

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS, CITY HALL
612 N MAIN ST
AUGUST 9, 2021 @ 12:00P.M. (NOON)**

- 1. CALL TO ORDER:**
- 2. ROLL CALL:**
- 3. Declaration Of Conflicts Of Interests**
- 4. APPROVE AGENDA:**
- 5. Approval Of Previous Minutes 7-26-21**

Documents:

[PLANNING COMMISSION UNSIGNED MINUTES 7-26-21.PDF](#)

- 6. Schedule Next Meeting-August 23, 2021 @ 12:00 P.M.**

- 7. Plan Approval-Western Building-223 N Main**

John Adamo is proposing to remodel 223 N Main St, the building formally known as the Crafty Fox. The property is currently zoned Central Business.

Documents:

[WESTERN BUILDING-223 N MAIN-GIS.PDF](#)
[WESTERN BUILDING-223 N MAIN-PLAN.PDF](#)

- 8. OTHER BUSINESS:**

- 9. 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.**

- 10. 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
July 26, 2021

NOT APPROVED

1. Chairperson Larson called the July 26, 2021 City Planning Commission Meeting to order at 12:00 P.M._noon in the Council Chambers, City Hall, 612 N Main Street.
2. Roll Call-quorum is met, simple majority vote required for all items.
Present: Larson, Molumby, Genzlinger, Jirsa, Osterloo, Sonne, Penney, Doescher.
Absent: None.
Staff Present: Jenniges, Schroeder, J. Johnson, Sandoval, Hegg, London, Ellwein, Mayor Everson.
3. Declare conflicts of interest-none.
4. Approval of amended agenda: Motion by Genzlinger, seconded by Osterloo, to approve the amended agenda. All present members voting aye, motion carried.
5. Approval of proposed Minutes: Motion by Molumby, seconded by Jirsa, to approve the minutes of the July 12, 2021 Planning Commission meeting. All present members voting aye, motion carried.
6. Schedule next meeting: Motion by Osterloo, seconded by Genzlinger, to schedule the next meeting for August 9, 2021. All present members voting aye, motion carried.
7. Conditional Use: Emma Selland has applied for a conditional use permit to operate a family residential childcare center in her home at 311 McCabe St, legally described as W 72' Lot 1 & 2, Block 17, University Addition, City of Mitchell, Davison County, South Dakota. The applicant was not present to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with one response in favor of the CUP. Fire Marshall Sandoval has completed an inspection with the applicant passing the inspection.
Motion by Osterloo, seconded by Penney, to recommend the Board of Adjustment approve Conditional Use Permit with two conditions; 1) the permit is non-transferable, 2) if the business ceases to operate for six months, then a new application would be required. All present members voting aye, motion carried.
8. Variance: Boyd Reimnitz has applied for a front yard variance of 7' vs 25' as required for construction of an attached garage at 719 S Edmunds St, legally described as Lots 5 & 6 Block 9 Van Eps 2nd Addition City of Mitchell, Davison County, South Dakota. The applicant was present to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with two responses against the variance. Reimnitz stated the basement apartment floods. He is already planning to build one additional step into the apartment to get the elevation closer to the sidewalk. The water

comes from the north, south and east. He choose 7' because it lines up with the house two doors to the north. Molumby agreed with a concern from a letter stating there is not enough room to park a vehicle in front of the garage without blocking the sidewalk. Osterloo questioned if there was a way to change the elevations of the neighboring properties to help with the flooding issues since Reimnitz owned them as well. Reimnitz replied some landscaping will be done but the best way would be to enclose an entry of some sort and a garage would be the best case scenario for him. City Attorney Johnson reminded the board that if they denied the variance request Reimnitz would have to wait six months to reapply for a variance.

Motion by Molumby, seconded by Osterloo, to table the variance application so the applicant can come up with a different plan and setback due to safety concerns. All present members voting aye, motion carried.

9. Plan Approval: Smart Commercial Construction Co is doing the work for the Resolve Remodel located at 714 S Burr which is zoned Industrial. The applicant was not present to answer questions. Morgan Theeler will be the new tenants. The plan is reworking the office space to fit their needs, no structural changes will be made. Hegg has reviewed the plan and has no issues with it.

Motion by Genzlinger, seconded by Penney, to approve the plan. All present members voting aye, motion carried.

10. Plan Approval: Alvine Widenaar, LLP is requesting to remodel the business known as Photography Unlimited located at 519 N Main and is zoned as Central Business. The applicant was present to answer questions. Zach Flood stated Twisted Timber will be the contractor on the job. They are creating offices within the space. There will be no structural changes just interior finishes. Hegg has seen the overall floor plan and has no issues with it.

Motion by Molumby, seconded by Osterloo, to approve the plan. All present members voting aye, motion carried.

11. Plat: A Plat of Lots 16 and 17 of Airport Addition, a Subdivision of the Previously Platted Lot 2 of Fiala's Addition in the East $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 4 T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; as requested by Paul Groeneweg. The applicant was not present to answer questions but Paul Reiland of SPN was. Jenniges gave an overview of the plats stating these are the last two lots on an improved road and they follow the original master plan. The applicants have been informed they will need to update their master plan and do a drainage plan for the area. Genzlinger questioned if an elevation survey had been done to which Public Works Director Schroeder stated it had been done with the original plan. There is also an engineer firm working with Groeneweg for the required future plans.

