CITY OF MITCHELL
CITY PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
JANUARY 11. 2021; 12:00 PM (NOON)

1. **CALL TO ORDER:**

2. **ROLL CALL:**

3. **Declaration Of Conflicts Of Interests**

4. **APPROVE AGENDA:**

5. **Approval Of Minutes: December 14, 2021**

   Documents:

   PLANNINGCOMMINUTES12142020.PDF

6. **Schedule Next Meeting January 25, 2021**

7. **Plat: A Plat Of Lot 8-I, Block 7 Of Westwood First Addition, A Subdivision Of The SW 1/4 Of Section 16, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota**

   Documents:

   PLATLOT8IWESTWOOD.PDF
   AERIALLOT8IWESTWOOD.PDF

8. **Variance: Pat Clark, 421 E Hanson Ave**
   Patrick Clark has applied for a side-yard on a corner variance of 11 feet vs 20 feet as required for construction of a deck at 421 E Hanson Ave, legally described as Lots 1, Block 46, Lawler's 1st Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District

   Documents:

   DRAWING421EHANSON.PDF
   APPCLARKVAR2021.PDF
   NOH421EHANSON.PDF
   CLARKNEIGHBORSLIST.PDF
   AERIAL421EHANSONVAR.PDF

9. **Plan Approval: 208 & 210 N Main St, HB District**

   Documents:

   208210NMAINPLANS.PDF

10. **OTHER BUSINESS:**

11. **PUBLIC INPUT: If You Need To Address The City Planning Commission On An Item That Was Not On The Agenda, Excluding Personnel Items, Please Come Forward To The Podium And State Your Name And Your Concern. Presentations Are Limited To Three Minutes. Items Will Be Considered But No Action Will Be Taken At This Time.**

12. ADJOURNMENT:

"The City of Mitchell invites all interested parties to give oral or written comments. If special accommodations are required, please notify the Public Works Department at 605-995-8433 at least 24 hour prior to the scheduled meeting."

CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
December 14, 2020

NOT APPROVED

Chairman Larson called the December 14, 2020 City Planning Commission Meeting to order in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD

Members Present: Larson, Molumby, Genzlinger, Jirsa, Osterloo, Vaux, Penney, and Allen
Members Absent: none

Staff Present: Putnam, Schroeder, T. Johnson, Sandoval, London, Croce, Hegg, & Mayor Everson

Declaration of Conflicts of Interest: none

Approval of Agenda: Motion by Genzlinger, seconded by Molumby to approve the agenda as presented. All members present voting aye, motion carried.

Approval of Minutes: Motion by Osterloo, seconded by Jirsa to approve the minutes of the November 23, 2020 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Jirsa, seconded by Vaux to schedule the next meeting for January 11, 2021. All members present voting aye, motion carried

Discussion and recommendation of the vacation of the 1300 Block of S Kimball St. The property owners on both sides of the S Kimball Street Right-of-way have petitioned the city council to consider the vacation. Schroeder mentioned that there are various encroachments such as a sign, fence and a wall that has been in the ROW for a very long time. Schroeder also mentioned there are no city utilities within the ROW. Larson indicated that he is opposed to most vacations. The owners would each gain 33' and if vacated the public street would become a private road, with no city maintenance. Sandoval, Fire Marshall, explained how emergency response may be handled. T. Johnson mentioned the possible impact on federal funding for road projects, if the city permits encroachments into the ROW. Croce also expressed opposition in allowing encroachments. Motion by Genzlinger, seconded by Osterloo to recommend denial of the vacation and suggest the encroachments be removed. All members present voting aye, motion carried.

Plan Approval: Klockwerks, 915 S Kimball St, Highway Oriented Business District. The owner of the property wishes to construct a 65' x 61' addition on the west side of the building. It will be used for cold storage. It was mentioned that the TIF district is being dissolved. Schroeder indicated that prior to a building permit, the owner should submit a drainage and parking lot plan. He also mentioned that sidewalk will be required on the street that has curb and gutter. Croce also indicated that we require landscaping. Motion by Vaux, seconded by Genzlinger to approve the plan subject to the requirements requested by the Public Works Department. All members present voting aye, motion carried.

Plat: A Plat of Lot 8-H, Block 7 of Westwood First Addition, A Subdivision of the SW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Schroeder recommended that elevations and drainage be submitted to the engineer's office prior to final approval of the plat. The developer is aware of the request. Motion by Genzlinger, seconded by Jirsa to recommend approval subject to the engineer's office requirements. All members present voting aye, motion carried.

Plat: A Plat of Lots 8-B-C-D-F, Block 7 of Westwood First Addition, A Subdivision of the SW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The purpose of this plat is to convey ownership of existing units at 960 N Ohlman and new construction south of the existing. A building permit has been issued so construction information has been provided. Motion by Jirsa, seconded by Osterloo to approve the plat. All members present voting aye, motion carried.

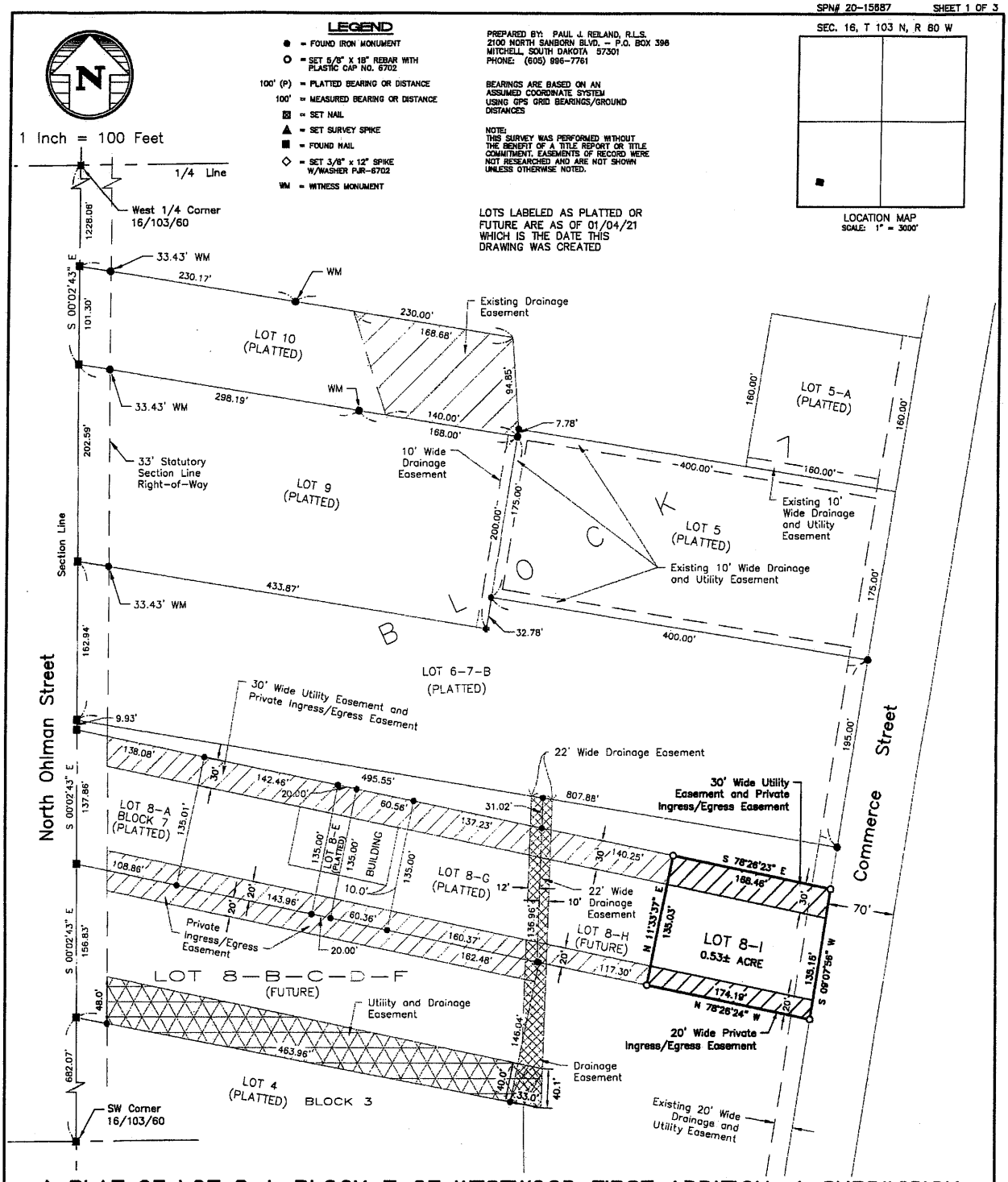
Plat: A Plat of Lots 9-11 in Tract J, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota. This plat appears to follow the master plan. Motion by Molumby, seconded by Vaux to approve the plat. All members present voting aye, motion carried.

Discussion and Information Only. Elevation requirements for plats and building permits, Engineer's Office. Schroeder provided an explanation of the letter that he sent to surveyors, developers, builders, and others involved in construction. He mentioned that city code requires development to submit drainage plans and elevations with the master plan. The code was updated in 2012. The office has contacted other cities on how they address transferring elevation information to builders and building permit officials. Some put the information on the plats and some use other documents that are recorded at the county. The purpose of this is to provide future owners and their builder's elevation information on limitations for construction. T. Johnson mentioned that the office often receives drainage complaints from homeowners and in most instances there is not much that can be done by the city and the property owners need to pursue civil action. The commissioners asked about situations involving very large properties that are yet to be developed and if this affects existing developments. Staff indicated there will be case by case situations and yes, this is policy will be in place with all plats going forward. Jerry Claseman and Doug Backlund expressed concern about the affect this may have on the costs and salability of remaining lots within their development. They equated it to 'spot zoning'. Larson indicated support of the policy. Genzlinger asked about the potential liability of the city. Molumby asked about those whom purchased lots for speculation or don't have immediate plans for building. The commission took no action.

Public Input: none

Chairman Larson adjourned the meeting at 12:55 PM.

_____ _____



A PLAT OF LOT 8-I, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to January 4, 2021, survey those parcels of land described as follows: LOT 8-I, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this _____ day of _____, 2021.

REGISTERED PROFESSIONAL LAND SURVEYOR REG. NO. 6702 PAUL J. REILAND SOUTH DAKOTA

Registered Land Surveyor #SD6702

SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF LOT 8-I, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE, DEDICATION AND AGREEMENT OF PROTECTION OF WATER

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that CJM Consulting, Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of CJM Consulting, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 8-I, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and CJM Consulting, Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 8-I, Block 7 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists Commerce Street and this plat shall dedicate the private ingress/egress easements and the utility easements as shown. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Environment and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2021.

_____
Charles J. Mauszycki, Jr., Vice President of CJM Consulting, Inc.,
a South Dakota corporation

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2021, before me, _____, the undersigned officer, personally appeared Charles J. Mauszycki, Jr., of CJM Consulting, Inc., a South Dakota corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public, South Dakota
My Commission Expires:_____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 8-I, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

WHEREAS, the City Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the City of Mitchell, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 8-I, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

The undersigned does hereby certify that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2021.

