

SPECIAL MEETING

CITY OF MITCHELL CITY PLANNING COMMISSION AGENDA CITY COUNCIL CHAMBERS, CITY HALL 612 N MAIN ST AUGUST 26, 2021 @ 12:00P.M. (NOON)

1. Call To Order:

2. Roll Call:

3. Declaration Of Conflicts Of Interests

4. Approve Agenda:

5. Plan Approval-Western Building-223 N Main

MADC and John Adamo are 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](#)

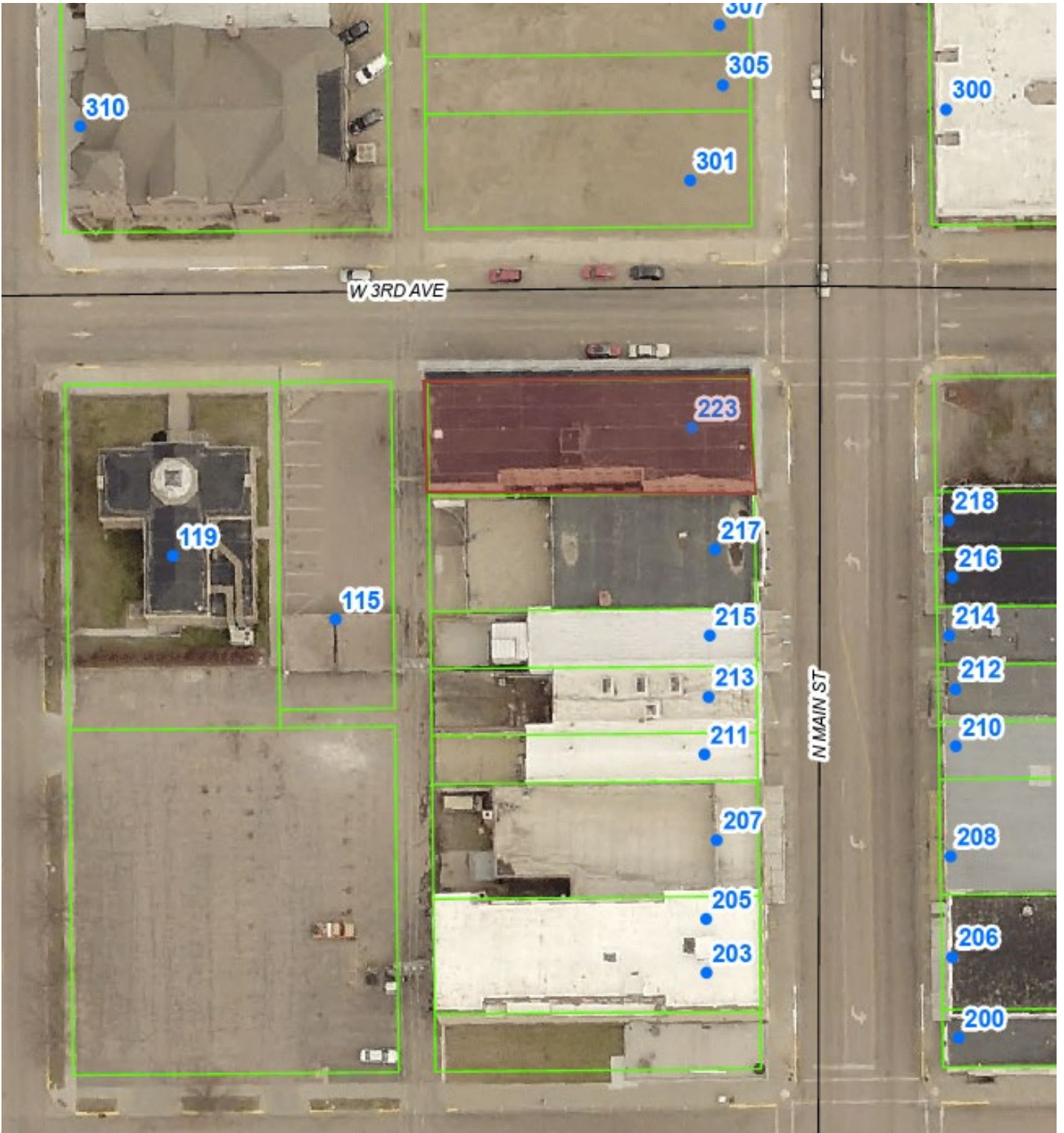
[WESTERN BUILDING-223 N MAIN-PLAN UPDATED.PDF](#)