Motion by Jirsa, seconded by Genzlinger, to approve Plat . All present members voting aye, motion carried.

12. Plat: Plat of Lot 5-D, Block 7 of Westwood First Addition, a Subdivision of the SW $\frac{1}{4}$ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County South Dakota; as requested by CJM Consulting Inc. The applicant was not present to answer

questions but Paul Reiland of SPN was. This will be used for a parking lot. Genzlinger question if the plat would land lock Lot 5-C to which Reiland replied there is a 27' easement across Lot 5-B that will cross onto Lot 5-D which will give access to Lot 5-C. Motion by Jirsa, seconded by Genzlinger, to approve Plat . All present members voting aye, motion carried.

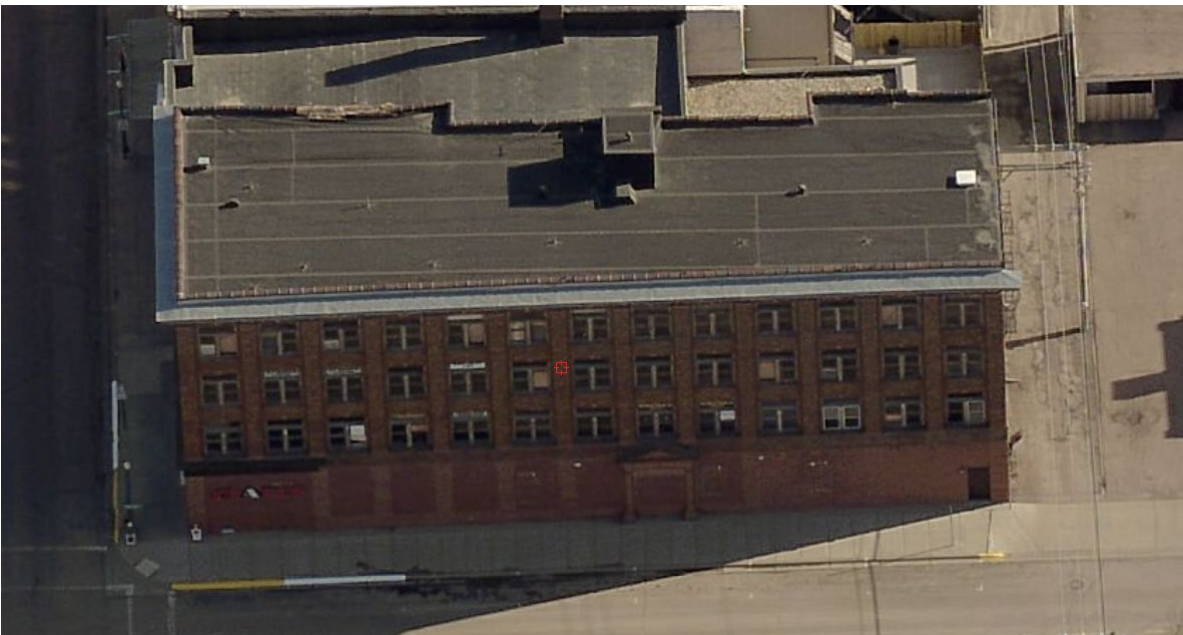
13. Other Business-None.

14. Public Comment-

15. Chairperson Larson adjourned the meeting at 12:26 P.M.

Jay Larson
Planning Commission Chairperson







PROJECT:

WESTERN BUILDING - PROPOSED 30 UNIT APARTMENT PROJECT
223 N. MAIN STREET
MITCHELL, SD

OWNER:

JOHN ADAMO
3150 HST
SACRAMENTO, CA 95816

ARCHITECT:

L.L. JIRSA ARCHITECT
123 N. MAIN STREET
MITCHELL, SD

BUILDING DATA:

4 STORIES WITH FULL BASEMENT - 50' x 142'
1ST FLOOR AND BASEMENT - 7,100 GROSS SF
2ND, 3RD, 4TH FLOORS - 6,728 GROSS SF
2ND, 3RD, 4TH FLOORS - 6,152 NET SF

PROPOSED OCCUPANCY CLASSIFICATION:

1ST FLOOR - A-2
2ND, 3RD, 4TH FLOORS - R-2

HISTORIC BUILDING - CONTRIBUTING TO COMMERCIAL HISTORIC DISTRICT
TYPE OF CONSTRUCTION - VB WITH AUTOMATIC SPRINKLER SYSTEM