_____
Chairperson/Vice Chairperson of the City of Mitchell
Planning Commission

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 6702
PAUL J. REILAND
SOUTH DAKOTA

SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF LOT 8-I, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2021; and

WHEREAS, it appears from an examination of the plat of LOT 8-I, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT 8-I, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned does hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2021.

_____
Finance Officer/Deputy Finance Officer of the City of Mitchell

CERTIFICATE OF COUNTY TREASURER

The undersigned does hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of this office, have been fully paid.

_____ _____
Treasurer/Deputy Treasurer of Davison County Date

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LOT 8-I, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

_____ _____
Director of Equalization/Deputy Director of Equalization of Davison County Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2021, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

_____ By_____
Register of Deeds, Davison County Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 6702
PAUL J. REILAND
SOUTH DAKOTA

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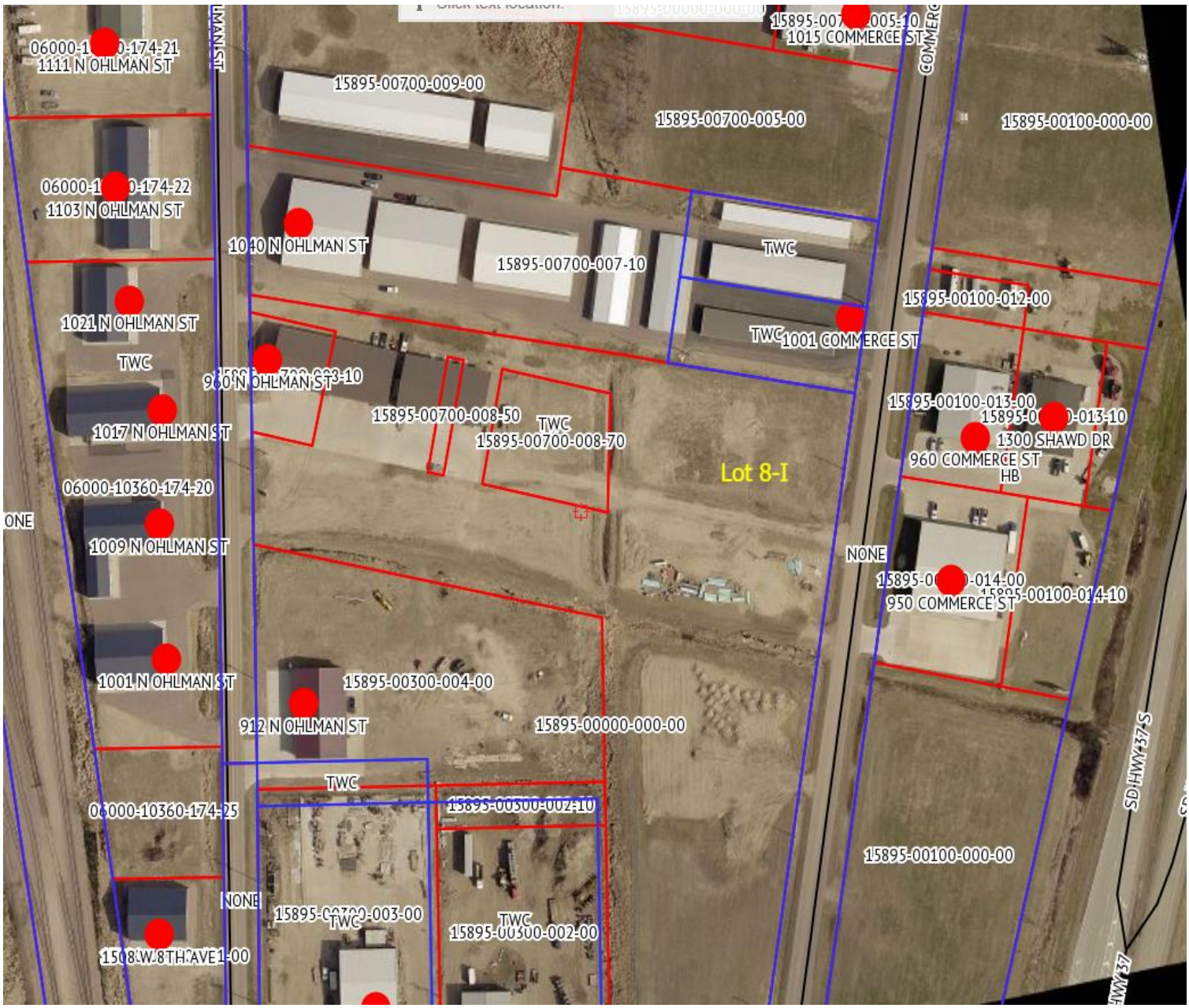
1111 N OHLMAN ST
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15895-00700-005-00
1015 COMMERCE ST
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TWC
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1001 COMMERCE ST
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15895-00700-008-50
TWC
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1300 SHAWD DR
960 COMMERCE ST
HB
1017 N OHLMAN ST
Lot 8-I
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1009 N OHLMAN ST
NONE
950 COMMERCE ST
1001 N OHLMAN ST
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912 N OHLMAN ST
15895-00000-000-00
SD HWY 37 S
TWC
15895-00300-002-10
15895-00100-000-00
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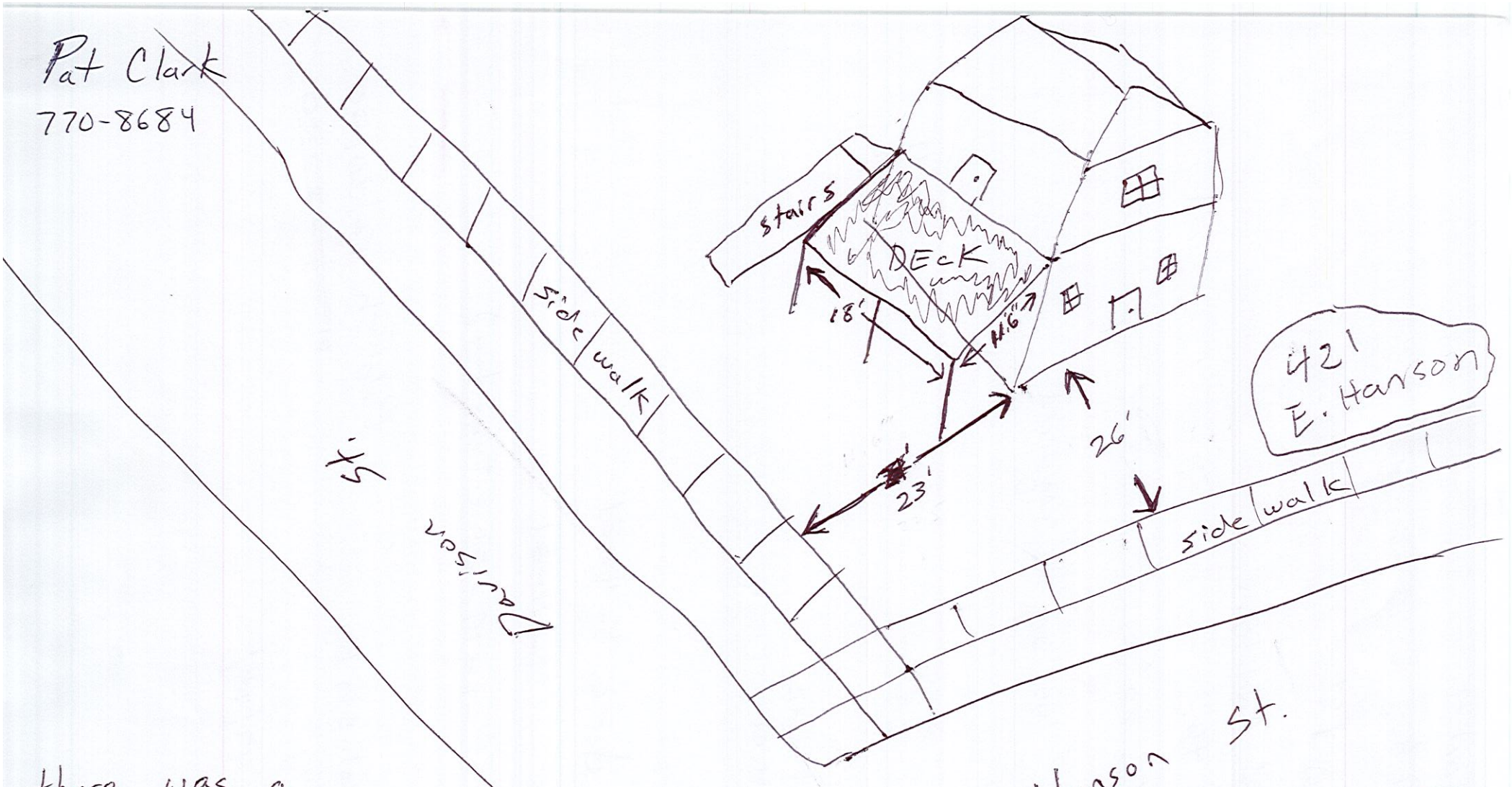
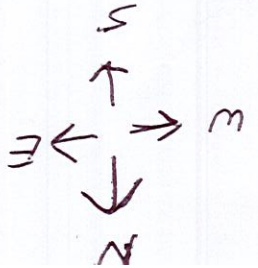
TWC
TWC
15895-00300-002-00
1508 W 8TH AVE
HWY 37

Pat Clark
770-8684



there was a
Deck already
there

Deck is about
12' in the
Air.



APPLICATION FOR VARIANCES

TO: THE MITCHELL PLANNING COMMISSION AND THE BOARD OF ADJUSTMENT THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

The undersigned applicant(s) Patrick Clark is making an application for a side-yard on a corner variance of 11 feet vs 20 feet as required to construct a deck, pursuant to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

Lot 1, Block 46, Lawler's First Addition to the City of Mitchell, Davison County, South Dakota (421 E Hanson Ave)

The said real property is zoned (R2) Single Family Residential District.

The names and addresses of the current property owners within one hundred and forty feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the filing of this application.

Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and the Board of Adjustment. Furthermore, the applicant requests the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

Dated this 30 of Dec , 2020

Pat Clark

APPLICANT

OWNER

NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED that Patrick Clark has applied for a side-yard on a corner variance of 11 feet vs 20 feet as required for construction of a deck at 421 E Hanson Ave, legally described as Lots 1, Block 46, Lawler's 1st Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on January 11, 2021, 12:00 P.M. (Noon) and the Board of Adjustment on January 19, 2021 at 6:00 P.M., at the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this 22nd day of December, 2020.