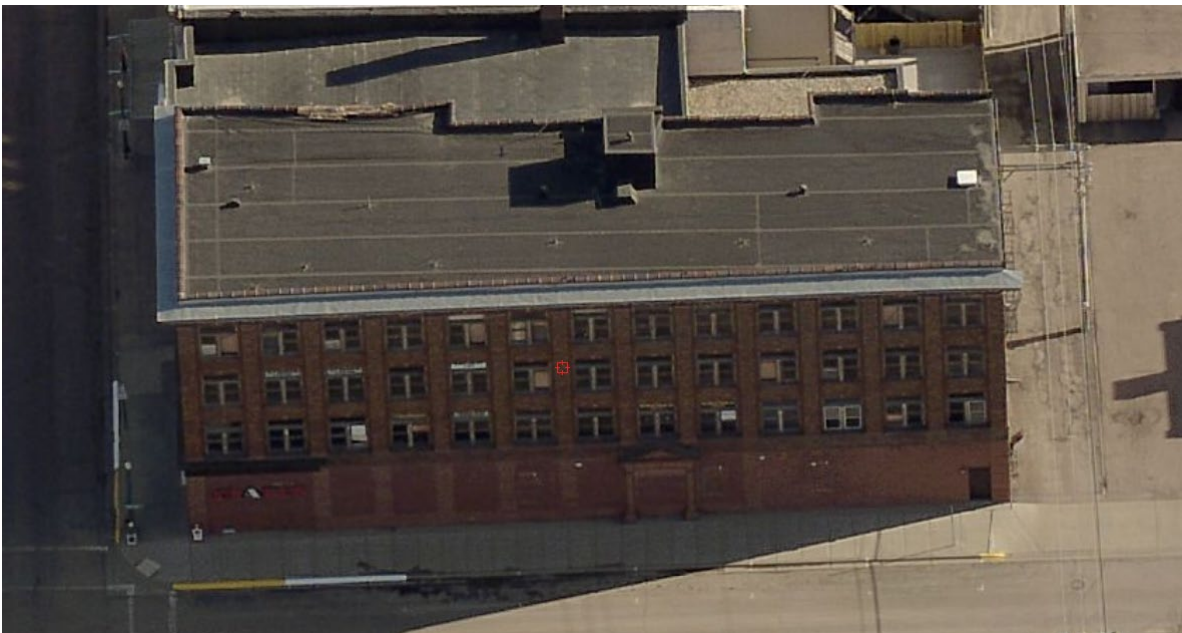
6. Other Business:

7. 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.

8. 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."







PROJECT:

WESTERN BUILDING - PROPOSED 28 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

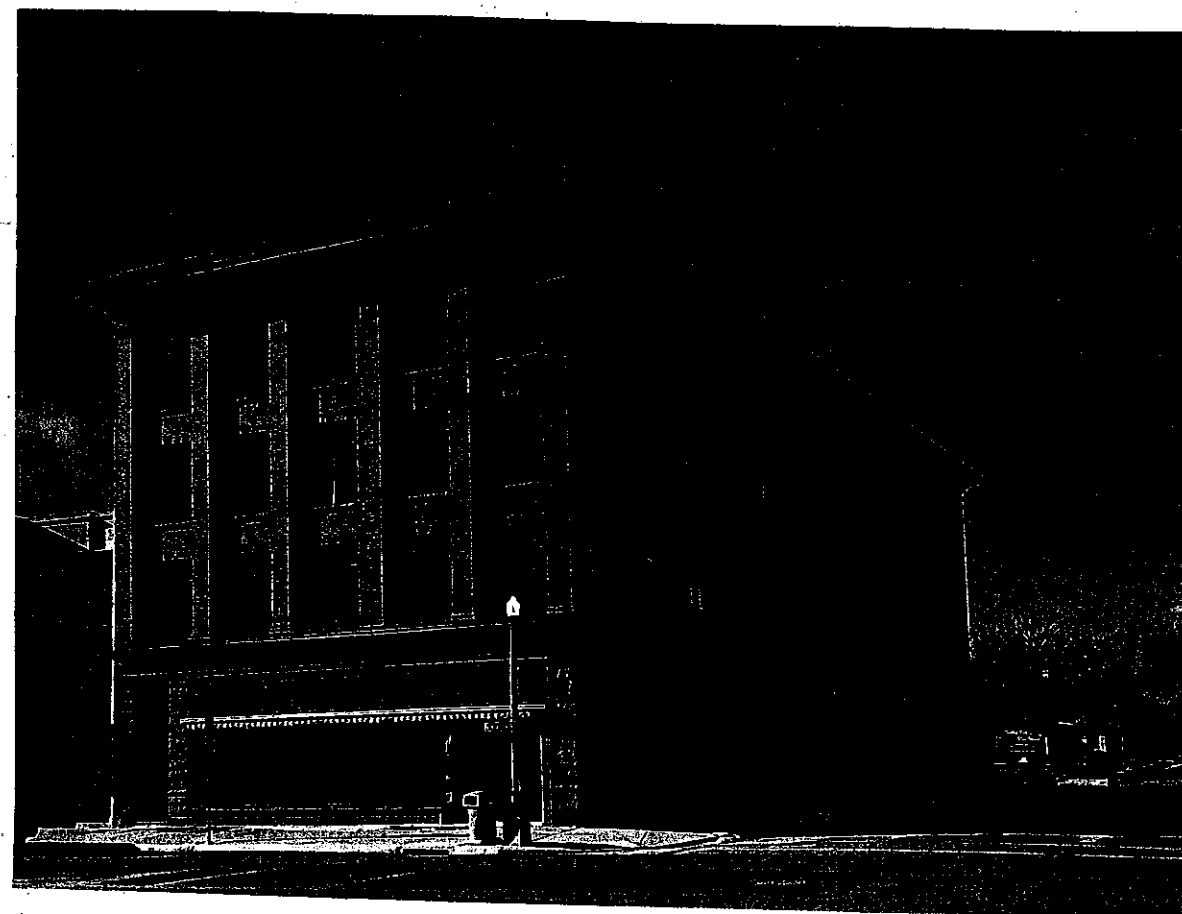
BUILDING CODE DATA:

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

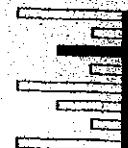
2012 IBC

SECTION 909: 909.1 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.