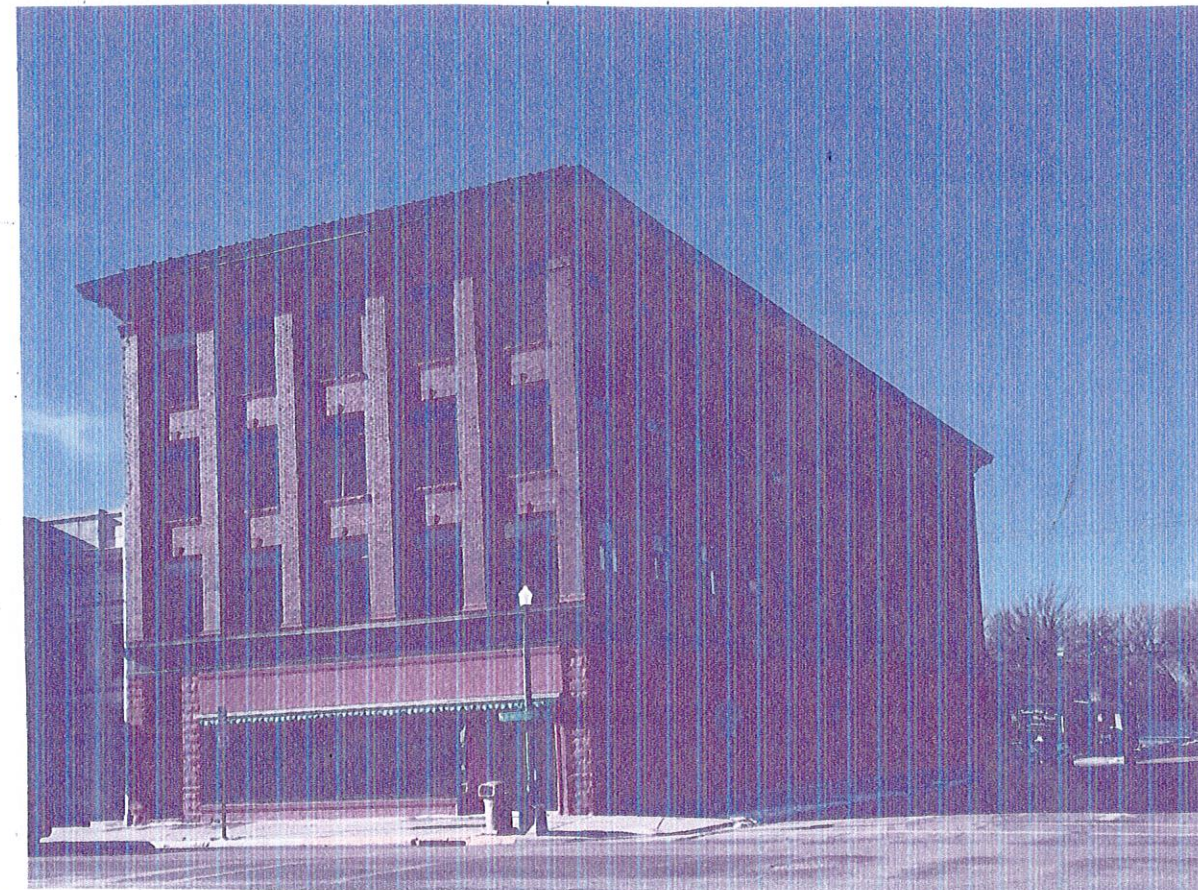
BUILDING CODE DATA:

R-2, TYPE VB - 7,000 SF/FLOOR - 2 STORIES
WITH AUTOMATIC SPRINKLER SYSTEM, INCREASE SF/STORY BY 200%
WITH AUTOMATIC SPRINKLER SYSTEM, INCREASE HEIGHT BY ONE STORY

2012 IBC

SECTION 9409: 9409.1 HISTORIC BUILDINGS

THE PROVISIONS OF THIS CODE RELATING TO THE CONSTRUCTION, REPAIR, ALTERATION, ADDITION, RESTORATION AND MOVEMENT OF STRUCTURES, CHANGE OF OCCUPANCY SHALL NOT BE MANDATORY FOR HISTORIC BUILDINGS WHEN SUCH BUILDINGS ARE JUDGED BY THE BUILDING OFFICIAL TO NOT CONSTITUTE A DISTINCT LIFE SAFETY HAZARD.



