meshed it; they never foamed it; and he has pictures that show what has happened over time. He now wishes to finish this wall correctly.

Bob asked who was responsible for the contractor. Mr. Keller indicated the City was the owner at that time and they (City) hired the demolitions and the finish work. Mr. Keller also stated that he has sent bids to Mr. Neubauer in 2010 and again this year, but has had

no response as of yet. One of his concerns is the integrity of the wall now that it has been exposed.

Leonard asked what he was proposing to put on the wall. Mr. Keller stated that one bid, Hertz Masonry, was to tear down the wall and put a new one up, which he thought was extreme and Scherr, who proposed to install new dryvit. However, he feels that Hardie Panel board would be better on the lower portion to prevent the breaching of the dryvit from snow removal and etc. and also due to this area being a parking lot.

Jason stated that since it could become another party wall in the future, that he wouldn't want him to spend a lot of money repairing it and then have someone come in and cover it up. Jason stated that he wouldn't have a problem with a Hardie Panel board material.

It was noted that Ivan Gange was the demolition contractor and he was also hired to repair the wall after the demolition was completed. Jason suggested a rain screen wall that allows the moisture inside the building to dry out and not cause any further damage.

Steve made a motion to approve with the use of Hardie Panel board or a similar material.

Leonard questioned the color.

Mr. Keller explained that it will be primed, stucco and then painted the same color as the existing.

Richard seconded.

Upon roll call vote, the motion passes unanimously.

THIRD ORDER OF BUSINESS: Proposal by Jason Steffan to construct a cold storage building at 2602 34 St NW.

It was noted that this property is between CEDA and Ressler Trucking and was F/K/A the Bailey Construction building that burned down a couple years back.

Discussion started with the building location; it will be 30 x 50; exterior lighting will be installed; and the colors will match the existing building.

Richard made a motion to approve as presented.

Joe seconded.

Leonard just noted that they stay far enough away from the overhead utility easement.

Upon roll call vote, the motion passes unanimously.

Kim stated that she would check with Dave regarding storm water management.

There being no further business, the meeting was adjourned at 1:50 p.m.

Approved by:

Date

Transcribed by:

Mary Fahlsing/Admin. Specialist