Michelle Bathke

FINANCE OFFICER

Publish once: December 30, 2020
Approximate Cost:

PAT CLARK
423 W 1ST AVE
MITCHELL SD 57301

CINDY KAUPP
419 E HANSON
MITCHELL SD 57301

RUSSELL & MARY OVERBAY TRUST
PO BOX 854
MITCHELL SD 57301

MICHAEL CAYLOR
SHARON INGALLS
409 E HANSON
MITCHELL SD 57301

RIGGS RENTAL PROPERTIES
41575 HWY 42
ETHAN SD 57334

PORTER LEASING
212 S LANGDON ST
MITCHELL SD 57301

KENNETH BUSSMUS
PO BOX 730
MITCHELL SD 57301

STEVEN & KAYLYNN BREN
508 E ASH
MITCHELL SD 57301

DONALD ARENS
510 E ASH
MITCHELL SD 57301

TIMOTHY & LINDA CHRISTENSEN
34 W HARMON DR
MITCHELL SD 57301

DANNY & MARGARAET STOLP
507 E HANSON
MITCHELL SD 57301

KEVIN JOHNSON
PO BOX 893
MITCHELL SD 57301

T & B RENTALS
407 N MAIN
MITCHELL SD 57301

MICHAEL KEENA
3621 LIBERTY DR
MITCHELL SD 57301

MATTHEW & NAOMI HASNER
504 E HANSON
MITCHELL SD 57301

WILLIAM HAMILTON
1400 E 5TH AVE
MITCHELL SD 57301

ROSEMARY HANTEN
3025 ACHILLES DR
RENO NV 89512

WILLIAM & MELVA BUCKMILLER
1821 QUIETT LN
MITCHELL SD 57301

CHARLES & KAREN PRICKETT
418 E HANSON
MITCHELL SD 57301

DENNIS & CHERYL KUNKEL
1516 DEERFIELD LN
MITCHELL SD 57301

S DAVISON ST
E HANSON AVE
S DAVISON ST
NSON AVE
419 E HANSON AVE
421 E HANSON AVE
503 E HANSON AVE
507 E H

PROJECT:

6 - SECOND FLOOR APARTMENT UNITS
208 & 210 N. MAIN ST.
MITCHELL, SD 57301

OWNER:

JOHN ADAMO
3150 H ST.
SACRAMENTO, CA 95816

ARCHITECT:

L.L. JIRSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-996-8185
email: lljirsa@mitchelltelecom.net

BUILDING CODE DATA:

OCCUPANCY CLASSIFICATION: - R-2
CONSTRUCTION TYPE - VB
ALLOWABLE SF -

BUILDING DATA:

2ND FLOOR APARTMENT AREA - 6,000 SF
SPRINKLERED

DRAWING INDEX

SHT. NO.	SHEET TITLE
CS-1	COVER SHEET
A-1	SITE PLAN
A-2	BASEMENT PLAN (EXISTING)
A-3	1ST FLOOR PLAN (EXISTING)
A-4	2ND FLOOR PLAN (EXISTING)
A-5	ROOF PLAN & DETAILS
A-6	1ST FLOOR PLAN 210 N. MAIN 1/4" SCALE
A-7	2ND FLOOR APARTMENTS PLAN
A-8	APT. NO. 1 1/4" SCALE PLAN
A-9	APT. NO. 2 1/4" SCALE PLAN
A-10	APT. NO. 3 1/4" SCALE PLAN
A-11	APT. NO. 4 1/4" SCALE PLAN
A-12	APT. NO. 5 1/4" SCALE PLAN
A-13	APT. NO. 6 1/4" SCALE PLAN
A-14	TYPICAL KITCHEN & BATHROOM DETAILS
A-15	BUILDING SECTION
A-16	WALL SECTIONS
A-17	DOOR SCHEDULE & DETAILS, WINDOW DETAILS
A-18	FINISH SCHEDULE & DETAILS
A-19	MISCELLANEOUS DETAILS
P-1	2ND FLOOR PLUMBING PLAN
P-2	2ND FLOOR PLUMBING DETAILS
M-1	2ND FLOOR HVAC PLAN
M-2	2ND FLOOR HVAC DETAILS
E-1	2ND FLOOR ELECTRICAL PLAN
E-2	2ND FLOOR ELECTRICAL DETAILS

PRELIMINARY
* NOT ISSUED FOR CONSTRUCTION *

L.L. JIRSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-996-8185
ljirsa@mitchelltelecom.net

PROJECT NAME: 6-APT UNITS 208 & 210 N. MAIN ST. MITCHELL, SD

REVISIONS

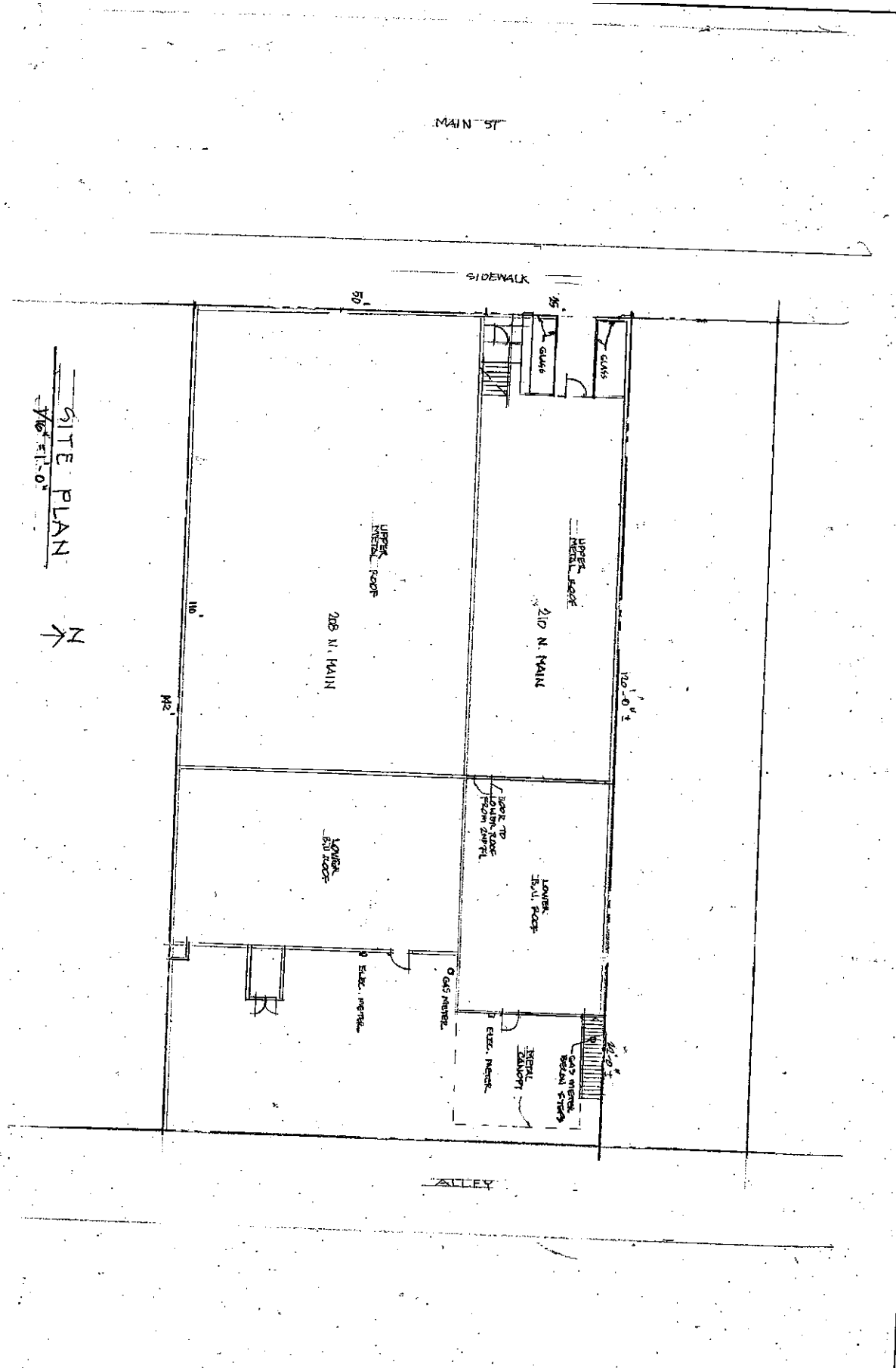
NO	DATE	DESC.

PROJECT NO.

DATE 11/10/20

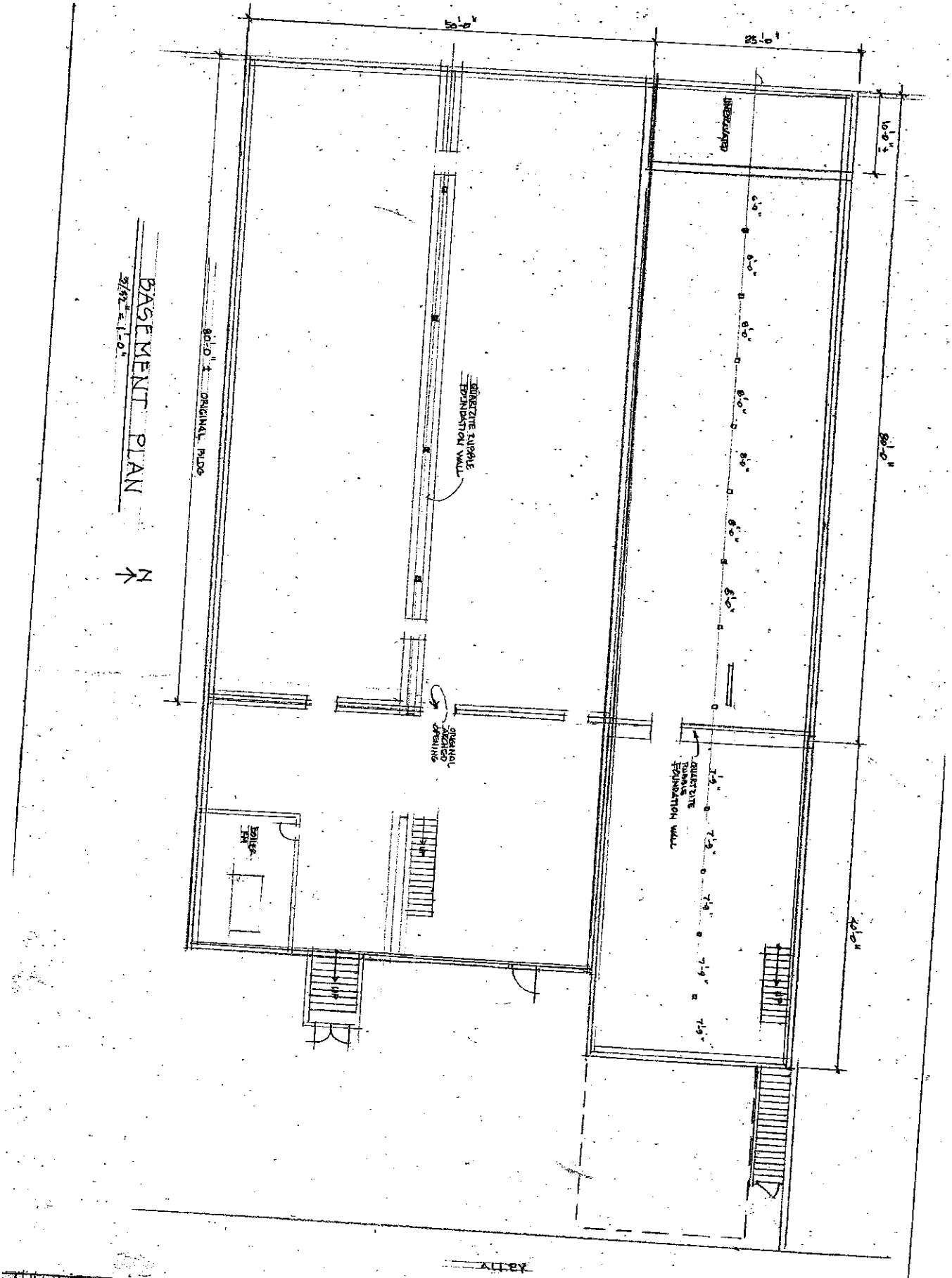
SHEET TITLE COVER SHEET

SHEET NO. CS-1



PROJECT NAME: EXISTING BUILDINGS 208 & 210 N. MAIN ST. MITCHELL, SD	NO.	DATE	REVISIONS DESC.
	1	9/30	
PROJECT NO.			
DATE: 9/29/20			
SHEET TITLE: SITE PLAN			
SHEET NO.: A-1			