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



PROJECT NAME

WESTERN BUILDING
223 N. MAIN ST.
MITCHELL, SD

REVISIONS

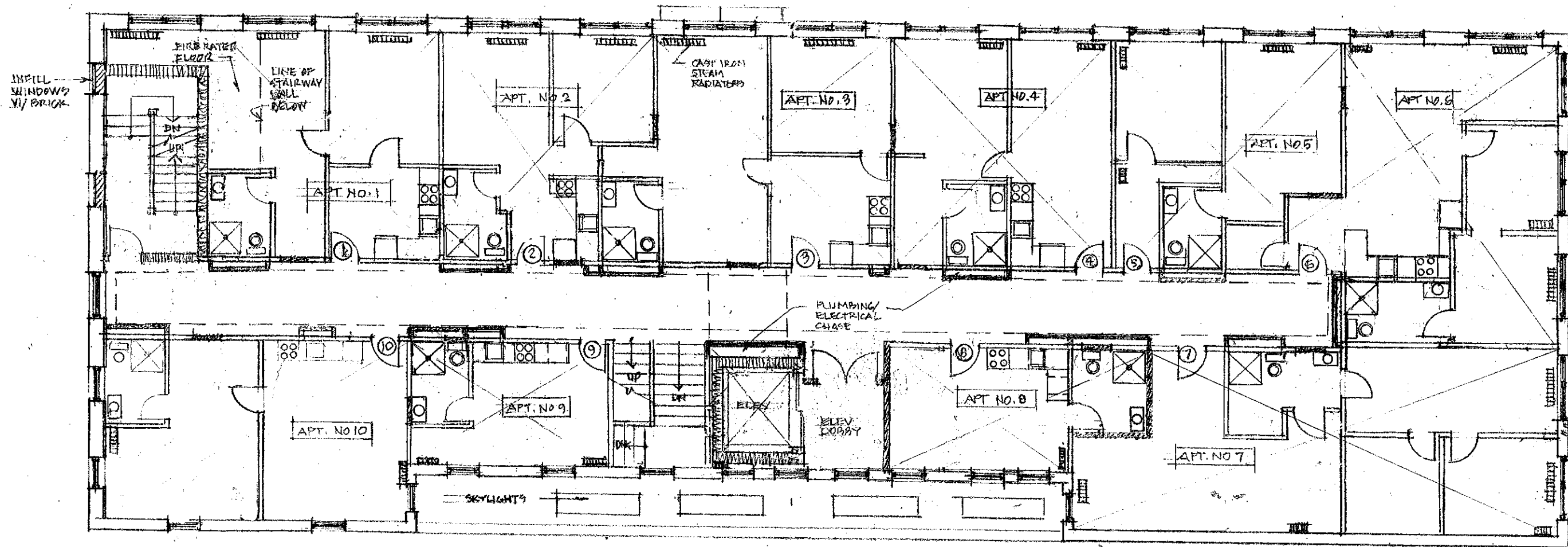
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PROJECT NO.

DATE 7/30/21

SHEET TITLE
COVER
SHEET

SHEET NO.
CS-1



2ND FLOOR PLAN

3/32" = 1'-0"

10 APT UNITS



L.L. JRSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57501
605-696-8185
ljrsa@mitchele.com.net



PROJECT NAME

WESTERN BLDG
223 N. MAIN ST.
MITCHELL, SD

REVISIONS

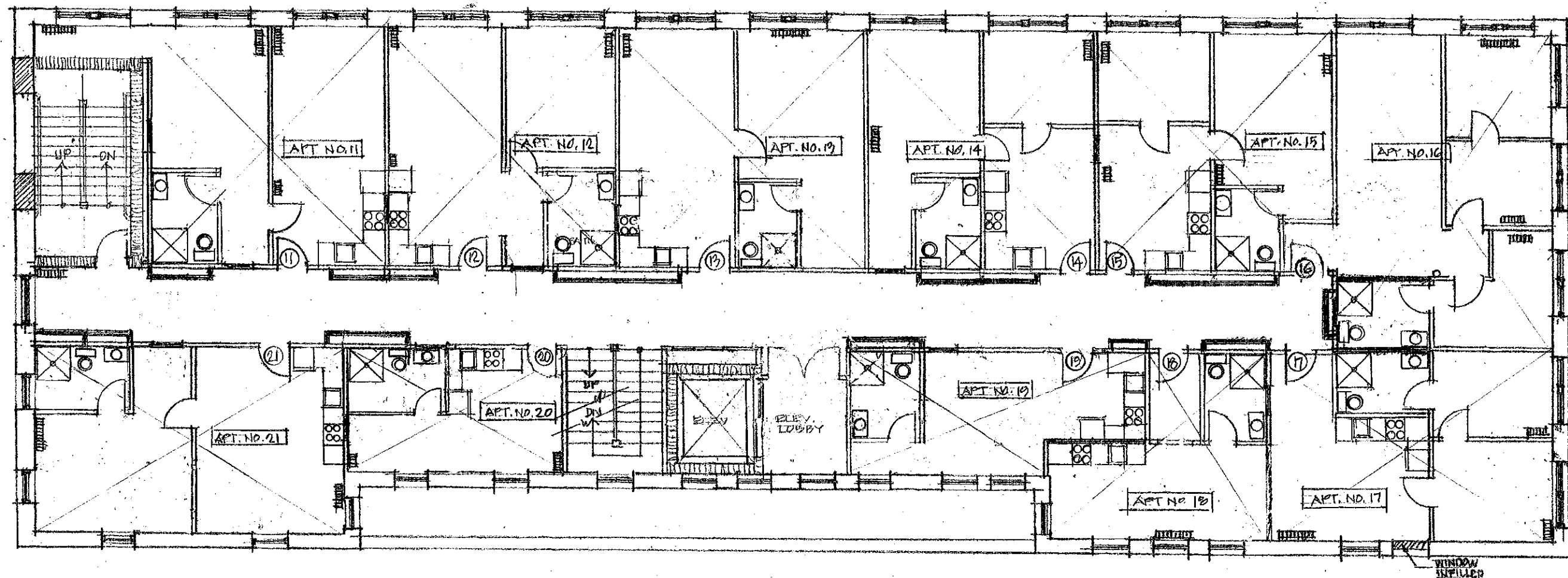
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PROJECT NO.