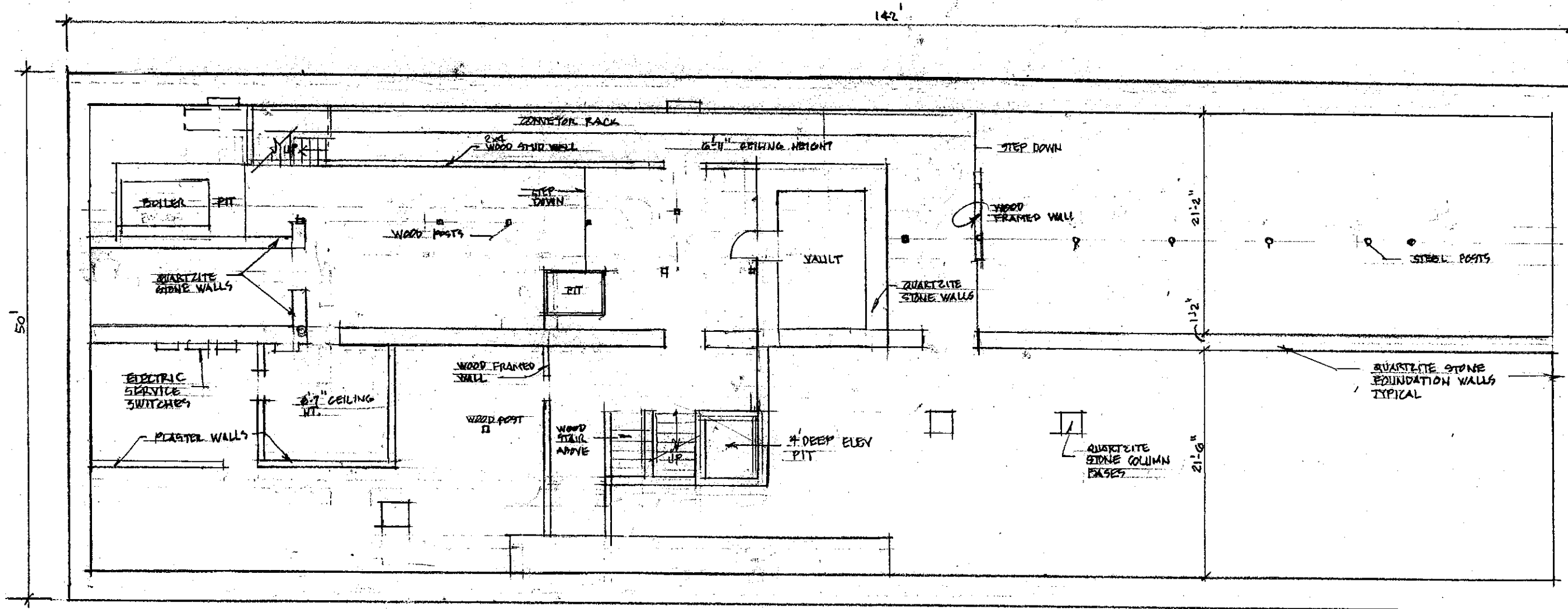
L. L. JIRSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-986-8185
ljirsa@mitchellale.com.net



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

REVISIONS		
NO	DATE	DESC
1.	8/11/21	

PROJECT NO.
DATE 7/30/21
SHEET TITLE
COVER SHEET
SHEET NO. 1



EXISTING
BASEMENT PLAN
3/32" = 1'-0"

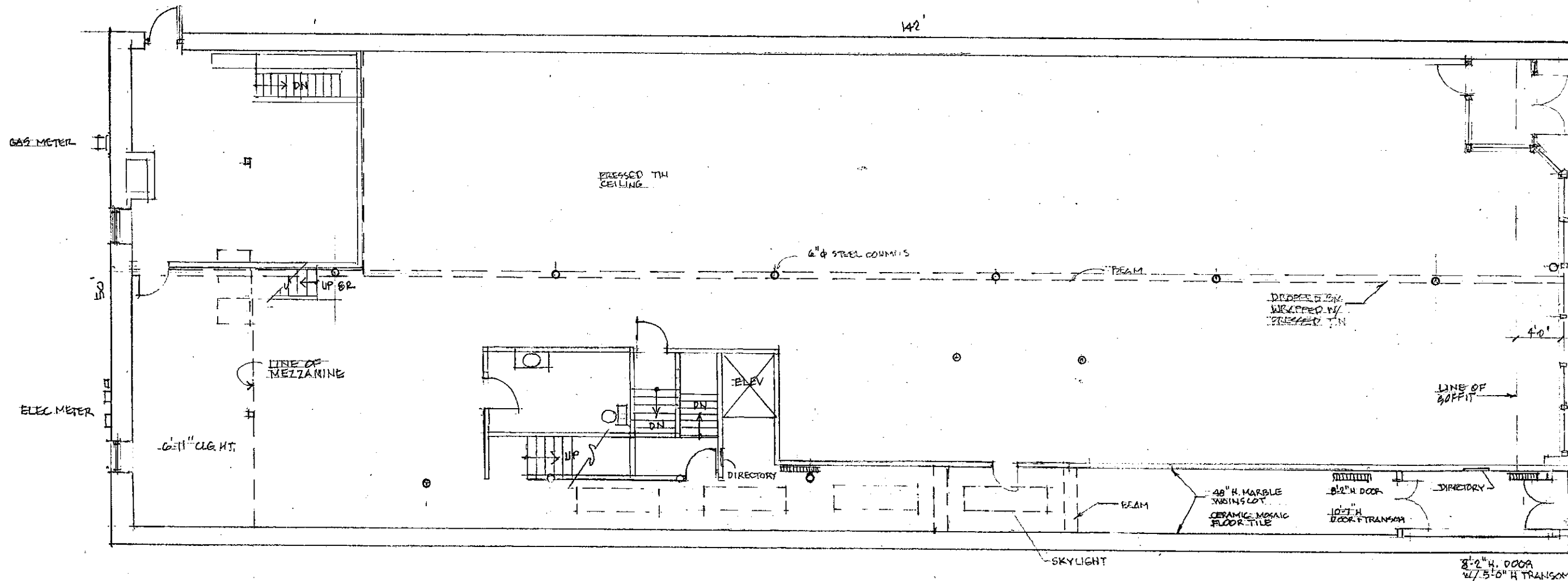


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PROJECT NAME
WESTERN BLDG
223 N. MAIN ST.
MITCHELL, SD

REVISIONS		
NO.	DATE	DESC.