L. L. JIRSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-996-8185
ljirsa@mitchelltelecom.net



BASEMENT PLAN

3/32" = 1'-0"

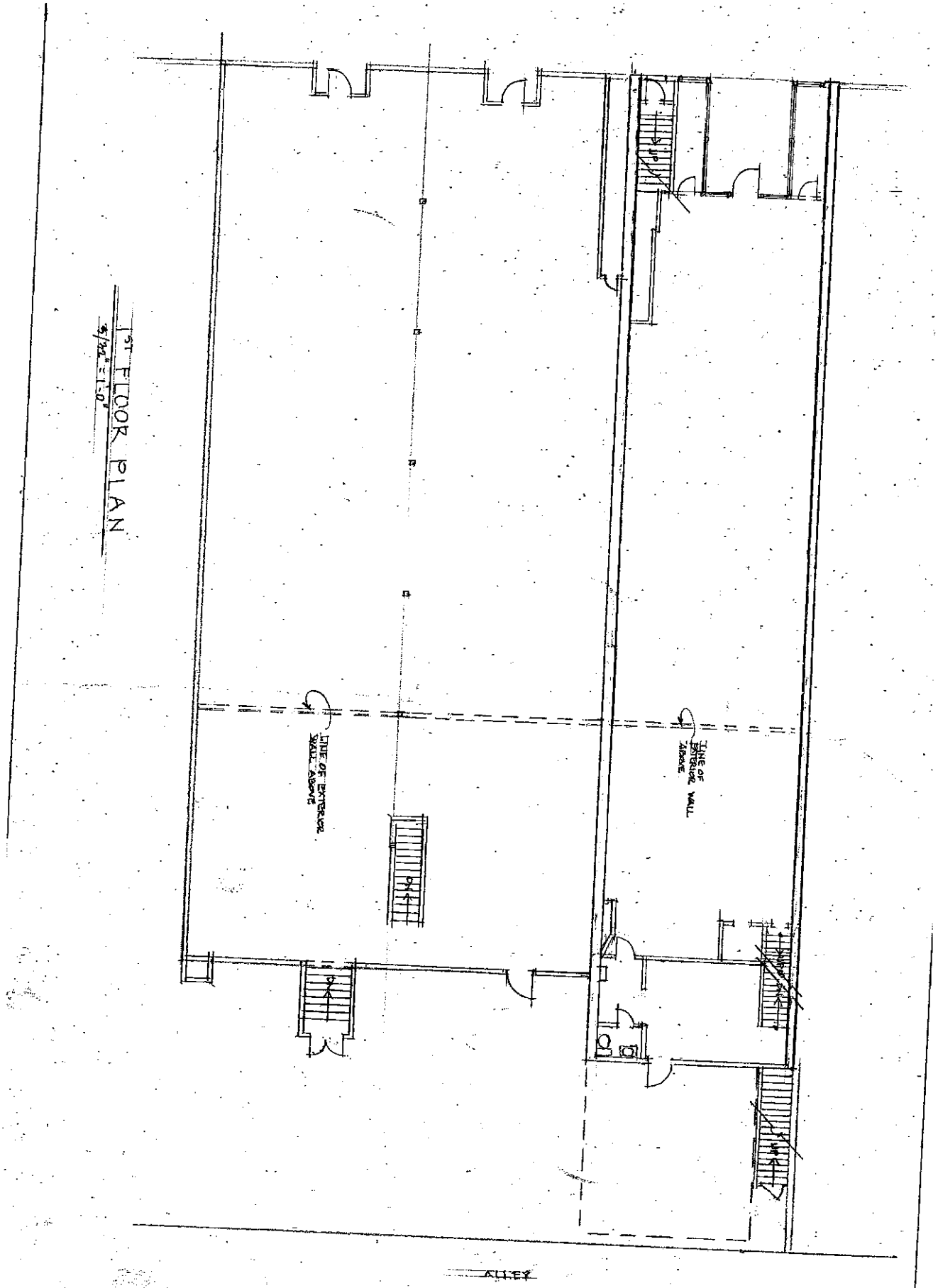
N

PROJECT NO.	
DATE	9/30/20
SHEET TITLE	BASEMENT PLAN
SHEET NO.	

NO	DATE	DESC
REVISIONS		

PROJECT NAME
EXISTING BLDG
@ 208 & 210
N. MAIN ST.
MITCHELL, SD

L. L. JESSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-999-8185

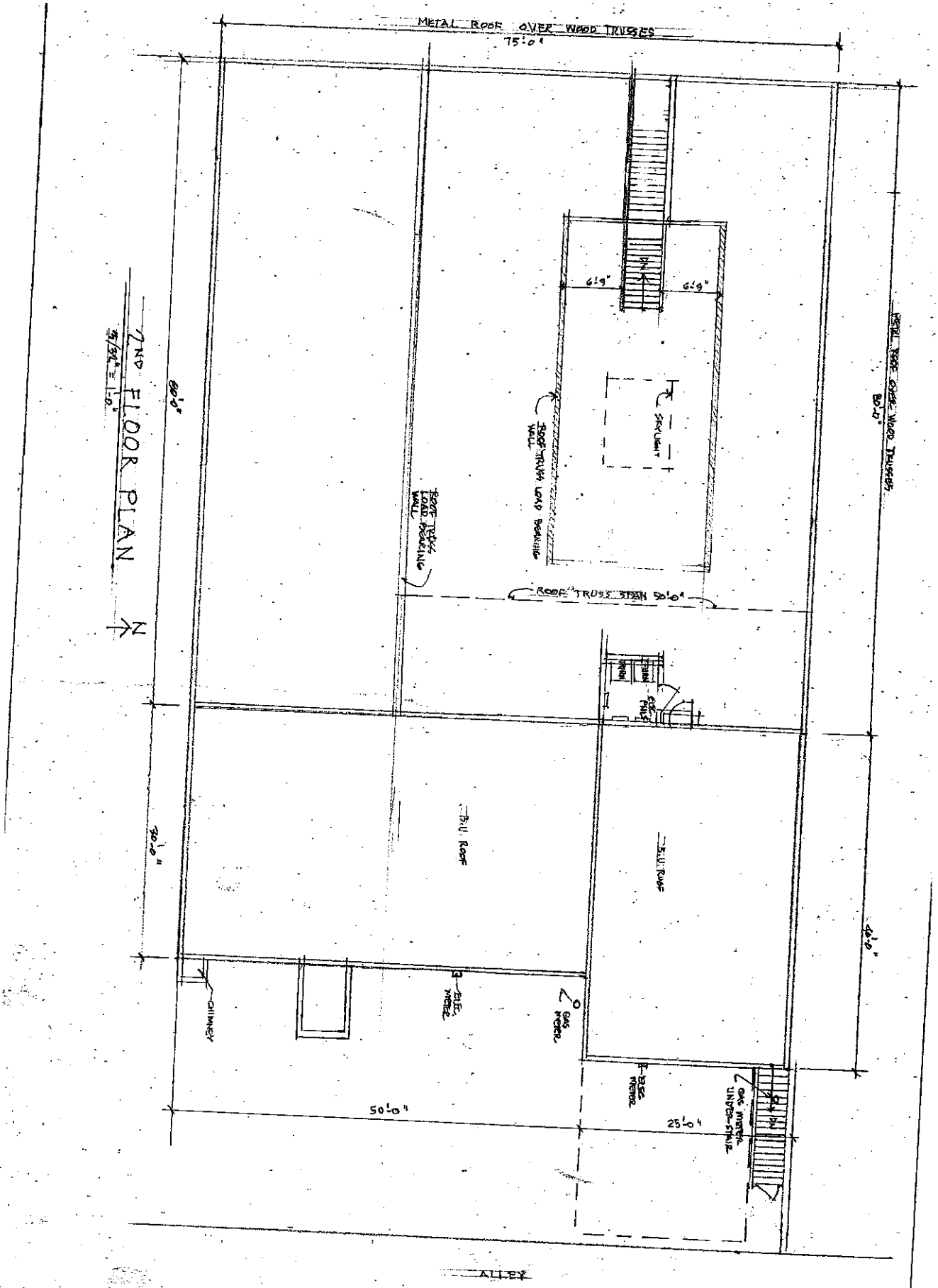


PROJECT NAME	EXISTING BLDG. 208 & 210 N. MAIN ST. MITCHELL, SD
PROJECT NO.	
DATE	9/30/80
SHEET TITLE	1ST. FLOOR PLAN
SHEET NO.	A-3