DATE 7/30/21

SHEET TITLE
2ND FLOOR

SHEET NO.
A-2



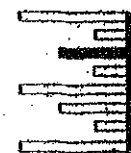
3RD FLOOR PLAN

3/32" = 1'-0"

21 APT UNITS



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PROJECT NAME

WESTERN BLDG
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REVISIONS

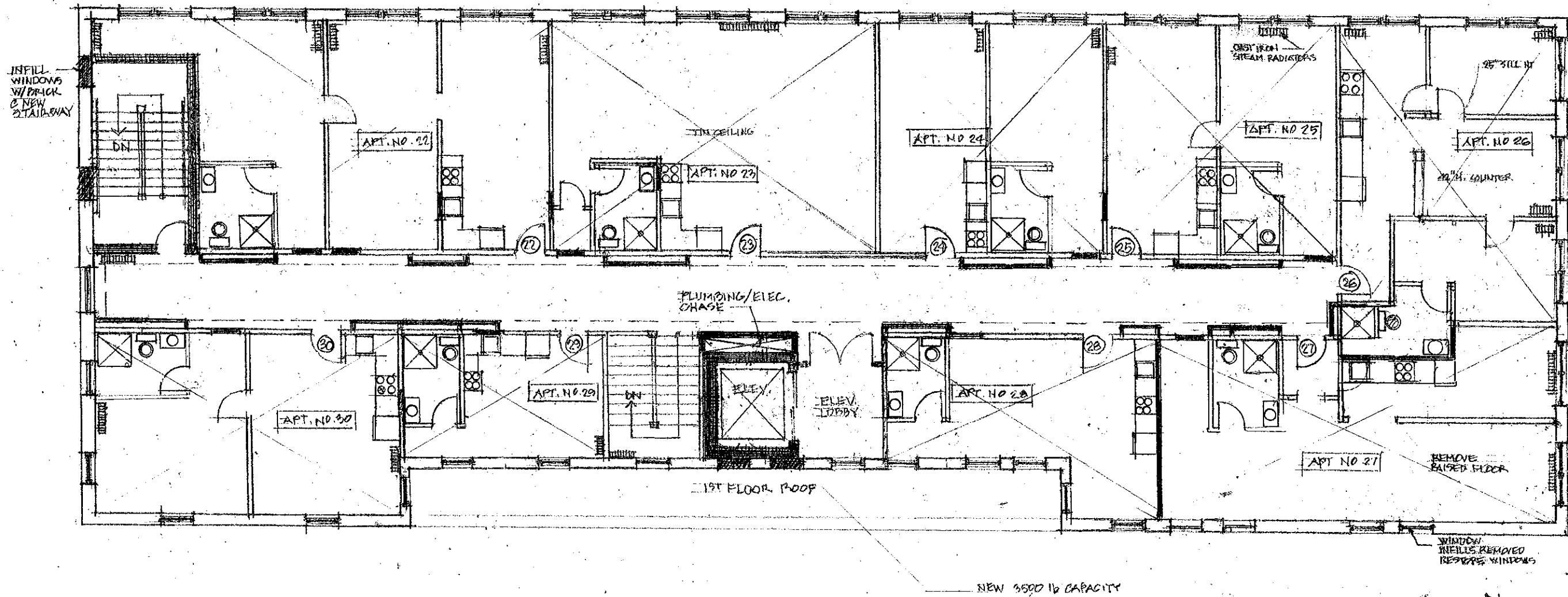
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PROJECT NO.