PROJECT NO.
DATE 8/11/21
SHEET TITLE
BASEMENT
PLAN
SHEET NO.
EBP-1



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

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

REVISIONS

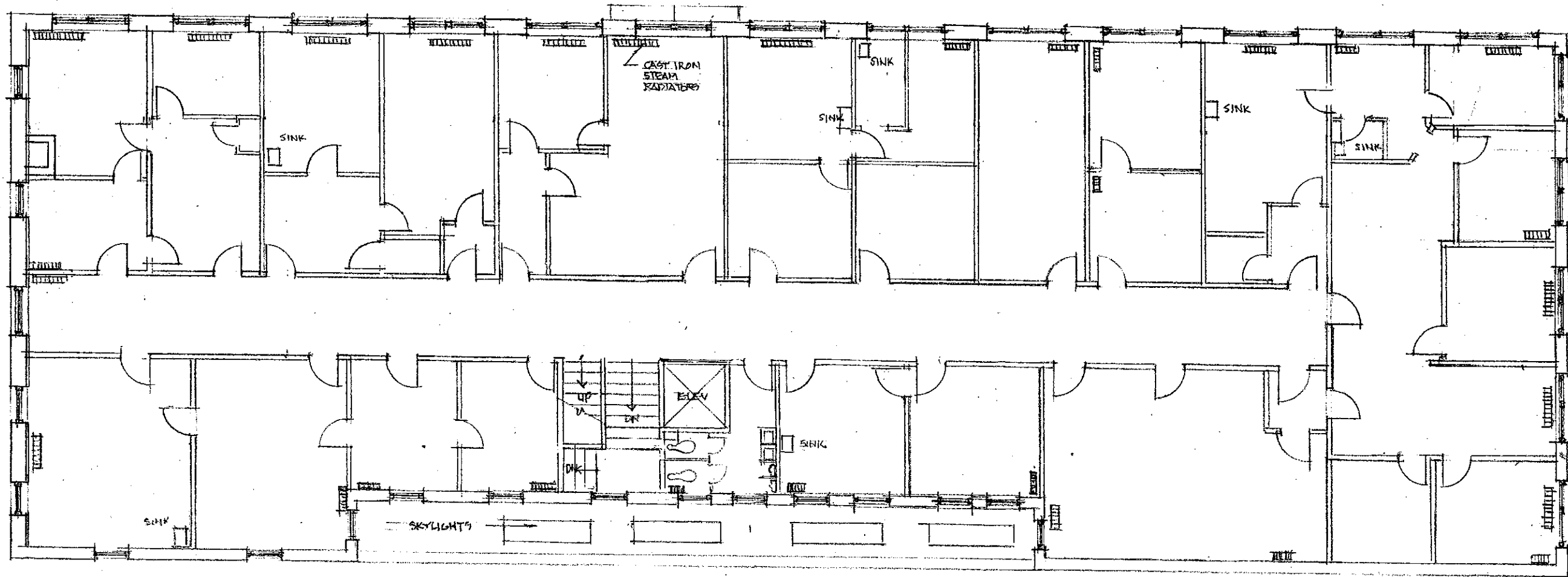
NO.	DATE	DESC.

PROJECT NO.