REVISIONS

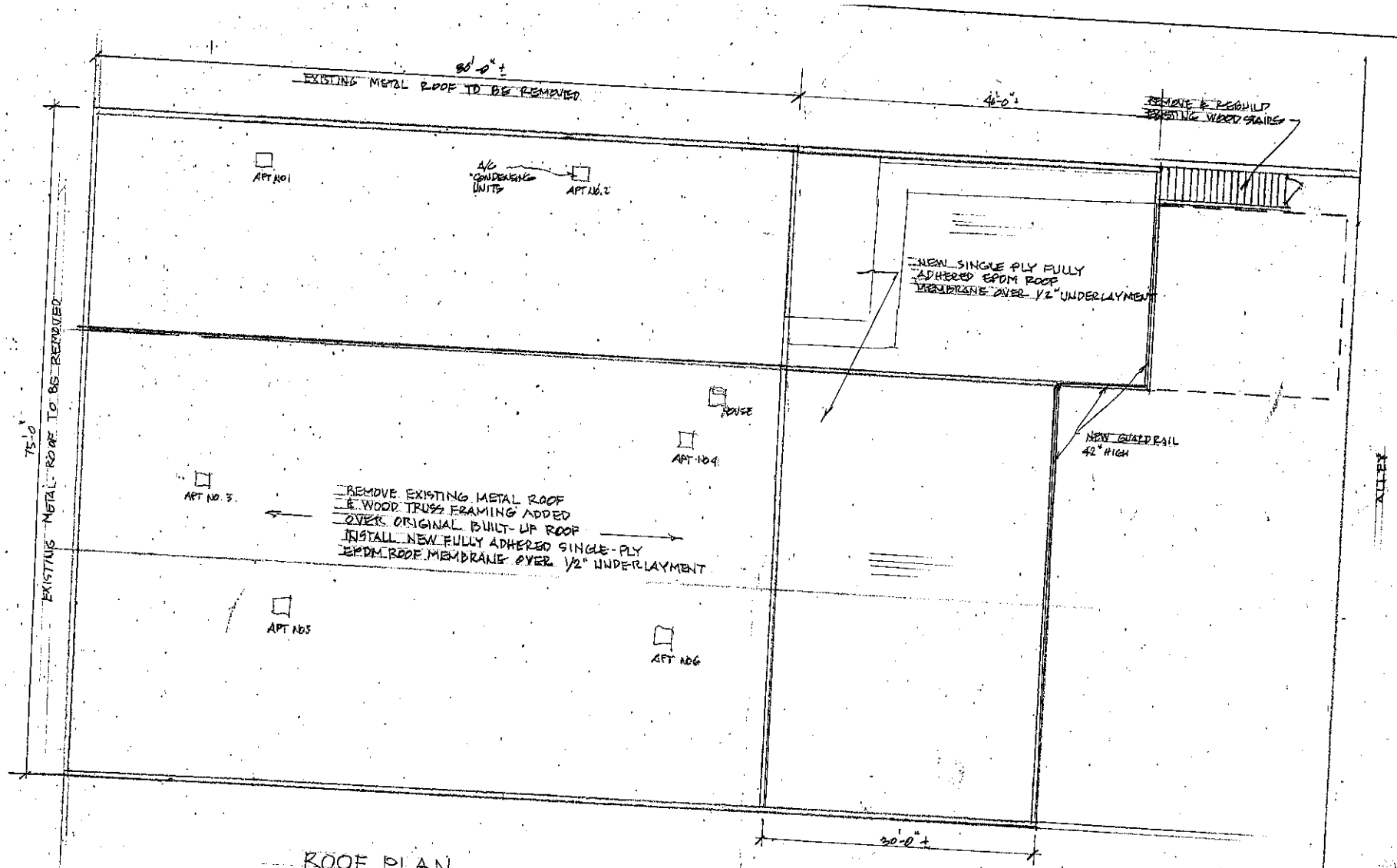
NO.	DATE	DESC.

L. L. JESSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD. 57301
605-996-8185
jessa@mitchelltelecom.net



PROJECT NAME	EXISTING BLDG 208 & 210 N. MAIN ST. MITCHELL, SD
REVISIONS NO DATE DESC	
PROJECT NO.	
DATE	9/30/20
SHEET TITLE	2ND FLOOR PLAN
SHEET NO.	A-4

L.L. JERSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-999-8185



ROOF PLAN

3/32" = 1'-0"

L. L. JERSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-996-6165
jersa@mitchellelecom.net

PROJECT NAME

REVISIONS

NO	DATE	DESC

PROJECT NO.

DATE 11/10/20

SHEET TITLE ROOF PLAN

SHEET NO.

1ST FLOOR PLAN

1/8" = 1'-0"

N

PROJECT NAME
EXISTING BUILDING
210 N. MAIN ST
MITCHELL, SD

NO	DATE	DESC

REVISIONS

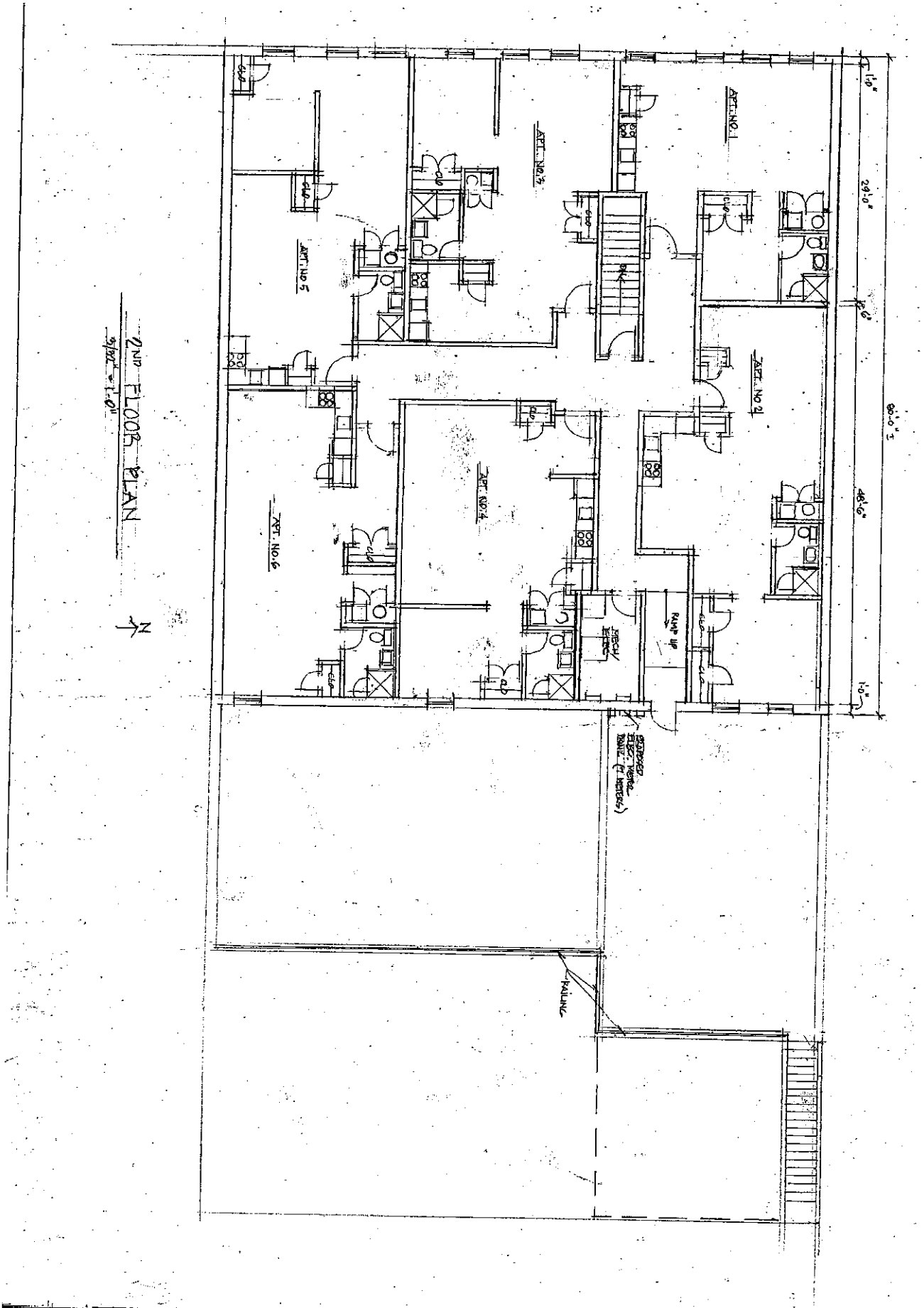
PROJECT NO.

DATE 9/29/20

SHEET TITLE
1ST FLOOR PLAN

SHEET NO.
A-6

L. L. JIRSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-996-8185
ljirsa@mitchelltelecom.net



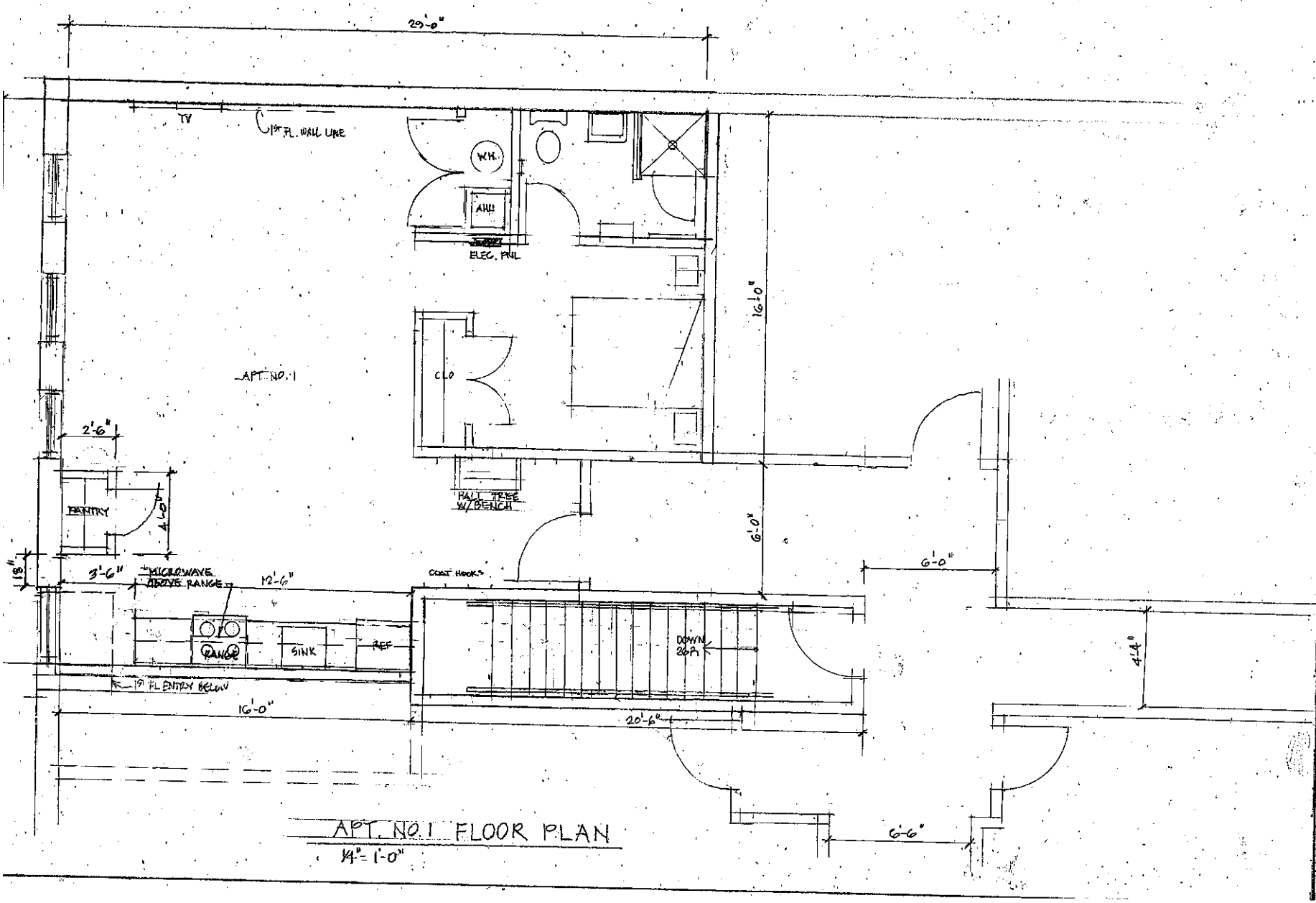
2ND FLOOR PLAN

3/32" = 1'-0"

