

- A. ROLL CALL
- B. MINUTES
- C. OLD BUSINESS
- D. NEW BUSINESS

1. *Proposal by James Hach for Hach Creek Shops.*

Proposed shops. Kelsey Hach, owner and project manager of shops at Hach Creek. Similar to project already built on Bismarck side. Project on Mandan side is larger scale than project they did prior. Off Old Red Trail and 56th. First building has 7 units. Four buildings total, 7 units in each one. 4518 56th Ave NW is the address. Utilities will run along 56th and will be able to support neighboring property. Has garage doors on both sides for drive thru. Chair asked about the dumpster pad. It is a gravel area as well as the area to the east of the building. Chair asked if there are any retaining walls. Hach said there aren't any retaining walls. They constructed grades to maintain vegetation in lieu of retaining walls. They have submitted a plan for review for stormwater per Jarek Wigness. Victoria asked about access points, they said there are two access points. Right-of-way concerns are good. Those were predetermined with how they line up with Roughrider (neighboring property). Chair asked about timeline. A total of a 3 year time period to complete 4 buildings. Mitch asked about trees on the right-of-way. They had to do a setback for trees. Mitch asked about turning radius for firetrucks. Singer shows 20'. Says it is engineered to withstand a tractor trailer. Chair asked about exterior lighting. Exterior lighting and light pollution was discussed. Minimal cast, directional, designed to illuminate 80' from the building. Jarek inquired about parking stalls. Parking stalls are in between driving aisles. Chair said we could approve the entire project as long as all colors and exterior materials are consistent. Chair asked about signage. Only signage will be a sticker on door and a temporary for sale sign on property. No big signs. Singer said we should take the project as a whole. Wigness makes a motion to approve as presented. Mitch witnessed the motion.

- E. OTHER BUSINESS
- F. UNFINISHED BUSINESS
- G. ADJOURN
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