

## MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

November 5, 2013

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

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

**ABSENT:** Rick Zander, Steph Smith, Jason Krebsbach & Jerome Gangl

**FIRST ORDER OF BUSINESS:** Proposal by Doran Stoltz of S & S Rentals accompanied with Doug Unruh to construct five new shop condos 35' x 50' in each building. This is Phase I of the project located at 4101 21<sup>st</sup> St. SE. There will be two other buildings in Phase II.

This will have 2' x 8' construction with 16' sidewalls, 12' x 14' overhead doors on each one. There will be a 12' x 12' office, one 6.5' x 8' bathroom in each shop. They will also have floor drains, three-phase electric radiant heat, R-30 insulation in the sidewalls and R-39 insulation in the ceiling. On the exterior: Vinyl siding with a steel roof; 26-gauge. The exterior will also have 4' brick front. Because right to the south there is an apartment building planned; it was determined that they would do all the sides with 4' of brick. Colors will be a dark gray stone with white trim and white doors and walk doors. Steve asked Doran how much concrete they were planning in Phase I. Doran stated that going north about 35' because it is going to be 70' all the way. Steve thought he should finish it down to the 70' so it would give the fire department the turnaround access they need. The parking lot will have 8" concrete. Dumpsters will be enclosed on all three sides as shown on the drawings. Landscaping: They just put in trees but will also be putting some bushes in so it will be landscaped properly.

Kim told Doran the only thing she needs to check on is the minimum distance for the approach from the intersection. It probably will be okay because it is a side street. Doran thought he would move the approach further away from the intersection due to possible traffic building up to that point as that is getting to be a busy corner there. Doug asked Kim since they are building back in this area, will they be required to put in the sidewalk right away. Kim thought with all the apartments there it probably would be a good idea to do it. Kim also mentioned to Doran that when he puts that sidewalk in that section, just be aware that wherever you are putting your apron in, make sure it is 6 inch at that point where you are going to be driving across it so then you won't have to worry about removing it.

*Doug made a motion to approve.*

*Leonard seconded.*

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

**MINUTES:** Approval of October 29, 2013 minutes.

Bob Vayda mentioned he would like to add Kathy's last name (Spillman) relating to Keitu Engineers and Consultants in the minutes.

*Leonard made a motion to approve with the change.*

*Kim seconded.*

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

There being no further business, the meeting was adjourned at 1:15 p.m.

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Approved by:

Date

Transcribed by:

Rachel Hastings/Admin. Assistant