N

PROJECT NAME	PROPOSED APTS 208 & 210 N. MAIN ST. MITCHELL, SD
REVISIONS NO / DATE / DESC	
PROJECT NO.	
DATE	11-18-20
SHEET TITLE	2ND FLOOR PLAN
SHEET NO.	A-7

L. L. JIRSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-996-5185
lljirsa@mitchelltelecom.net



APT. NO. 1 FLOOR PLAN

1/4" = 1'-0"

L. L. JIRSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-996-6185
jirsa@mitchellsdecom.net

PROJECT NAME
PROPOSED APTS
208 & 210
N. MAIN ST
MITCHELL, SD

REVISIONS

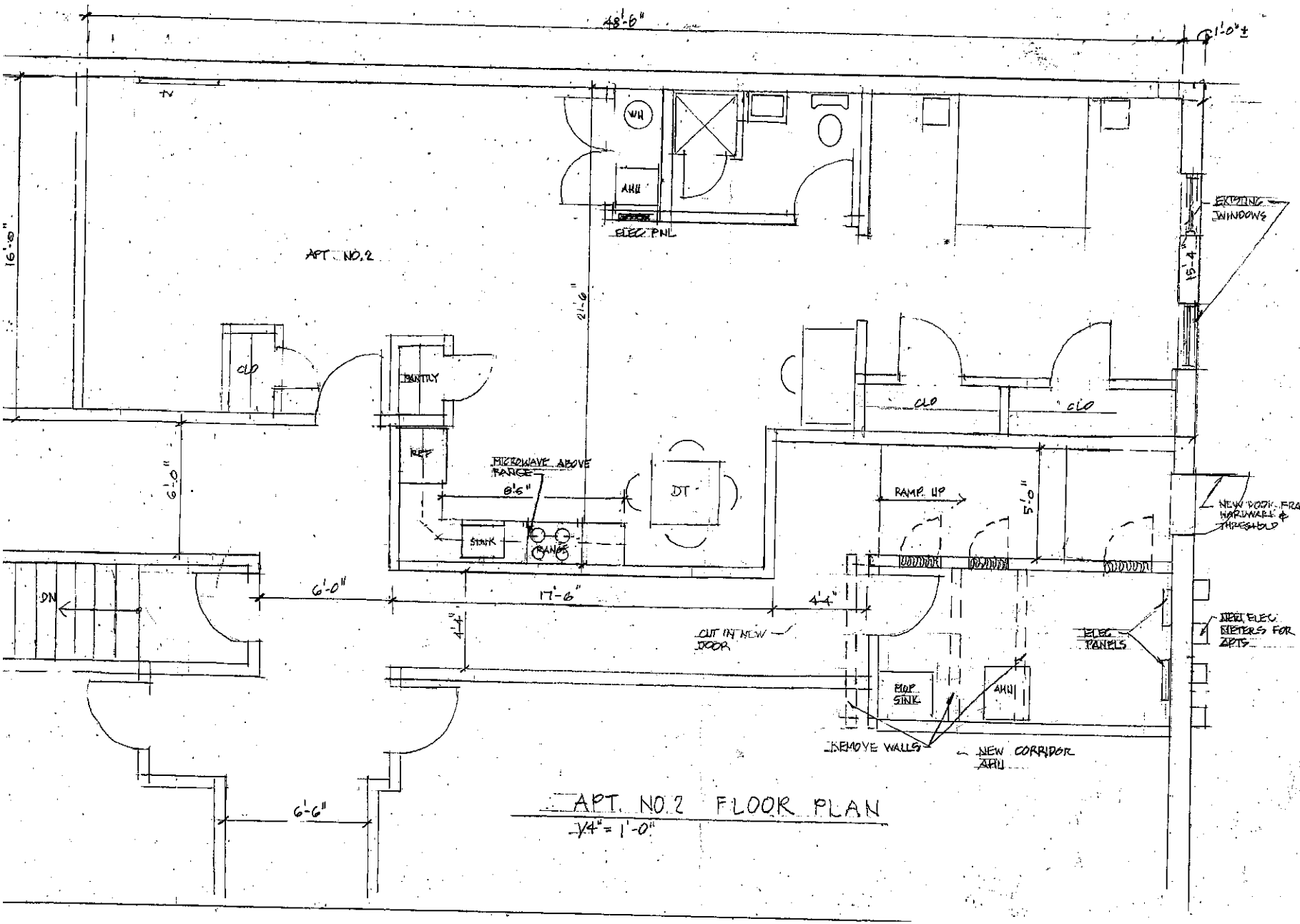
NO	DATE	DESC.
1	11/6	
2	11/18	
3	12/5	KITCHEN

PROJECT NO.

DATE 10-30-20

SHEET TITLE
APT. NO. 1
FLOOR PLAN

SHEET NO.
A-8



APT. NO. 2 FLOOR PLAN

1/4" = 1'-0"

L.L. JIRSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-996-8185
jirsa@mitchelltelecom.net

PROJECT NAME
PROPOSED APTS
208 ½ N. MAIN ST.
MITCHELL, SD

REVISIONS

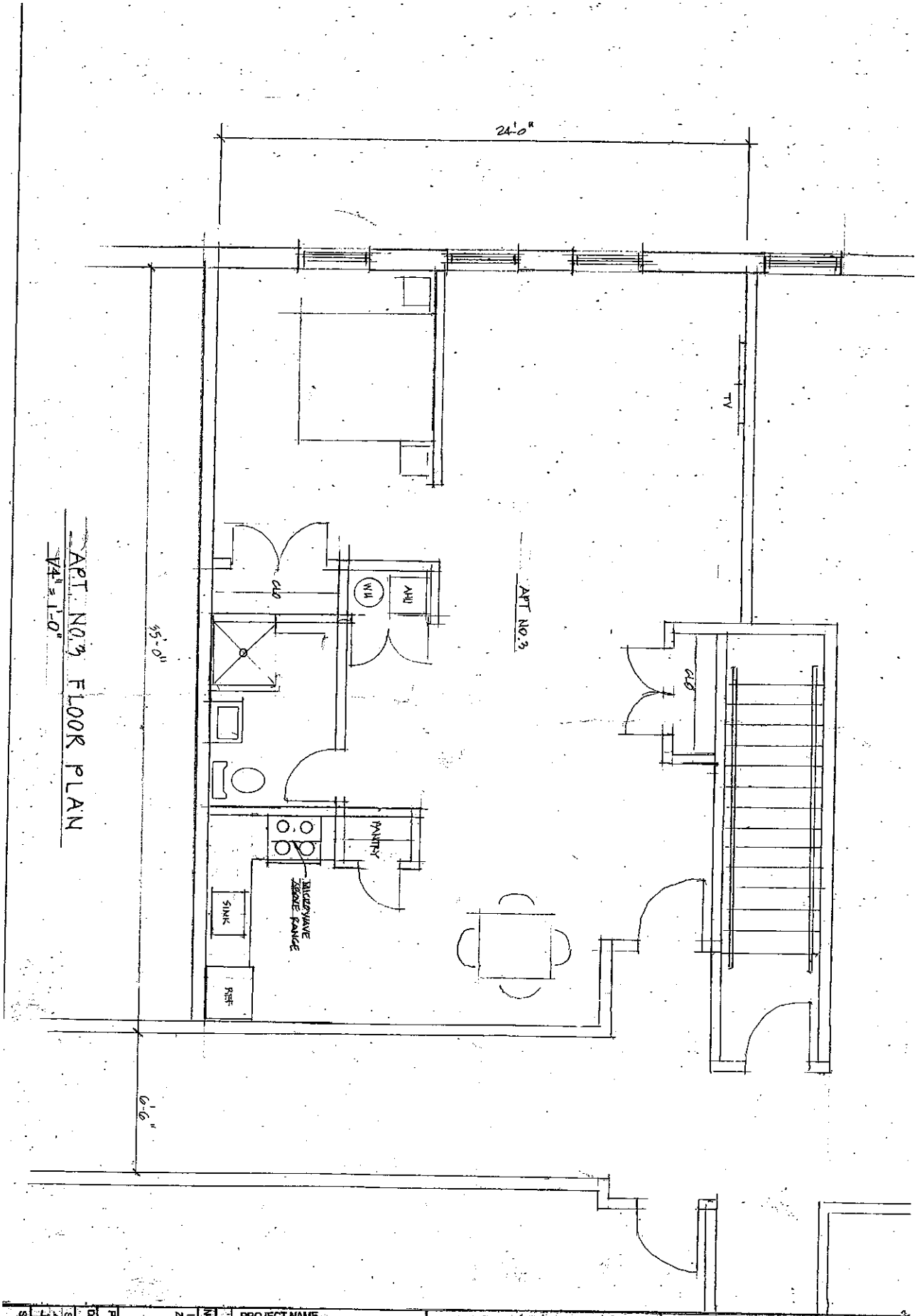
NO	DATE	DESC.
1	11/7	
2	11/18	
3	12/5	KITCHEN

PROJECT NO.