DATE 7/30/21

SHEET TITLE
3RD FLOOR

SHEET NO.
A-3



4TH FLOOR PLAN
 3/32" = 1'-0"
 9 APT UNITS

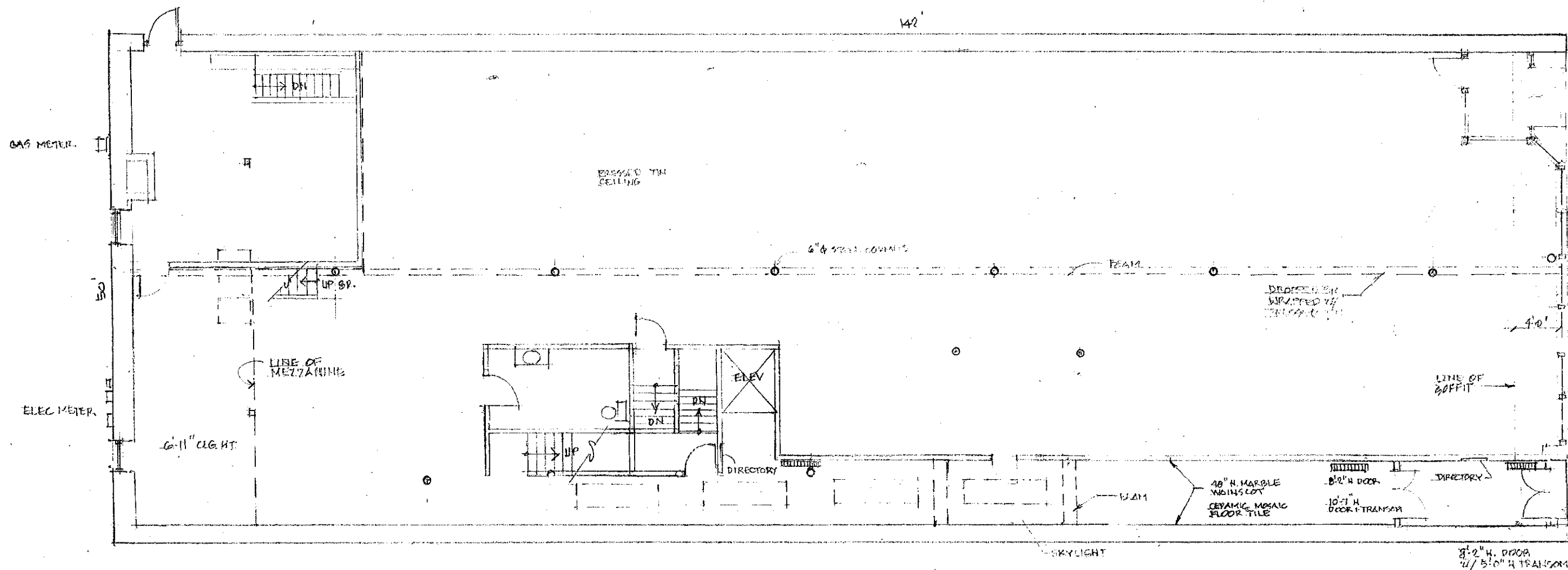
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 605-699-8185
 ljursa@mitchelellscom.net



PROJECT NAME
 WESTERN BLDG
 223 N. MAIN ST.
 MITCHELL, SD

REVISIONS		
NO	DATE	DESC

PROJECT NO.
 DATE 7/30/21
 SHEET TITLE
 4TH FLOOR
 SHEET NO.
 A-4



EXISTING
1ST FLOOR PLAN
3/32" = 1'-0"



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PROJECT NAME

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223 N. MAIN ST.
MITCHELL, SD

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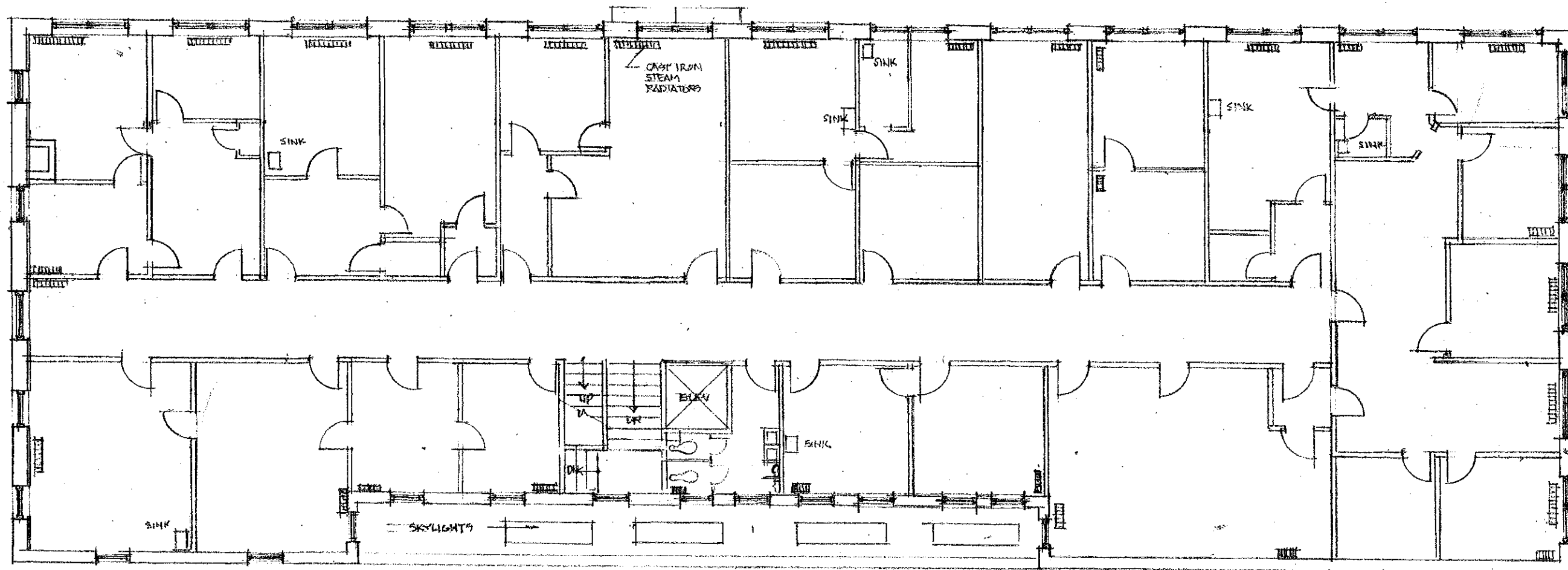
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PROJECT NO.

