

MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

April 9, 2019

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

ROLL CALL: James Jeromchek/ President, , Shawn Ouradnik/Building Official, Kim Fetting/City Engineer Dept., Steve Nardello/Fire Chief, Lee Pierce, Ben Zachmeier.

MEMBERS ABSENT: Katie Wiedrich/Vice President, Chris Redmann, Amber Larson.

SPECIAL GUEST: Ellen Huber, Business Development Director, John Van Dyke, Principle Planner.

FIRST ORDER OF BUSINESS: Proposal by Scott with Mann Signs for a new sign for Veterans Memorial Ballpark located at 501 3 Ave SE. Scott would like to add a non-illuminated panel sign to the back of the existing score board. The sign would be the same size as the scoreboard. Cole with Mandan Parks asked if they have internal signs to replace, if those signs would have to be approved thru MARC. The members discuss and stated only the external signs will need approval.

Ben motioned to approve as presented.

Lee seconded.

Upon roll call vote, the motion passes unanimously.

SECOND ORDER OF BUSINESS: Proposal by Ryan with Mandan Public School District to install a portable classroom at Fort Lincoln School located at 2007 8 Ave SE. Ryan specified due to crowding issues they would like to place this portable classroom on the south side of the building that would have 4 classrooms. This classroom is sitting at St. Mary's High School. Shawn asked if there are two entrance/exit, Ryan confirmed yes. Shawn asked if this will be placed on a concrete pad. Ryan indicated part of the classroom will be on concrete and grass. Shawn asked if there will be a walkway. Ryan stated they plan to have an ADA accessibility ramp. Ryan also stated on the south side there will be a ramp along with steps in case of emergency. Shawn recommended a pad at the bottom of the steps. Shawn asked what the duration it was going to be there. Ryan confirmed 4 years maximum. Ben asked how far the portable was away from the existing building. Ryan confirmed 10 feet. Shawn asked if there was any fire suppressant. Ryan stated it will be tied into the current fire monitoring system. Steve stated the ramp can't protrude out toward the south entrance/exit of school. Ryan stated the ramp will come out about 4 feet then will run alongside of the portable classroom toward the playground area. Shawn asked if they plan on anchoring it down. Ryan confirmed yes.

Kim motioned to approve as presented.

Steve seconded.

Shawn stated there should be some stipulations tied to this project such as this structure can't be permanent. Also the structure has to be removed after 4 years and a permanent structure in placed if needed. Needs to meet ADA requirements. Needs to be securely anchored down. Steve and Kim both withdrew their motion.

Shawn motioned to approve as presented contingent on meeting ADA requirements, being a temp structure no longer than 4 years and needs to meet other building requirements after 4 years. Applicable fire and building regulations are waved at this point but w if longer than 4 years if will need to meet the regulations. Shawn will wave parking regulations due to temp structure.

Steve seconded.

Upon roll call vote, the motion passes unanimously.

THIRD ORDER OF BUSINESS: Proposal by Cole with Mandan Park District for painting the exterior building at Raging Rivers Waterpark located at 2600 46 Ave SE. Cole would like to change the exterior building colors from eggshell/green to darker browns to match the Family Wellness Center.

Shawn motioned to approve as presented.

Kim seconded.

Upon roll call vote, the motion passes unanimously.

FOURTH ORDER OF BUSINESS: Proposal by Abe with Toman Engineering for construction of new building for Strata Corporation located at 305 Bisman Ave SE. Abe along with 4 gentleman with Strata Corp. are proposing on constructing a building and an exterior concrete plant. The overall scope of this will be a two year project. In 2019 construction of a new exterior concrete plant will be the west half of the property. In 2020 they plan on construction of the building along with the site work all on the east half of the property. Abe plans on removing the south approach and adding a new gravel approach. The building will be fire suppressed. Abe commented they plan on using wall packs for lighting. The dumpster will placed on the east side of parking lot in phase II. Kim asked what the plans are for the site, if it's all going to be gravel or if any areas paved. Abe point out the parking lot will be paved and along the building. There will also be a truck parking area that will be paved. Shawn asked if the washout pit will be done in 2019. They confirmed yes. Kim asked if the landscaping plans are to be done in 2020. Abe thought some might be in this year & try to work around existing fence. One of the Strata gentlemen stated they like to delay the concrete work after one year of construction due to concrete cracking. Lee asked if there was a requirement of the lot to be paved.

Shawn stated the parking areas have to be paved. Lee mentioned to prevent mud from being tracked out on the street. Abe confirmed they will have gravel in the other areas. Kim asked how wide the apron is. Abe confirmed 40 feet. Kim specified stormwater plans haven't been approved yet.

Steve motioned to approve as presented contingent on stormwater plans.

Shawn seconded.

Upon roll call vote, the motion passes unanimously.

FIFTH ORDER OF BUSINESS: Proposal by Abe with Toman Engineering for new signage for Strata Corporation located at 305 Bisman Ave SE. Abe plans on placing a new sign located in the SE corner of lot. The timber frame sign will be 16 feet wide and the sign itself is 10 feet wide. It will be a double sided sign. The sign will be 25 feet back to meet the site triangle requirements. They would like to add 12x18 no trespassing signs to be hung on the fence every 100 feet. Steve questioned using posts for signage. Kim stated under the sign ordinance post and panel signs the support post must be made out of a non-flammable material or as otherwise approve by the MARC. Shawn asked what type of lumber they use. They stated the treated posts are 12x12 in size, stained and installed below the frost line. Steve commented he doesn't feel the timbers will hold up due to weather. Shawn explained he thought it would be acceptable because of the size of timbers.

Ben motioned to approve as presented.

Lee seconded.

Upon roll call vote, the motion passed by majority vote of 5-1 with Steve Nardello dissenting.

SIXTH ORDER OF BUSINESS: Proposal by Chad with Running's Supply for a Storefront Improvement for Running's located at 504 W Main St. Ellen indicated Dan & Chad will be available per conference call. Ellen reviewed the project with the extension of the canopy on the west side. Re-facing it with a bran muffin color vertical tin siding on the face of canopy. New landscaping in boulevard to include trees and shrubs, curb and gutter. Patching of the brick veneer on front of building along with a new decorative fence for outside storage. The signage has been pre-approved thru this committee. James asked how wide the landscaping are is. Abe with Toman clarified the landscaping will be 5 feet wide along with curb and gutter. The south east corner will be 25x25 area with curbing as well. Ellen commented there have been some discussion and ideas of benches or other furnishing to fill in the south east corner. Ellen stated having a conversation with Dan, that they have been advised by legal counsel, when the property has public access that they would be liable if there were skateboarders using the benches as an obstacle course. Dan commented he would like to make the corner more decorative and attractive

with landscaping. Steve thought the proposed landscaping plan would meet there recommendations along with the revised fence. Steve mentioned he would like to see landscaping around the pole sign. Ellen indicated they are planning to landscape around the sign. Dan agreed they plan on removing the concrete around the sign and would have a few shrubs in place.

Steve motioned to approve as presented.

Kim seconded.

Upon roll call vote, the motion passes unanimously.

MINUTES: Approval of the minutes from March 26, 2019.

Shawn motioned to approve the minutes.

Steve seconded.

Upon roll call vote, the motion passes unanimously.

There being no further business, the meeting was adjourned at 1:49 p.m.

Approved by:

Date

Transcribed by:

Carolyn Reisenauer/Admin. Specialist