DATE 10-30-20

SHEET TITLE
APT. NO. 2
FLOOR PLAN

SHEET NO.
A-9



APT. NO.3 FLOOR PLAN

1/4" = 1'-0"

PROJECT NAME	PROPOSED APTS 208 & 210 N. MAIN ST MITCHELL, SD		
REVISIONS	NO 1 2	DATE 11/7 11/15	DESC KITCHEN
PROJECT NO.			
DATE	10-30-20		
SHEET TITLE	APT NO.3 FLOOR PLAN		
SHEET NO.	A-10		

L. L. JIRSA ARCHITECT
123 N. MAIN ST.
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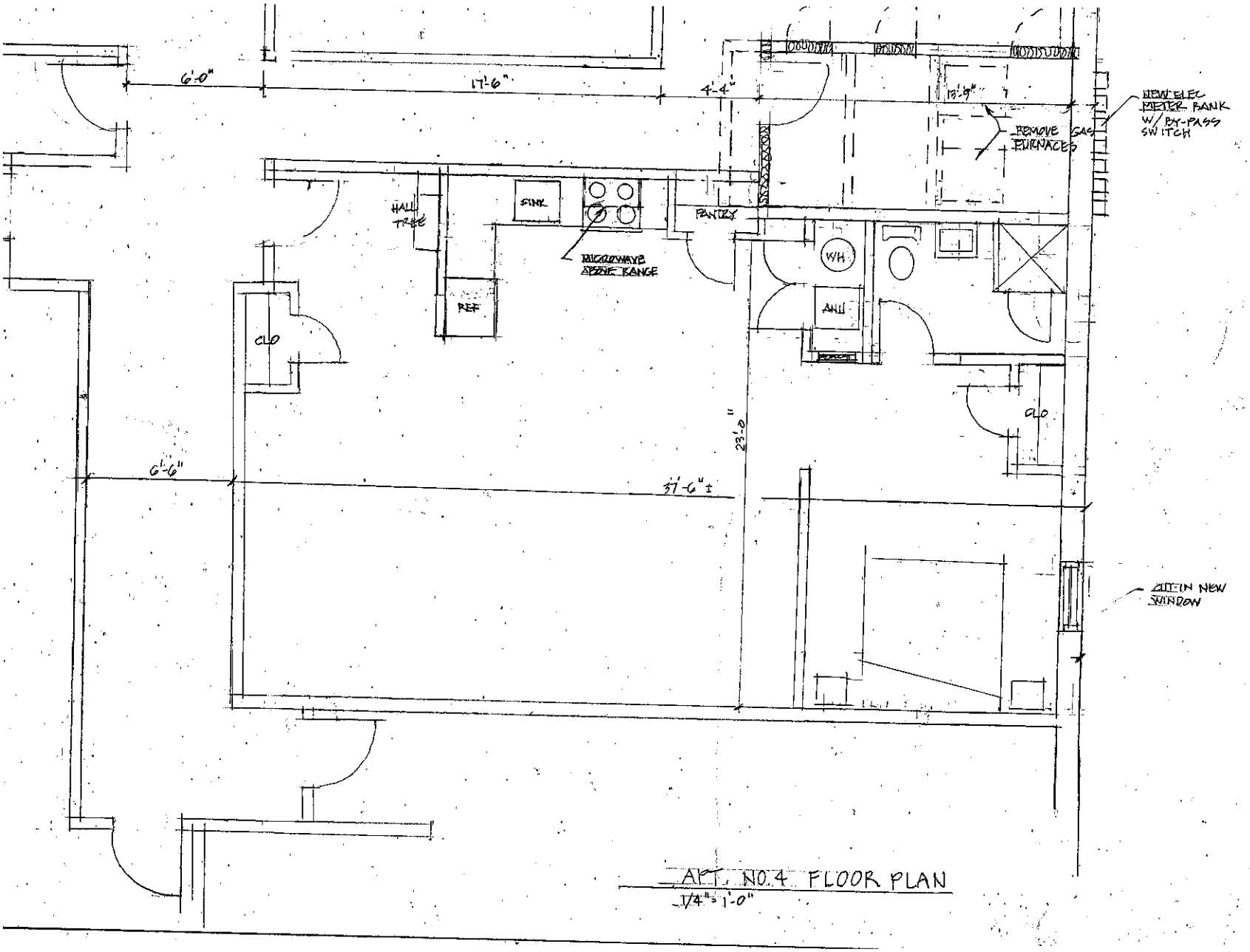
605-996-8186
lljirsa@mitchelltelecom.net



APT. NO. 4 FLOOR PLAN
1/4" = 1'-0"

L. L. JIRSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-996-6185
ljirsa@mitchellsiscom.net

PROJECT NAME
PROPOSED APTS
208 & 210
N. MAIN ST
MITCHELL, SD

REVISIONS

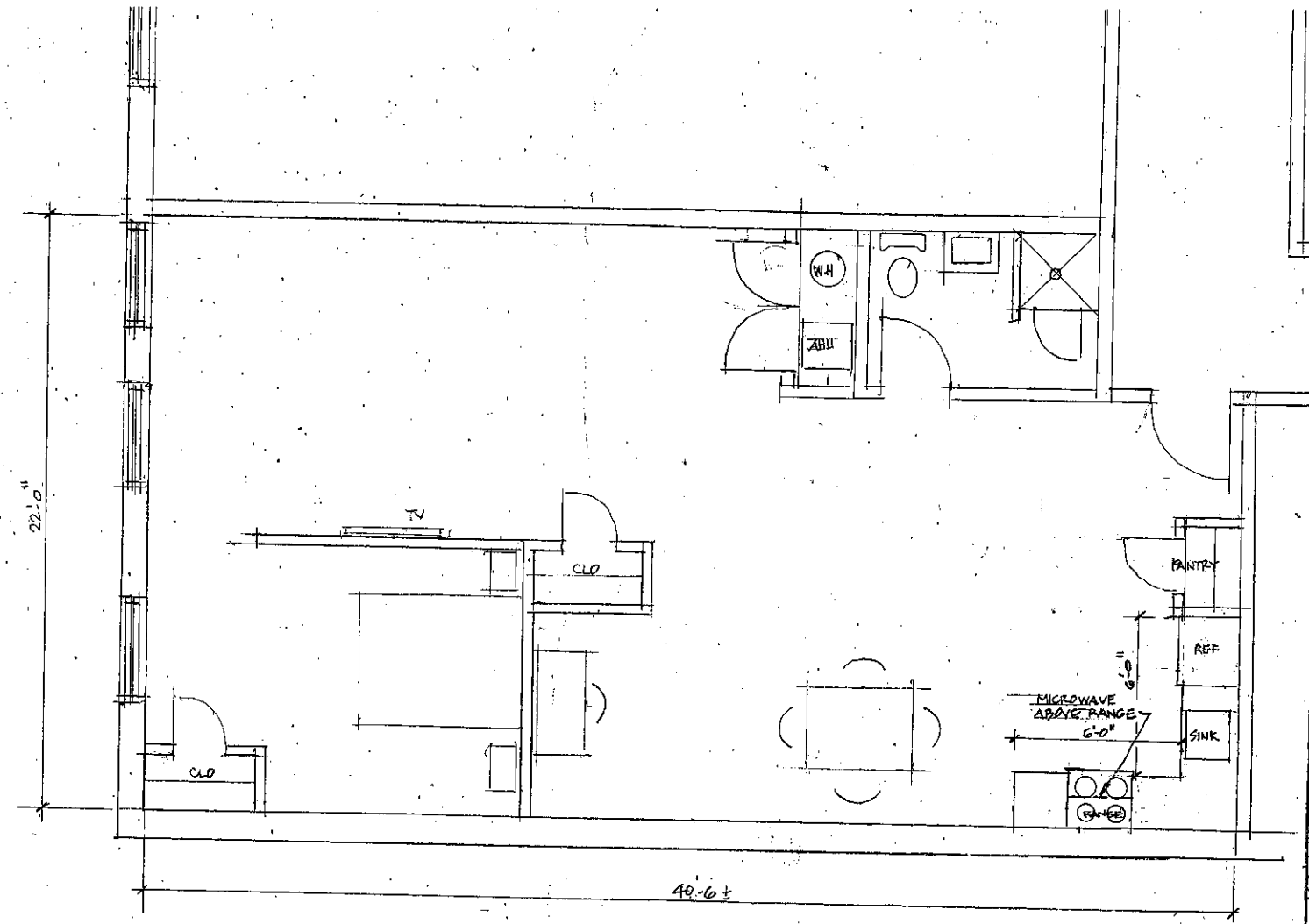
NO	DATE	DESC
1	11/8	
2	11/18	
3	12/5	KITCHEN

PROJECT NO.

DATE 10-30-20

SHEET TITLE
APT NO. 4
FLOOR PLAN

SHEET NO.
A-11



APT No 5 FLOOR PLAN
1/4" = 1'-0"

L. L. JIRSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-996-8185
jirsa@mitchelltelecom.net

PROJECT NAME
PROPOSED APTS
208 & 210
N. MAIN ST.
MITCHELL, SD

REVISIONS

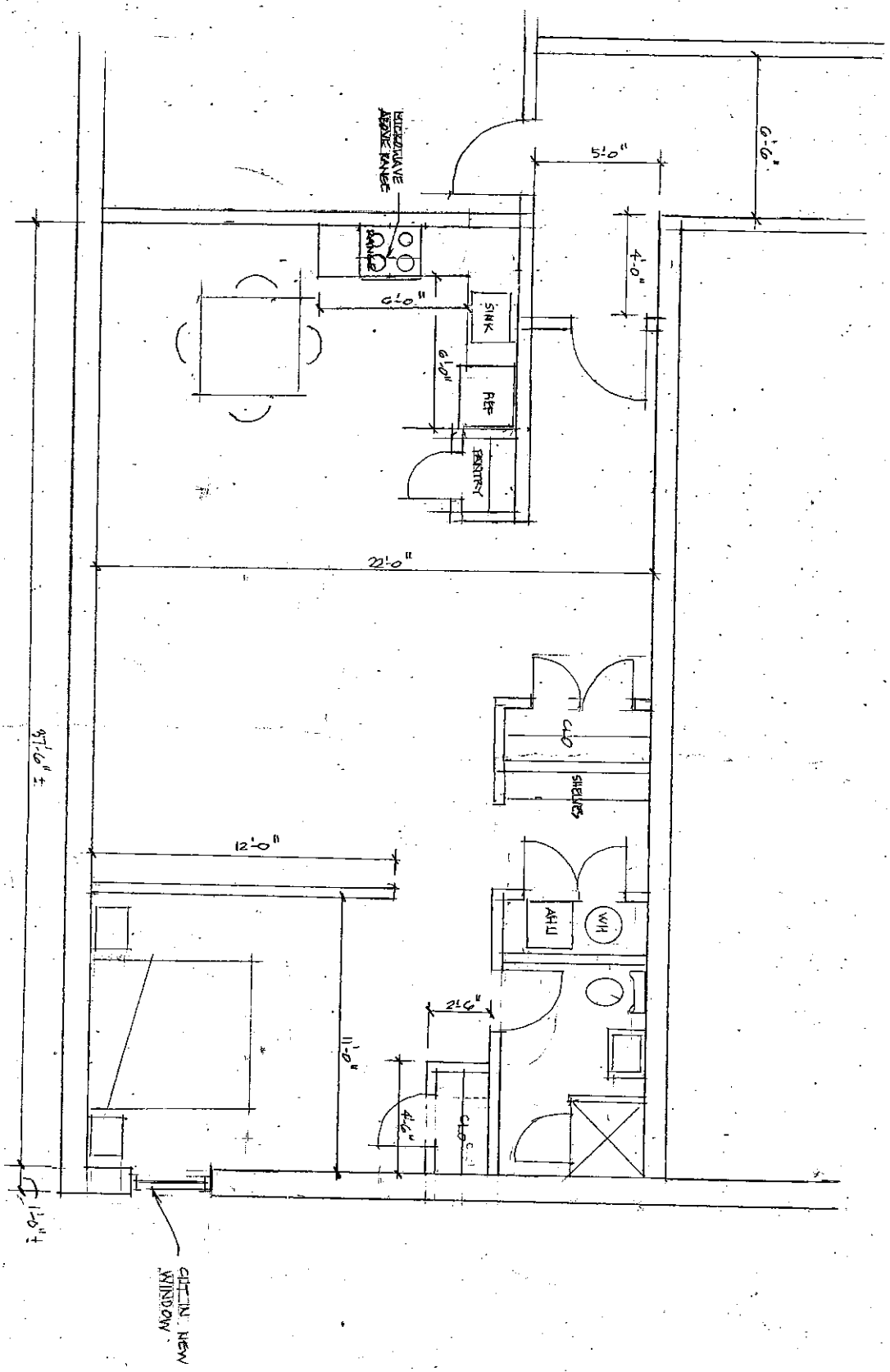
NO	DATE	DESC
1	11/10	
2	12/5	KIBHEN

PROJECT NO.