DATE 7/30/21

SHEET TITLE
1ST FLOOR
PLAN

SHEET NO.
EPP - 1



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



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

REVISIONS

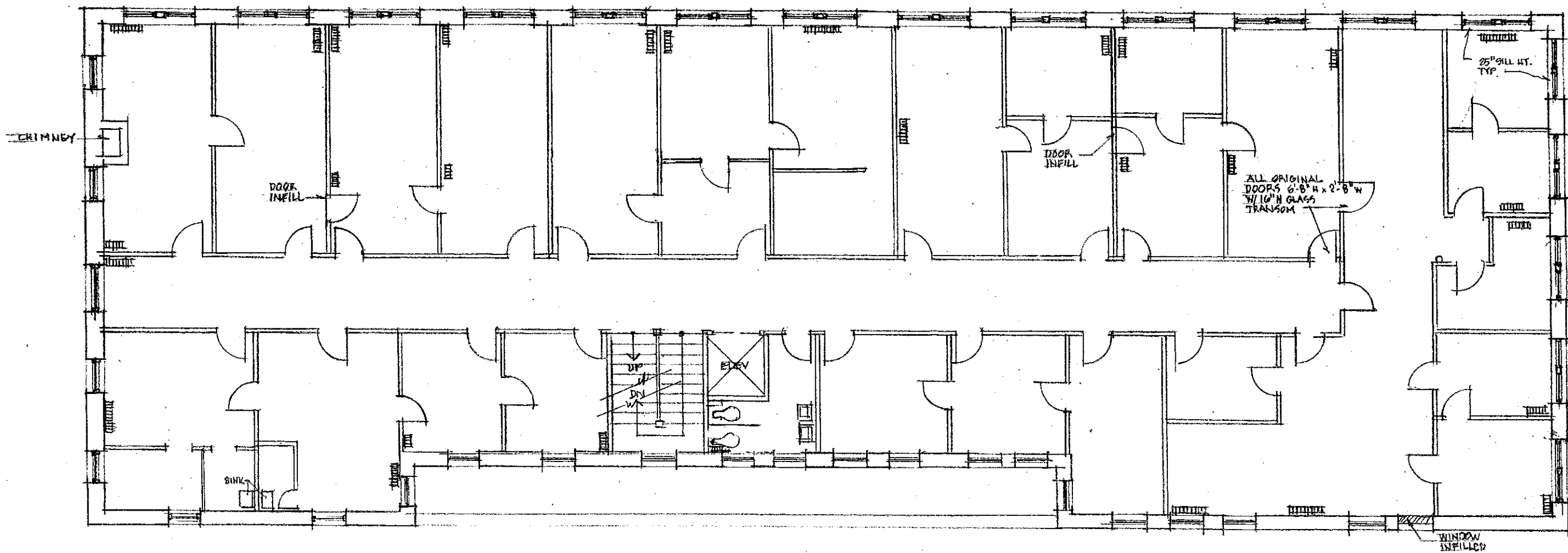
NO	DATE	DESC

PROJECT NO.

DATE 7/30/21

SHEET TITLE
2ND FLOOR
PLAN

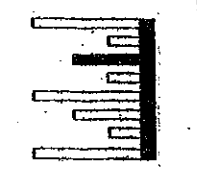
SHEET NO.
EFP-2



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



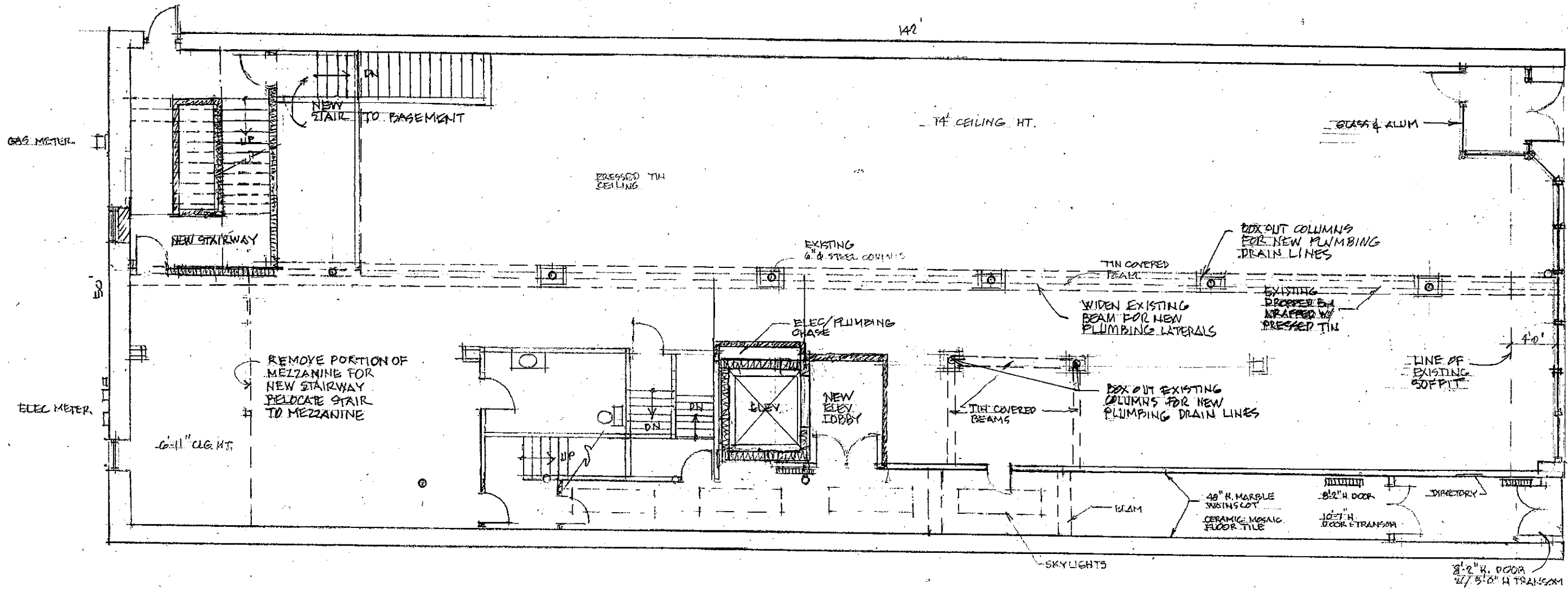
L. L. JIRSA ARCHITECT
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PROJECT NAME
WESTERN BLDG
223 N. MAIN ST.
MITCHELL, SD

