

A. ROLL CALL Craig Shybird present. Ay Balmer, Kim and Madison, Andrew Stromme.

B. MINUTES

1. *March 26, 2024 Minutes.* Chair Lee asked if there were any changes to minutes. No changes. Minutes are approved.

C. OLD BUSINESS

D. NEW BUSINESS

1. *Proposal for Shop Building at Centre Inc. at 1006 6th Ave SE, Mandan.* Architect Trent Oxner, presented a request for a shop building addition at 1006 6th Avenue SE. He explained this will be a 1100 sq ft shop that they are going to use for maintenance and park some vehicles with an office. This building will be tucked into a corner and barely visible from the street. Materials include siding covered with a panel profile and tan in color that matches existing building. Trim will be white in color to also match existing building as well as shingles.

Oxner further explained that the building will also have the intention to park winter maintenance vehicles, minor maintenance and miscellaneous storage. The building will also include an office for Maintenance Manager with an attached restroom. There is a small room in the lower level that has a furnace to heat/cool building if they choose. Mitch asked how sewer and water is set up. Oxner replied that they feed the water off private lines and a smaller water line will need to be re-routed. There is a full foundation anticipated, so it will not move around. Oxner proposing to remove some of the asphalt and reinstall it.

Chair Pierce asked if they need to submit anything for stormwater. Jarek Wigness inquired with Oxner more about stormwater. Oxner said he does not see them willing to remove pavement to accommodate more landscaping area and that they plan to re-seed. Wigness said he needs to think about it some more as he is unsure if it fits the sphere of what they are looking for and an analysis of floodwater is needed.

Pierce asked for any other questions from anyone on the board. Mitch asked if we are fine with the steel siding. Pierce said she is fine with it as it is matching with existing building. Singer agreed with Mitch that is a good point as it is a new site with an existing building.

2. *Eide KIA Landscape Updates.* Proposing shrub beds along concrete edge along Memorial Highway. Do not want shrubs in right-of-way but would allow trees. Have a number of units they have to meet at this property. 268 units, providing 275, 3 islands into the interior landscape. Presented plan to everyone. Code calls for landscape strip, concrete is right at property line. Over budget and trying to fine tune budget to accommodate removing concrete. Large portion of grass on the far west that will stay green. At this time, just boulevard trees on Memorial Highway and interior islands.

Around Schmitt Auto the landscaping will stay. Reasoning to do this is to not increase cost of concrete removal. Andrew Stromme said the goal is to have a perimeter parking landscape between their concrete and our concrete. Trees would be allowed in right-of-way. Planning & Zoning (P&Z) would not consider the cost for a variance and asked committee to consider that in decision. He was unable to find a reason he would not support it. Would not have a sidewalk on that side but is being graded at a 2% grade.

Another factor to bring up is that Midway Lanes was not required to remove of concrete in front of their building. He said if they are required to do that in front of the building, they would have to find other areas as it is a pretty skinny parking space.

Jordan Singer presented to the committee code. Jarek Wigness does not feel comfortable approving variances and suggests P&Z to review. Logan Caldwell unsure if it is an extreme situation as code states, P&Z would be better suited for this. Singer suggests we can present it at P&Z. Existing site been there for several years, asks if we can relocate the green space and do something with that existing space instead of the hardship of removing concrete for an existing site. Madison Sharp asked what the site to the west is. Responded with possibly being able to do something with green space in that area.

Pierce asked if it is appropriate to continue this with P&Z. Wigness said he would say it would be a denial to go through the appeals process with P&Z. MARC should not be making decisions to alter codes. Might have to take 15-20 parking spaces to accommodate code. Presented the Hyundai dealership as an example. They can now take it to City Commission. Asked for some guidance and to talk in house regarding this. No discussion about the 10 foot strip. Expressed he needs to go back to his clients with options. Wigness said Stromme needs to be looped into these conversations. Pierce said it's a two fold issue, we need to be more clear with our city ordinances. Also, someone from the City is holding people accountable and enforcing policies.

E. OTHER BUSINESS

1. *Board Member Angel Resignation.* Jordan Singer said Jason emailed us and with his schedule with his work and not able to attend meetings and fulfill board duties. Shasta Reindl reached out to confirm he is resigning and not attending any future meetings. Singer has reached out to previous applicants to see if they are still interested. If no response, there will be an advertisement posted for the opening.

F. ADJOURN Pierce called this meeting adjourned.