

## MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

November 19, 2013

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

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

**ABSENT:** Rick Zander, Steph Smith, & Jerome Gangl.

**FIRST ORDER OF BUSINESS:** Proposal by Sign Pro for a new sign for River West Development, LLC at two locations, 1403 & 1411 27<sup>th</sup> St. NW. Kathy Spillman from River West Development, LLC is here to discuss this proposal. The first photo is of the development; they are looking at installing a directory sign or monument sign just on the inside of the sidewalk to essentially label what building access is available at that driveway so they are looking at putting it along 27<sup>th</sup> Street. The photo doesn't show the boulevard trees, but it is still going to be well visible for the sign. That is all they are intending to do is to mark the location of the driveway that they should go into. On one of the photos from down the street, you can see approximately a scale model of what it looks like, it is about 12 feet high, 5 feet 18 inches wide, and the top side is actually 2 inches. It is not a very thick sign; it is intended to mark the driveway. From an architectural standpoint, the last sheet is the layout that Sign Pro put together. They are essentially having a cute little cap reminiscent of the architectural design of the buildings and development. Where there are actually three buildings in the development that you get access to from the driveway; #1403 is the back building where K2 Engineers and Consultants by itself, it has both the back building and a detached garage in the area. Then #1411, Dr. Feil is going to open a Mandan office for his orthodontic practice. We don't have anything locked down for the remaining west third of the building because the orthodontic practice is going to take up about 2/3 of the building. We only expect two tenants in that other building so they are providing for another empty slot when we lock that down and finish it out for whatever that will be. We are going to put the base, use the rock veneer that we have used for the buildings to kind of essentially make it a part of the overall development and tie it in. It will be a lit sign and the actual logos will be translucent plastic so light shines through.

Leonard thought the sign looks good; the only thing is they may have problems with that one tree as it gets a little bigger. Kathy stated she could put the tree on the other side because there is actually a little bit more of an opening on the east side of the driveway. They have electrical put there. Again, if you step back about 10 steps in the photo, you will see the backside of the sign pedestrian crossing. It is at some point the city will have their intersection signs, but she would much rather have a tree and have it partially obscure the sign; she is not worried about retail draw.

*Jason made a motion to approve.*

*Leonard seconded.*

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

**SECOND ORDER OF BUSINESS:** Proposal by PKT Properties for building renovation (interior remodel of a 4-plex office complex, exterior siding on south side, as well as proposed shop condos with offices. Steve Oostenink and Peggy Becker, President of PKT Properties, are here to present this proposal. Steve indicated what they are trying to do is utilize a nice piece of property in the Schaff's Industrial park in Mandan. It has set idle for the past 15 years; it is just a laydown ground for a contractor. The building we are looking to get a permit now is the office complex remodel of the existing building. This location faces 3<sup>rd</sup> Street and River Wood Drive. There are two existing buildings on the property right now. The plan is to install shop condo and then another shop condo that is smaller. Peggy Becker also owns Armstrong Sanitation, and their thoughts were to put a new shop for Armstrong Sanitation in the back. They have a lease already for one of the units. They will enter from 3<sup>rd</sup> Street and come all the way down. There will be a gate here if we go with Armstrong Sanitation back there so all of that will be fenced in, but this will be open 24 hours per day. Signage – the monument sign out on 3<sup>rd</sup> Ave. Green space, there is existing access right now and there will be new access moving it up. There will be green space all the way around. River Wood Drive takes off and there is some shop condos but will have a row of trees all the way across the back of the property. Between them and Northland Auction right now is rock and they will continue that on the back side up to Twin City Implement. There is a 20 foot easement from their property line; the easement is what is green on the blueprint. Doug indicated that would probably have to be moved and vacated before the building is built. The existing waterline is going to get disconnected and will be moved to the other building on the blueprints and then they will tap off of their existing line and back to the other building. Doug indicated this is a platted easement it so it would have to be vacated before he could build on it. Doug stated his excavator came in to his office last Friday and showed us there is an actual easement on the property. Steve stated they should be able to take care of that.