REVISIONS		
NO	DATE	DESC
1	8/10/21	

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



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

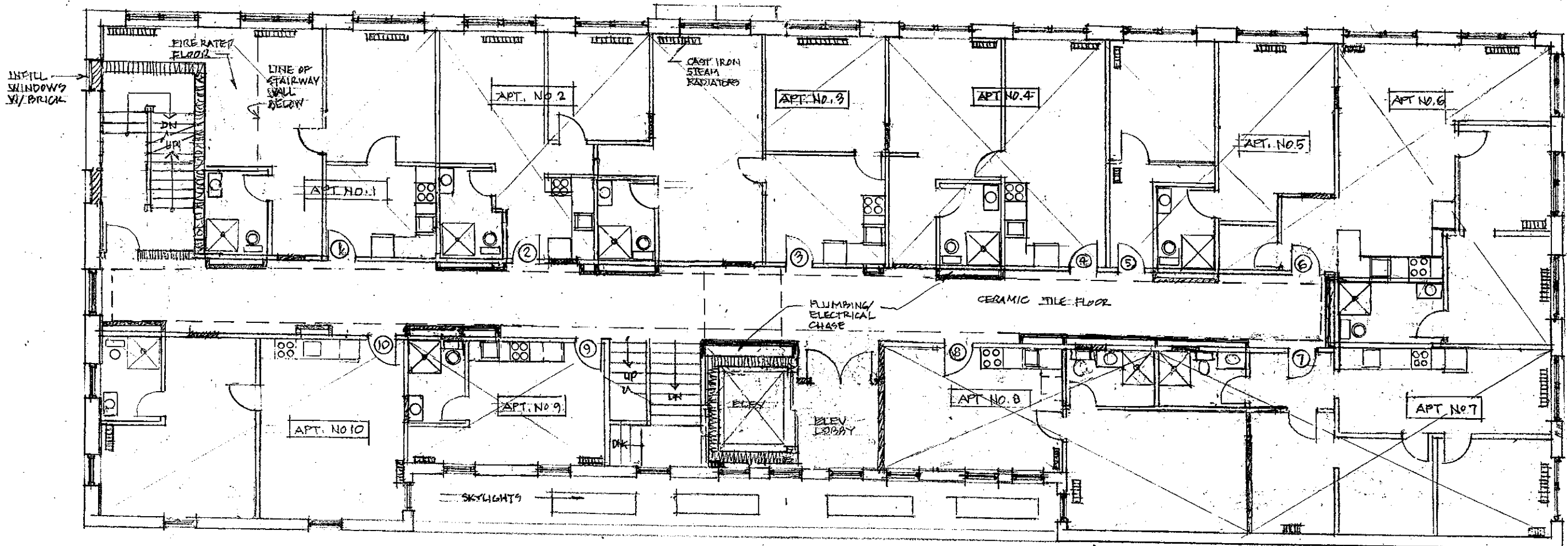
L. L. JIRSA ARCHITECT
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PROJECT NAME
 WESTERN BLDG
 223 N. MAIN ST.
 MITCHELL, SD

REVISIONS		
NO.	DATE	DESC.

PROJECT NO.
 DATE 7/30/21
 SHEET TITLE
 1ST FLOOR
 SHEET NO.
 A-1



2ND FLOOR PLAN

3/32" = 1'-0"

10 APT UNITS

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

REVISIONS

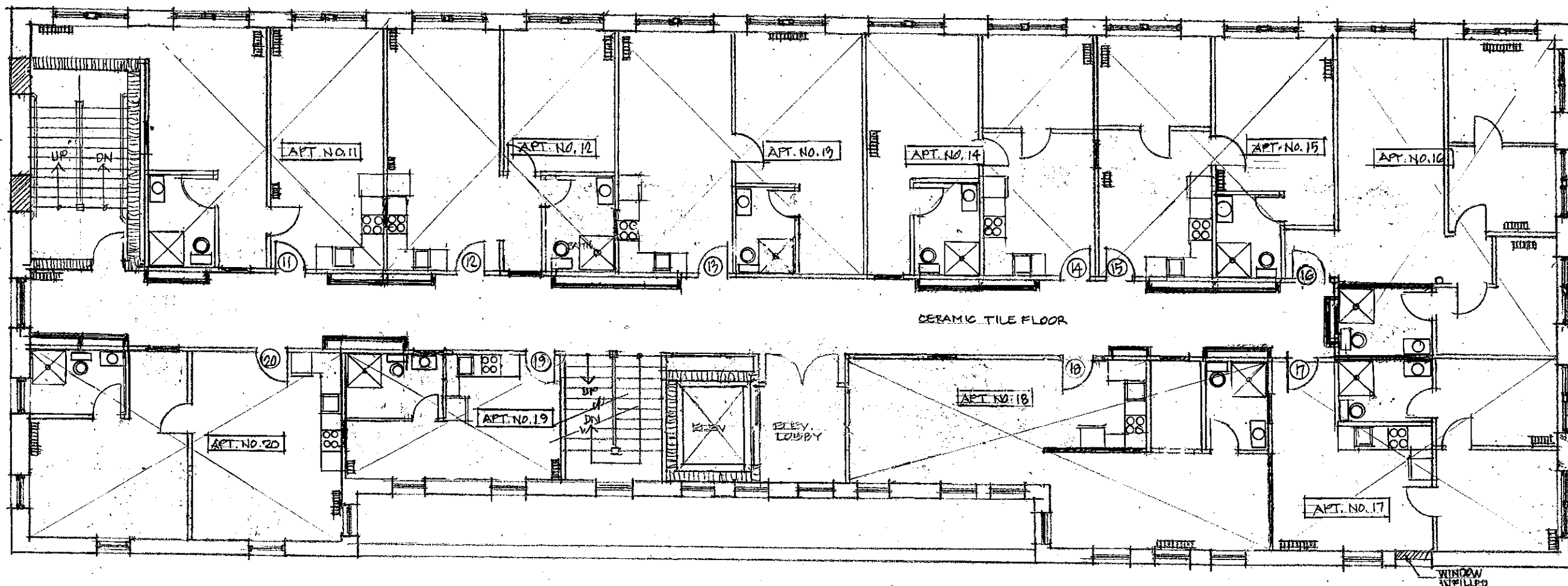
NO	DATE	DESC
1	8/10/21	

PROJECT NO.