DATE 7/30/21

SHEET TITLE
1ST FLOOR
PLAN

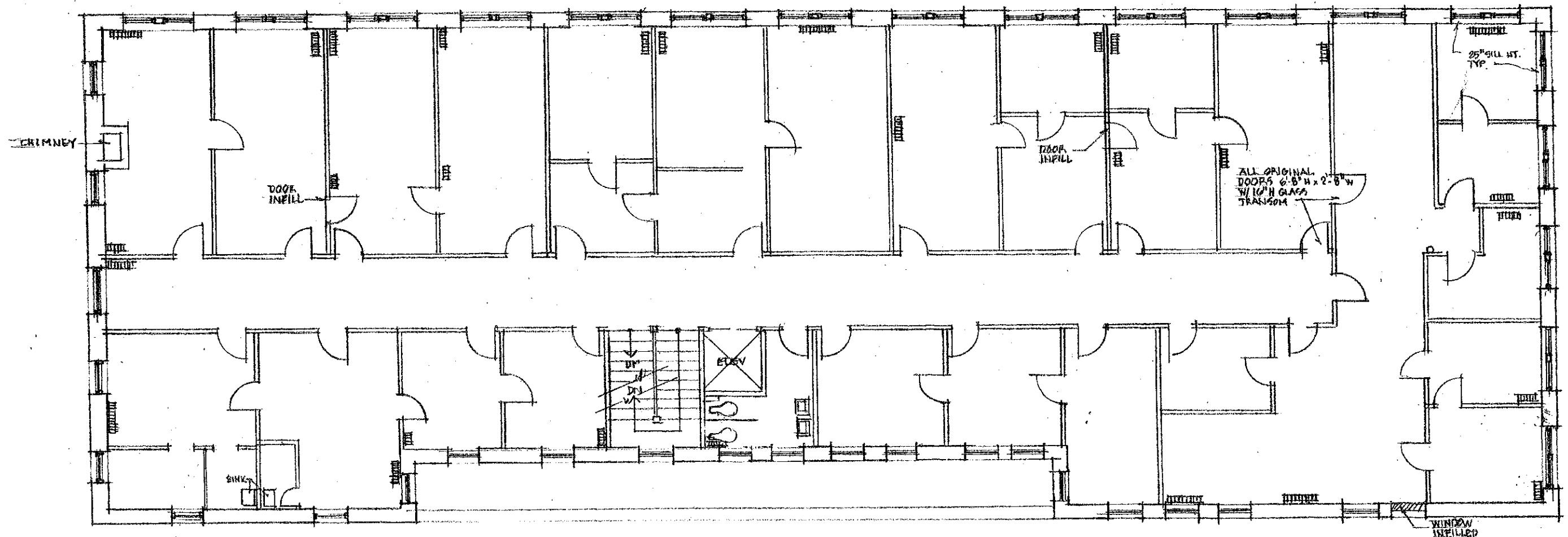
SHEET NO.
EPP - 1



EXISTING
2ND FLOOR PLAN
3/32" = 1'-0"



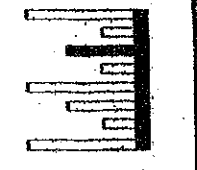
L. L. JRSA ARCHITECT 123 N. MAIN ST. MITCHELL, SD 57301 605-996-8185 ljrsa@mitchelltelecom.net								
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PROJECT NO.								
DATE 7/30/21								
SHEET TITLE 2ND FLOOR PLAN								
SHEET NO. EFP-2								



EXISTING
3RD FLOOR PLAN
3/32" = 1'-0"