Steve Nardello asked about the distance from the entrance to the back of the property. The lot is about 900 feet but can't give that as an absolute answer right now. Steve Nardello indicated anything over 150 feet, the Fire Dept. requires some sort of turnaround, which if the area he has is big enough as long as there is no parking and they could turn around they would be okay. Kim from the Engineer's office stated she would be working with him on that and that Steve Oostenick had brought in some plans and they had looked at them before but it has been awhile but would look at them again. Steve O. stated there is a large area between the two buildings that he would be able to turn around. Leonard mentioned that if they have designated parking they would not be able to and would have to have something else. Steve O. stated the only designated parking would be on the existing building because there is vehicle access on the existing driveway. Steve Nardello stated they would have to look at the distances between the two buildings in the back so if they get called in they could get back around. Steve Nardello indicated he would need a 60 foot radius. Steve O. stated he thought they would be well within that. Steve O. said they have a fire hydrant there and he has water right now running all the way across and water to a couple of buildings, which will be capped off. The new water line will come down and across and feed a couple of the other buildings. Steve Nardello stated he would probably need another fire hydrant within

this area, as it cannot exceed 400 feet from the fire hydrant. Steve O. stated they might be able to add another fire hydrant right in between the buildings. Storm water and sanitary sewer are being installed right now. Leonard asked when he was going to start putting his hard surface down. Steve O. said his one excavator disappeared and was going to have hard surface in this Fall yet, but as it sits right now the Spring is when the hard surface will go in. The idea is to get this building remodeled over the winter, come Spring put in hard surface to accommodate that building and the other one. The proposed building H is just going to go away, as he thinks they are going to be able to use that for additional parking. Spring time before occupancy and the existing building, all the concrete will be in. He will get his underground work down this Fall. Steve Nardello mentioned that we require that we have at least 5 inch aggregate base for developments so as they are constructing it and they have an emergency we can get in there. If they get their new approach in there, they will utilize that approach and put in a gravel driveway all the way back.

Leonard mentioned the dumpster would have to be screened in or put a fence around it. Steve O. said he thinks it will be a nice addition to Mandan. The office remodel is going to look like what is indicated on the blueprint. The colors and materials we will be using is Chicago brick on the front and the steel vertical siding and gray roof. The garage doors will come out and the glass doors will go in. Kim asked him how far his approach is going to be from the intersection of River wood Drive. Steve O. indicated the new approach is going to be over 100 feet from River wood Drive. Kim said she would have to check on that because 3<sup>rd</sup> Street is considered a main arterial so you might need a further distance that you have to be from that intersection. Kim stated we are having some issues with Little Caesar's Pizza on the corner of 6<sup>th</sup> Avenue and 3<sup>rd</sup> Street with approaches so she needs to check on that first. Kim thought it might have to be 150 feet away from the intersection, but she will check on it and see for sure. Kim mentioned anytime you are working in the boulevard you need a permit, which you would get from the Engineer's office for apron and curb. The front of the lot is 180 feet and 87 feet from his property pin.

Kim stated she knows he is looking at shop condos and with this being an office complex, we need to do some checking to make sure the zoning is appropriate. Kim did a quick look at it before, it is MC zoning, the office type of style of office space is not allowed in MC zoning and he might have to rezone it. They are doing some checking on that to see if there is any way we can get by with basically was the use of the building for offices in there before or what was the use of this building prior to what it is now. Steve O. indicated there was no use, it was storage. It was originally planned to be an Extended Stay with the person parking underneath but Al ran into an issue with the city at that point and with the hard surface he didn't want to put hard surface in and then he stopped. Right now the building is framed, upstairs is sheet rocked. No sheet rock on the exterior walls, it is insulated upstairs. There is a staircase in it that doesn't meet code that is coming back out and will be putting in a metal stair pan with concrete steps going up to the vestibule. Steve Nardello asked if it is not properly zoned, does he see an issue of applying for new zoning. Kim said everything in that area is MB, MA, or MC right now. On the west side, it is CB, heavy commercial. Kim stated she did not see an issue with that. Doug indicated if he went to CB and everything else conformed to CB, then everything would be fine. Kim mentioned if there is CB next to it, she doesn't see a problem with it. Doug stated he would need to look at his proposal and everything else to make sure he is not going to do a heavy industrial or something in there.

The shop condos would be fine in CB zoning so the only other thing would be the Armstrong Sanitation to see if they conform. Peggy has actually been thinking about renting that out too rather than move the shop over. The CB would definitely conform to all the condos and the office building. Kim said the thing is if he wanted to keep part of it what it is the industrial and change the other then he would have to plat that area to put it into lots so that we would know the distinction. As long as it is all rentals then they would not need to plat it. Steve O. indicated he wants to get rolling on that one building. When the project is all done, it will be all concrete. The colors of the building are going to be neutral.

*Kim made a motion to approve contingent on meeting any requirements on changing the zoning, hard surface, fire turnaround, additional fire hydrant, and discussion of the location of the approach.*

*Jason seconded.*

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

There being no further business, the meeting was adjourned at 1:20 p.m.

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Approved by:

Date

Transcribed by:

Rachel Hastings/Admin. Assistant