DATE **7/30/21**

SHEET TITLE
2ND FLOOR

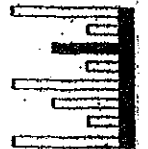
SHEET NO.
A-2



3RD FLOOR PLAN
 5/32" = 1'-0"
 10 APT UNITS



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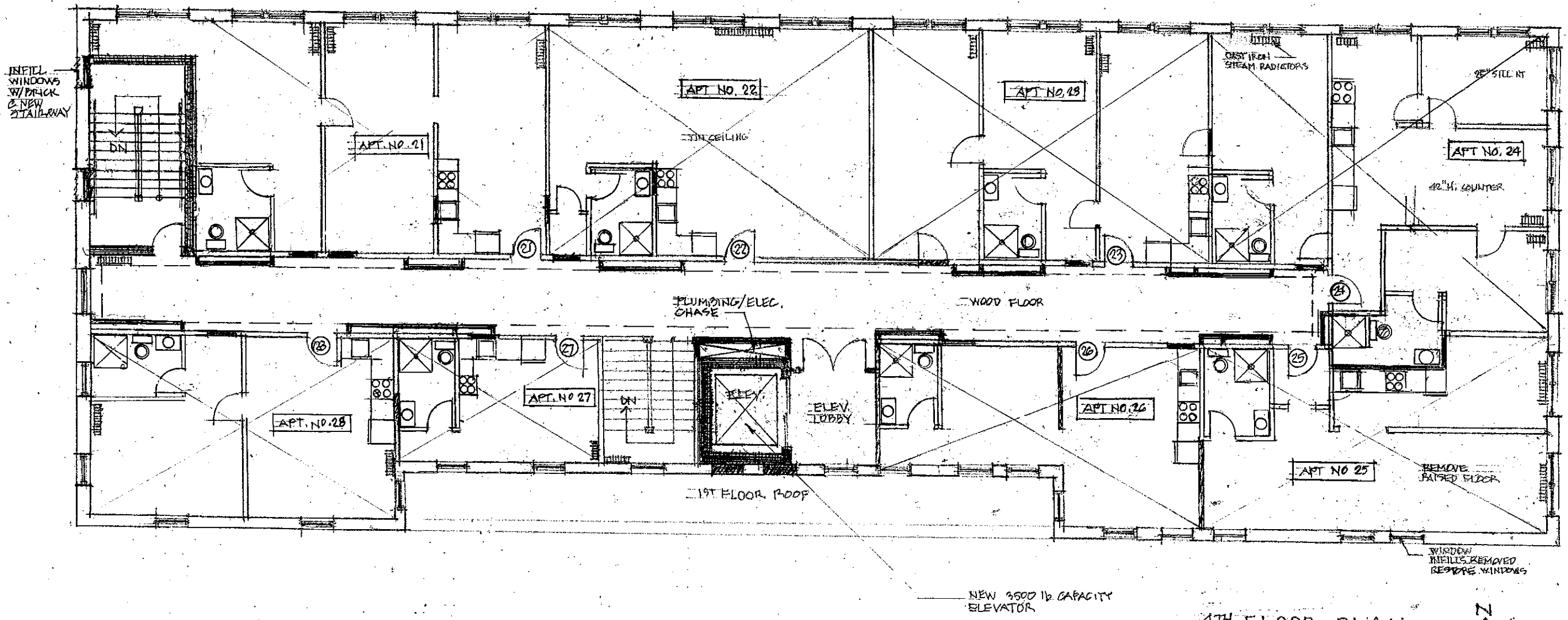
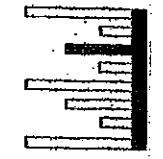


PROJECT NAME
 WESTERN BLDG
 223 N. MAIN ST.
 MITCHELL, SD

REVISIONS		
NO	DATE	DESC
1	8/10/21	

PROJECT NO.
 DATE 7/30/21
 SHEET TITLE
 3RD FLOOR
 SHEET NO.
 4-3

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4TH FLOOR PLAN

3/32" = 1'-0"

8 APT UNITS

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

REVISIONS

NO	DATE	DESC
1	8/10/21	

PROJECT NO.