DATE 10-30-20

SHEET TITLE
APT. No 5
FLOOR PLAN

SHEET NO.
A-12

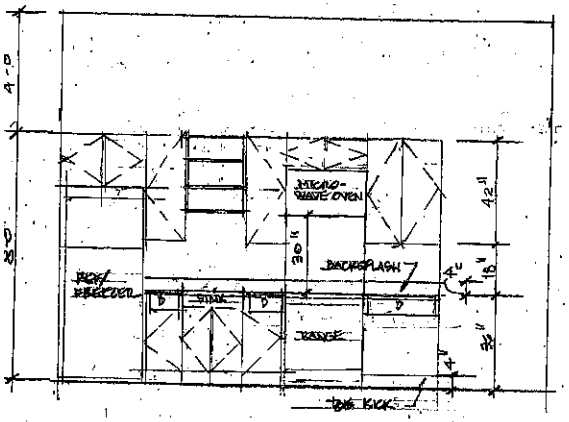


APT NO 6 FLOOR PLAN

1/4" = 1'-0"

SHEET NO.	A-13
SHEET TITLE	APT NO 6 FLOOR PLAN
DATE	10-30-20
PROJECT NO.	
REVISIONS NO	1 2 3
DATE	11/10 11/18
DESC	KITCHEN
PROJECT NAME	PROPOSED APTS 208 & 210 N. MAIN ST MITCHELL, SD

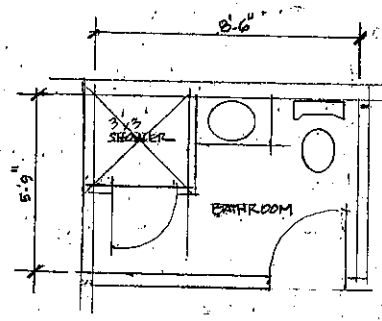
L. L. JIRSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-996-8185
lljirsa@mitchelltelecom.net



APT. No 1 KITCHEN ELEVATION

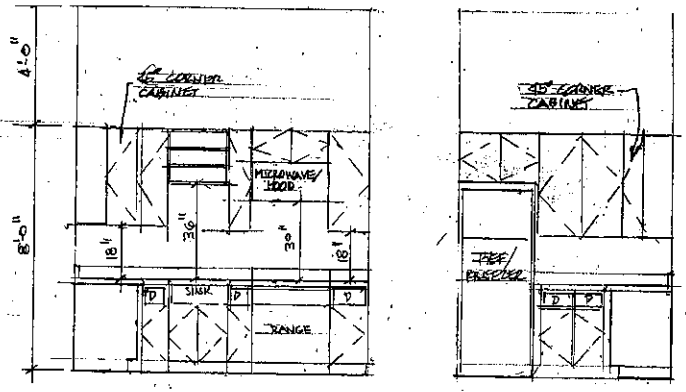
1/4" = 1'-0"

D - DRAWER
ALL BASE CABINETS - 2 ROLL-OUT SHELVES
ALL WALL CABINETS - 2 SHELVES



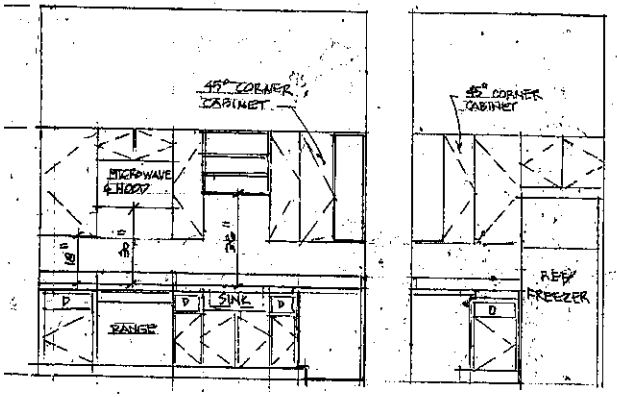
TYPICAL BATHROOM PLAN

1/4" = 1'-0"



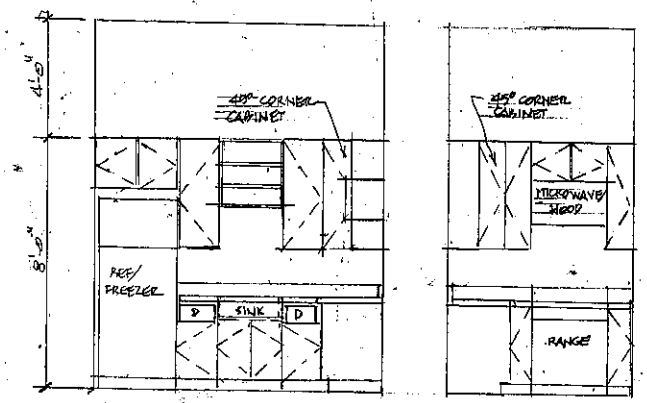
APT. No 4 KITCHEN ELEVATIONS

1/4" = 1'-0"



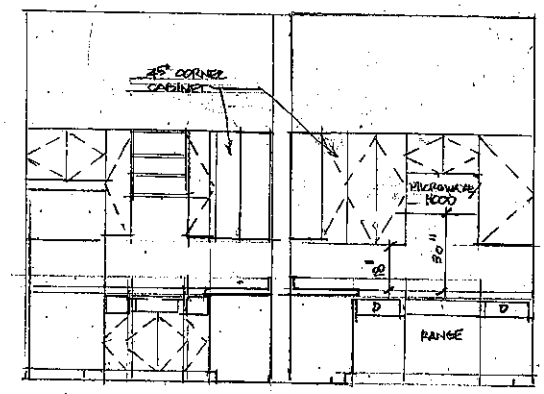
APT. No 2 KITCHEN ELEVATIONS

1/4" = 1'-0"



APT. No 3 KITCHEN ELEVATIONS

1/4" = 1'-0"



APT. No 5 KITCHEN ELEVATIONS

1/4" = 1'-0"

(APT. No 6 SIMILAR OPPOSITE HAND)

L. L. JIRSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-996-8185

PROJECT NAME
PROPOSED APTS
208 & 210
N. MAIN ST.
MITCHELL, SD

REVISIONS

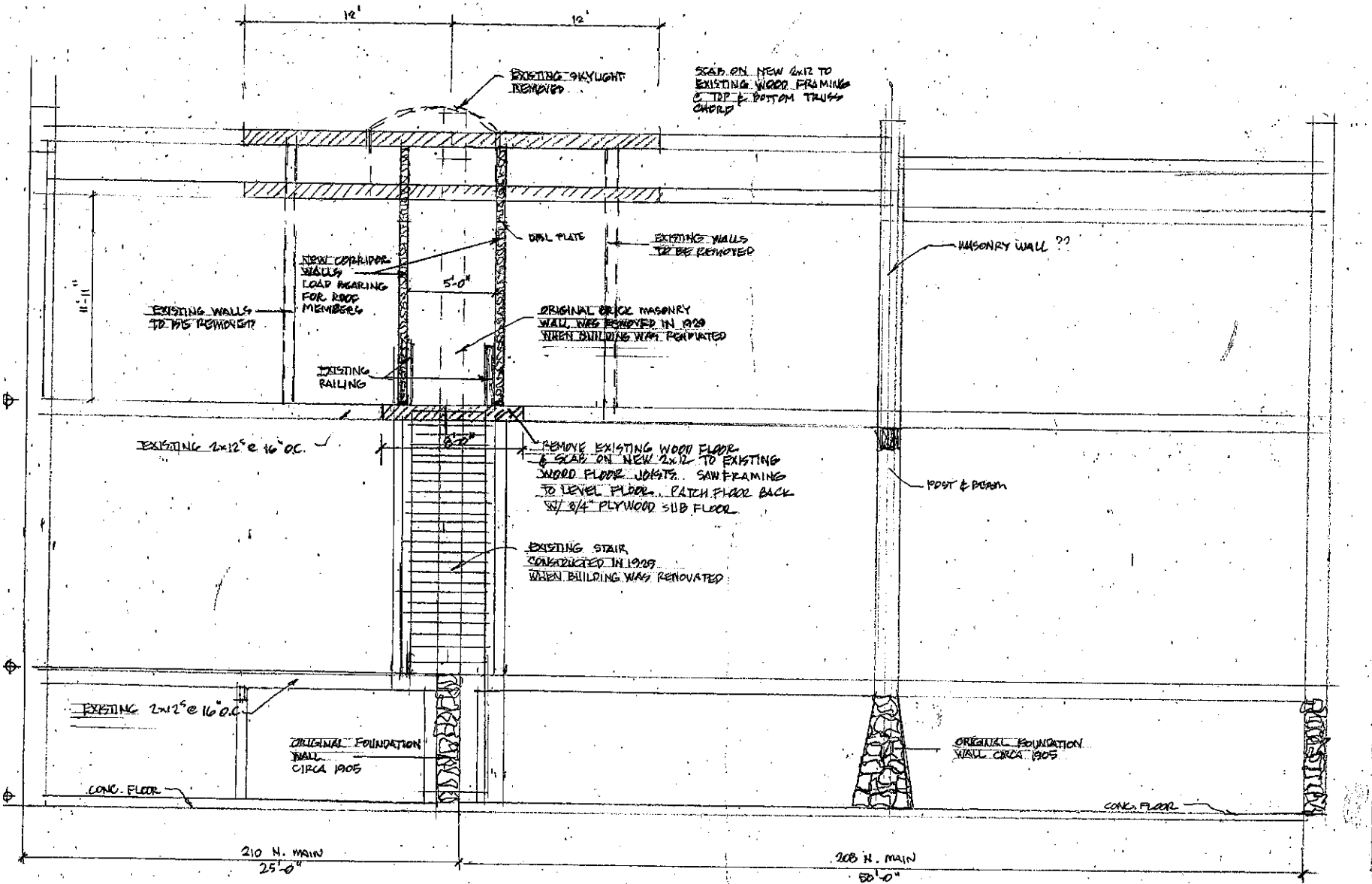
NO	DATE	DESC.
1	12/8/20	

PROJECT NO.

DATE 10/15/20

SHEET TITLE
KITCHENETTE & BATHROOM PLAN

SHEET NO. A-14



BUILDING SECTION

3/16" = 1'-0"

L.L. JRSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301

PROJECT NAME: PROPOSED APTS
208 & 210 N. MAIN ST.
MITCHELL, SD

REVISIONS

NO	DATE	DESC.

PROJECT NO.

DATE: 10-30-20

SHEET TITLE: BUILDING SECTION

SHEET NO.: A-15