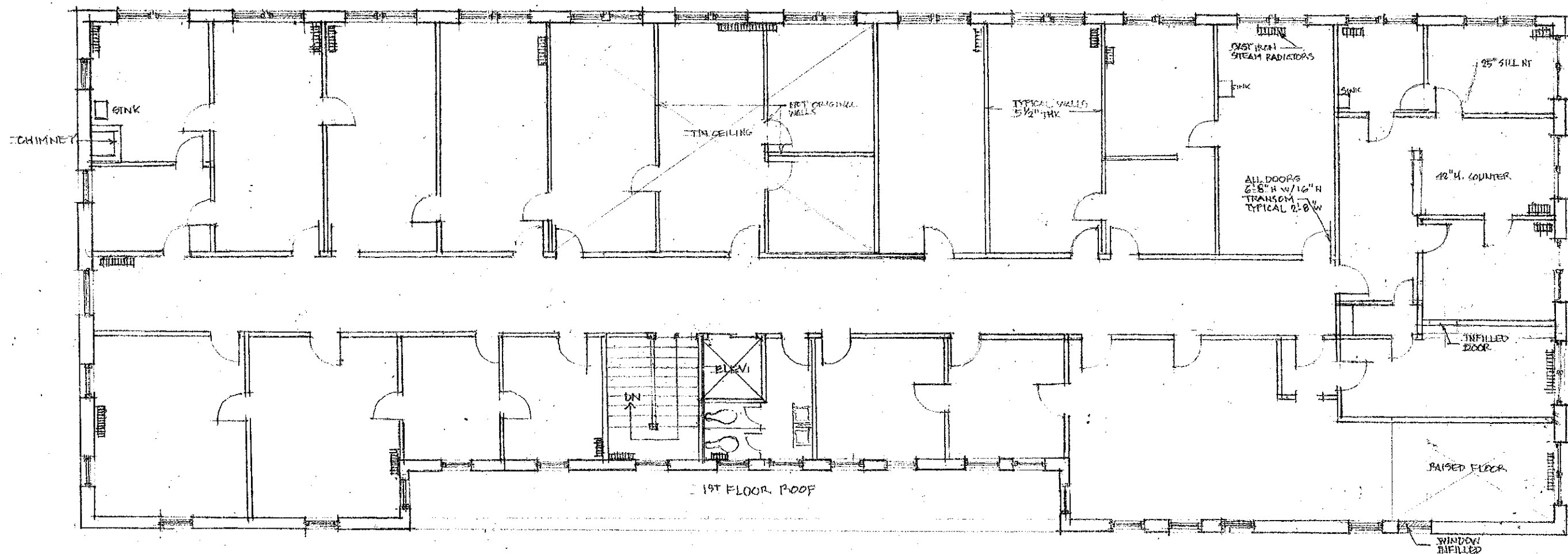
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223 N. MAIN ST.
MITCHELL, SD

REVISIONS		
NO.	DATE	DESC.

PROJECT NO.
DATE 7/30/21
SHEET TITLE
3RD FLOOR
PLAN
SHEET NO.
EFP-3



EXISTING
4TH FLOOR PLAN
3/12" = 1'-0"



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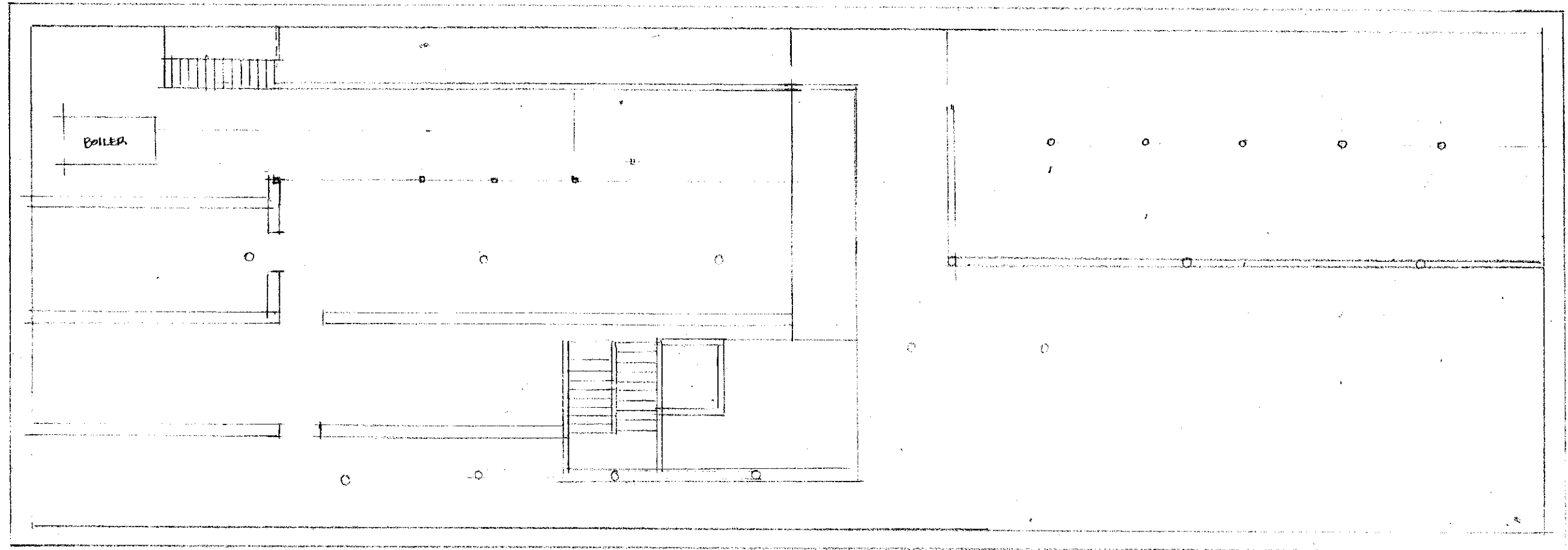
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PROJECT NO.

DATE 7/30/21

SHEET TITLE
4TH FLOOR
PLAN

SHEET NO.
EFP-4



EXISTING
BASEMENT PLAN

3/32" = 1'-0"

↑ N

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PROJECT NAME WESTERN BLDG 223 N. MAIN ST. MITCHELL, SD		
REVISIONS		
NO.	DATE	DESC.
PROJECT NO.		
DATE 7/30/21		
SHEET TITLE BASEMENT PLAN		
SHEET NO. BFP-5		