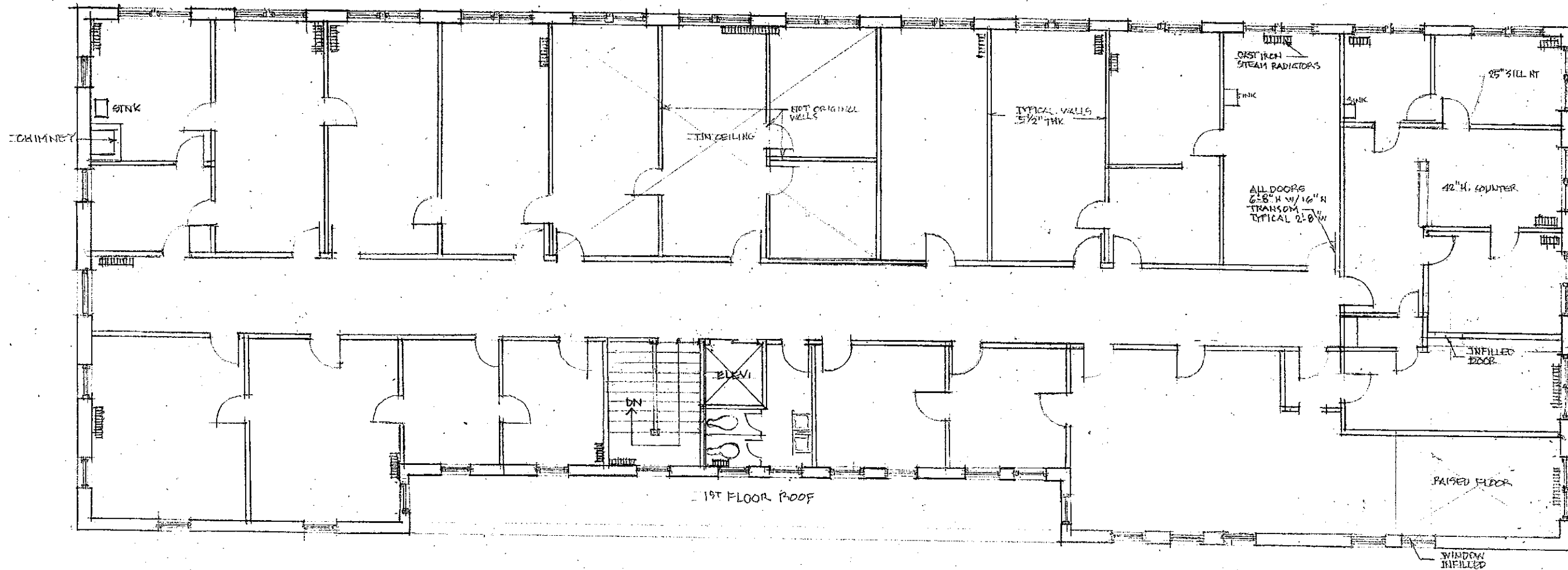
DATE 7/20/21

SHEET TITLE

4TH FLOOR

SHEET NO.

A-4



EXISTING
4TH FLOOR PLAN
3/32" = 1'-0"



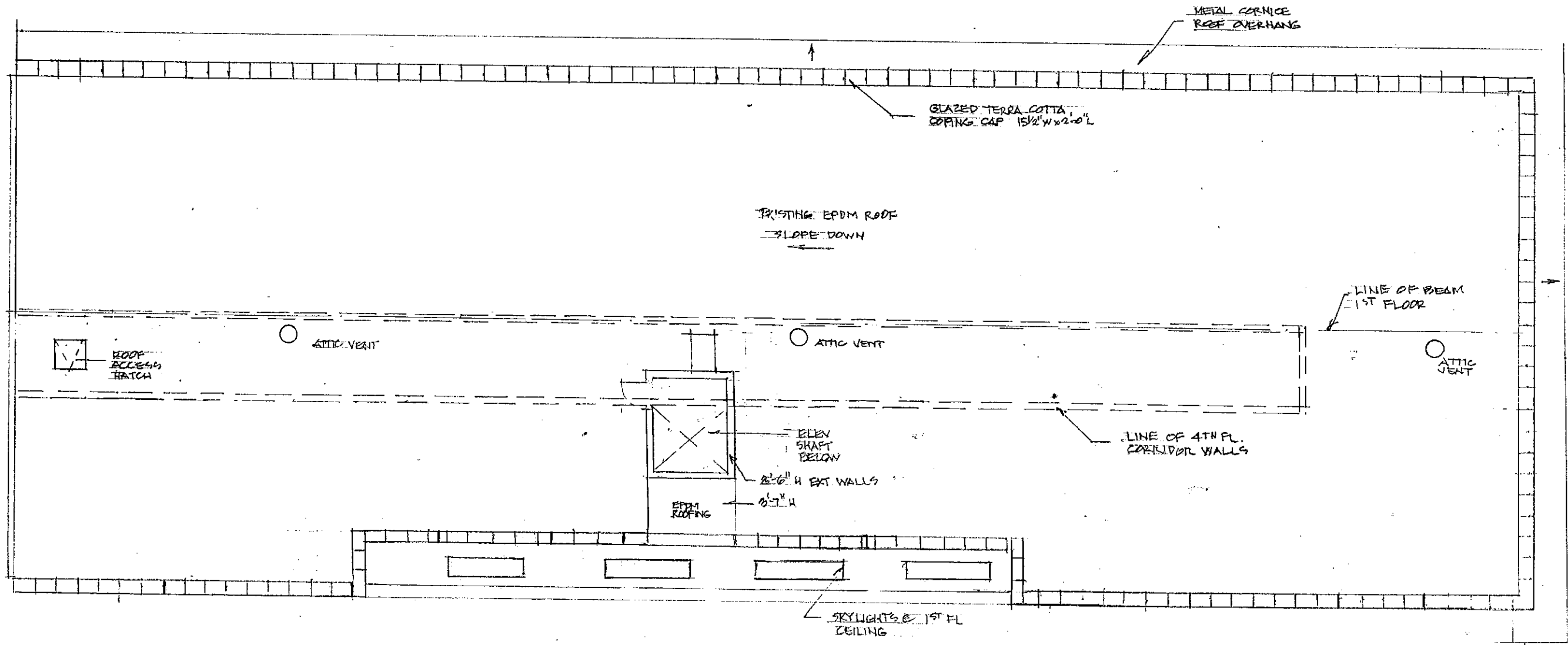
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PROJECT NAME:
WESTERN BLDG.
223 N. MAIN ST.
MITCHELL, SD

REVISIONS		
NO	DATE	DESC

PROJECT NO. _____
DATE 7/30/21
SHEET TITLE
4TH FLOOR PLAN
SHEET NO.
EFP-4

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EXISTING
 ROOF PLAN
 3/32" = 1'-0"



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

REVISIONS		
NO	DATE	DESC

PROJECT NO.
 DATE 8/7/21
 SHEET TITLE
ROOF PLAN
 SHEET NO.
 ERP-1