

MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

May 12, 2020

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

ROLL CALL: James Jeromchek/ President, Shawn Ouradnik/Building Official, Kim Fettig/City Engineer Dept., Steve Nardello/Fire Chief, Lee Pierce, Chad Peterson.

MEMBERS ABSENT: Katie Wiedrich/Vice President, Ben Zachmeier, Amber Larson.

SPECIAL GUEST: Ellen Huber/Business Development Director.

FIRST ORDER OF BUSINESS: Proposal by Frankie Huang for a Storefront Improvement project for the Rice Bowl located at 107 4 Ave NW. Chad with Creative Construction is proposing a complete interior remodel along with new storefront glass, painting of the eifs. Shawn asked if they plan on changing the color of the building. Chad stated the exterior color will be red along with a lighter gray. Ellen asked for clarification if the windows on the 2nd floor will be replaced. Chad stated all the windows on the first level will be replaced. The upper level windows will be cleaned up & re-caulked. Chad said due to occupancy load they will need to close the south side windows. Shawn asked if they are sprinkling the first floor. Chad stated they are not but are planning a two hour fire separation. Shawn questioned what the occupant load for the restaurant is. Frankie stated 50 maximum. Shawn stated be cautious if it's over 100 the building will require to be sprinkled. Steve mentioned the occupancy is based off of the square footage not the number. Shawn pointed out they have three signs they plan on placing. Ellen mentioned there is a difference in signage that is shown on the drawings from Creative Construction vs Bismarck Sign Co. Ellen mentioned Bismarck Sign Co. has a wall mount sign on the south side of the building, they also plan on a perpendicular sign on the east side of building, and to take the awning from current location and place above door. Shawn clarified beings the awning has lettering on it, it is classified as a sign. Shawn questioned the perpendicular sign on the east side, stating it extends out 47 ¾ inches. A projecting sign can only extend out 36 inches from building. Chad confirmed they will eliminate that sign. Shawn also commented the signs can't exceed 20% of wall area. Shawn also commented on handicap accessible door. Chad confirmed they do on the north east door. Chad stated there is a 4 inch step up they will have to add a slope.

Kim motioned to approve as presented contingent on eliminating the projecting one, meeting the requirements with engineer dept. and fire dept.

Steve seconded.

Upon roll call vote, the motion passes unanimously.

MINUTES: Approval of the minutes from April 14, 2020.

Kim motioned to approve the minutes.

Lee seconded.

Upon roll call vote, the motion passes unanimously.

There being no further business, the meeting was adjourned at 1:19 p.m.

Approved by:

Date

Transcribed by:

Carolyn Reisenauer/Admin. Specialist