

MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

September 3, 2013

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

ROLL CALL: Robert (Bob) Vayda/President, Jason Krebsbach, Doug Lalim/City Assessor & Building Official, Steve Nardello/Fire Chief, Leonard Bullinger, Stephanie Smith & Kim Fettig/City Engineering.

MEMBERS ABSENT: Jerome Gangl, Rick Zander.

FIRST ORDER OF BUSINESS: Proposal by Scott of Mann Signs representing Vibra Hospital of Central Dakotas to change the signage as they are rebranding the hospital. They have changed Kindred Hospital to Vibra Hospital. There are currently existing monument signs. They will be removing the vinyl at the bottom of those signs that says Kindred and put up new vinyl that reads Vibra Hospital as indicated in the design. There is an existing wall sign, they will be taking that down and put up a new one but the same size and location. The existing channel letters that are up on the tower are going to be removed and replaced with another set of channel letters.

Leonard made a motion to approve as presented.

Jason seconded.

Upon roll call vote, the motion passes unanimously.

SECOND ORDER OF BUSINESS: Proposal by Tory Otto to construct a commercial building (shop and office condos what will consist of 4 offices and 6 storage units). The proposed building square footage is 80' x 150' or 12,000 total square feet with a legal description of Lot 5, Block 1 of Lakewood Commercial Park. Right down by where Art Mariner built his hobby shop and Diversity Homes just built their office building, Lot 5 is slightly to the west and they have a 80' x 150' building that they own and they are looking at the right place to put that up. What they plan on doing is dressing up the first 40' of the building with efface and stone. Colors are indicative of what is on the prints. There will be a mixture of efface and stone for the front of the building and the remaining portions of the shop; it went from a six bay to a five bay because of structural concerns. They will do steel or vinyl siding on the rest of the shop. There will be 4 offices; two upstairs and two downstairs with common entry on the bottom. There will be exterior wall pack lighting. The 5 shops are personally going to be owned by Steve Mariner, Greg Mariner and Tory Otto. They won't be rented out as businesses; they are mostly for personal storage. There will be firewalls between all the shops and also will be 10 feet off of lot lines for easement purposes on the east and 10' off the north for two-hour firewall separation as well. They have more than enough room that they thought about doing some little storages in the northwest corner of the lot but that is where they will be putting dumpsters instead that will be screened. There will be some landscaping on the front. Tory asked if there was any square footage that the MARC would request. Leonard indicated just enough to dress it up,

not so much around the building but on the boulevard. There will be no storage; the intent will be parking along the whole west lot line so all of their office parking will have parking and there will be more than enough driveway to get into the shops but the commercial parking will be along the west lot line. Nothing for storage, these shops will be for personal use and will not be rented out for businesses. Doug indicated the elevation is 1639' and it will need to be 2' above the flood elevation. Tory stated that this lot here somebody had taken quite a bit of fill out so they will build it up below flood and the slope there for drainage into the drainage ditch. The building footprint it will be built back up above the flood. Tory stated he had Toman Engineering down there and if Kim needs any information she could follow up with Harvey. Kim stated they will need to relook at all of it to be sure everything will be okay for the drainage. In the southwest corner of lot 5 that culvert leads right into the river in the bay right behind it right under the street and Toman is definitely on top of it so if Kim wants to follow up with Harvey.

Leonard made a motion to approve contingent on landscaping, screening of dumpster, wall packs for lighting and meeting storm water plan approval.

Steph seconded.

Upon roll call vote, the motion passes unanimously.

THIRD ORDER OF BUSINESS: Proposal by Dave Thompson of Toman Engineering representing Shorestone Development to construct an apartment building with 78 units located on Lot 5, Block 1, of Lakewood Commercial Park (no address yet). This is building #5; Shorestone Development has four existing buildings down in the area along 21st St. This building will be right north of the assisted living building that just opened and right to the east the three-plex building. The color of the building hasn't been determined yet but the outside of the building will be steel siding and the colors will blend in and conform to the buildings around it. It has underground parking like a couple of the other ones. There is a dumpster in front of the garage area and will be screened. There will be trees on the front when you drive in and then out in the back of the building there will be a green area that they can put trees in. There is a fire hydrant right up front but Steve indicated they would need one in the middle of the back. Doug indicated in garages over 3,000 square feet, they will need 2-hour firewall in garages. With the fire hydrant in the back middle, it will need to have 26 feet wide access. Doug stated the sprinkler system itself, the Type R system (903312), doesn't allow you any increases in your square footage. Full Blown is (903311). Steve said they will need a stand pipe at least one in underground garage area. Doug asked how many stalls per unit. He has 78 units and it figures out to be almost 3 per unit.

Jason asked if the lower level floor of the parking if that is still above the river elevation. Dave indicated it isn't. What they do is they keep the entrance and ramp above the BFE so the whole parking lot will be that high and they did the same thing at the double one just to the west of the assisted living. No water in the lower level, there is no problem with that. So they do a full dam or water proofing system. They also do their geo technical so they know exactly what is going on. It is sandy around there so the pumps are not running because most of that runs into the ponds area. There is no mechanical equipment down there. Jason mentioned to Dave that we should have the information such as the finishes. They should

provide that for us and that is fairly typical and something we need to look at before we approve it. They are looking at moving some dirt and have removed some from the lot to help with their building directly across the street. They would like to break ground and get the foundation in before freeze up if possible and if approved.

Kim made a motion to approve contingent on storm water plan approval, meeting fire code requirements and submitting material samples and colors to the Building Inspections Department.

Leonard seconded.

Upon roll call vote, the motion passes unanimously.

MINUTES: Approval of August 27, 2013.

Kim made a motion to approve.

Leonard seconded.

Upon roll call vote, the motion passes unanimously.

Also Bob indicated in the previous minutes, he indicated the wrong address for signage for Pro-Wheel. He had stated 910 but should be 901 Old Red Trail. The Building Inspections office had corrected that before they sent the notification letter out. Bob also asked about the address for the Wal-Mart store as they are advertising it as 1000 Old Red Trail NE. It should be NW.

There being no further business, the meeting was adjourned at 1:25 p.m.

Approved by:

Date

Transcribed by:

Rachel Hastings/Admin. Assistant