

## **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](#)

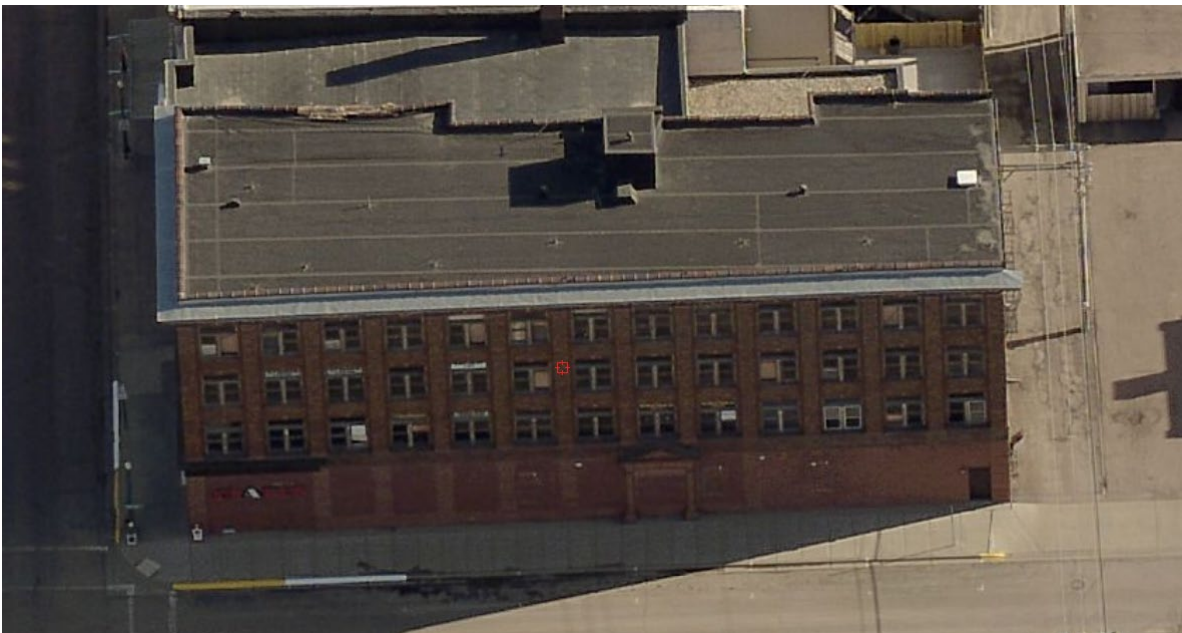
**6. Other Business:**

**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

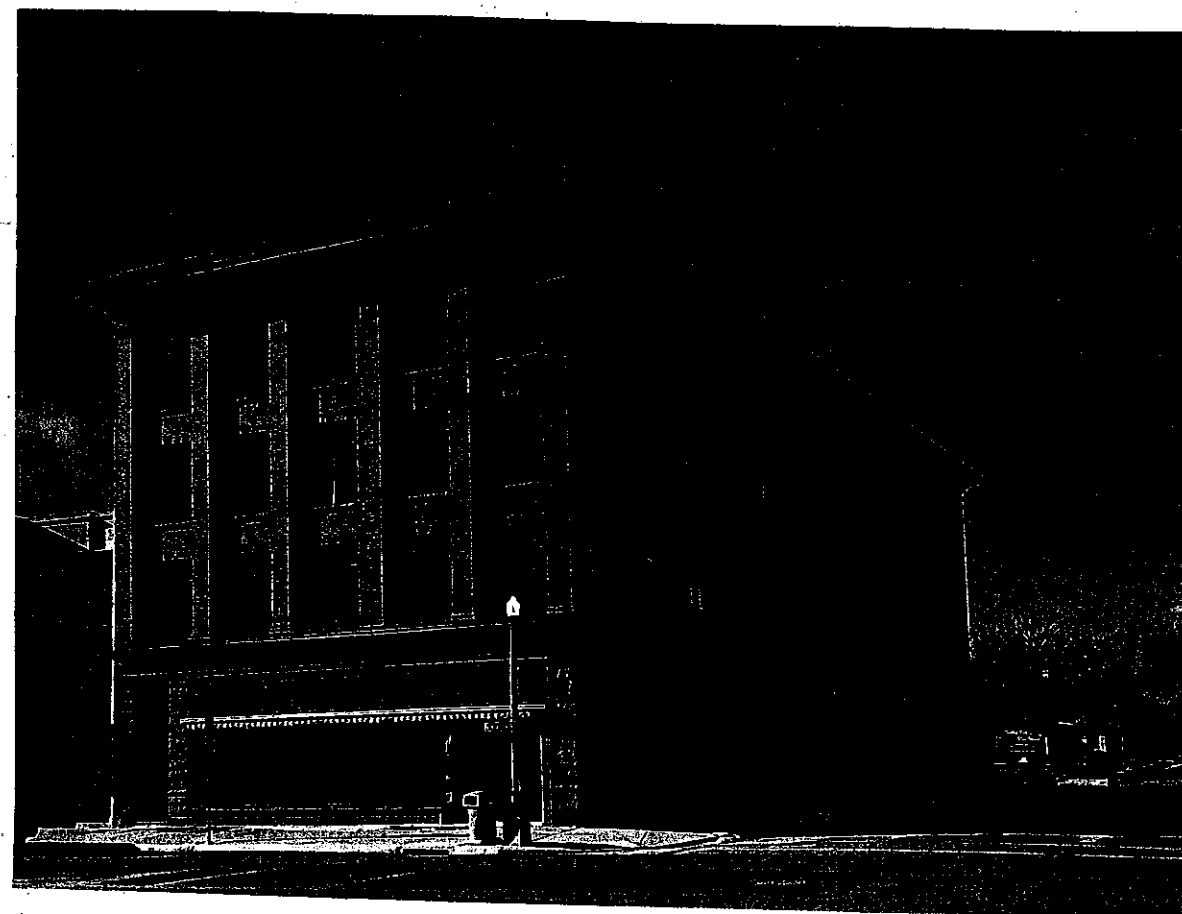
BUILDING CODE DATA:

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

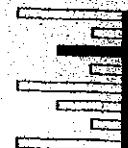
2012 IBC

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@mitchellsc.com.net




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

REVISIONS

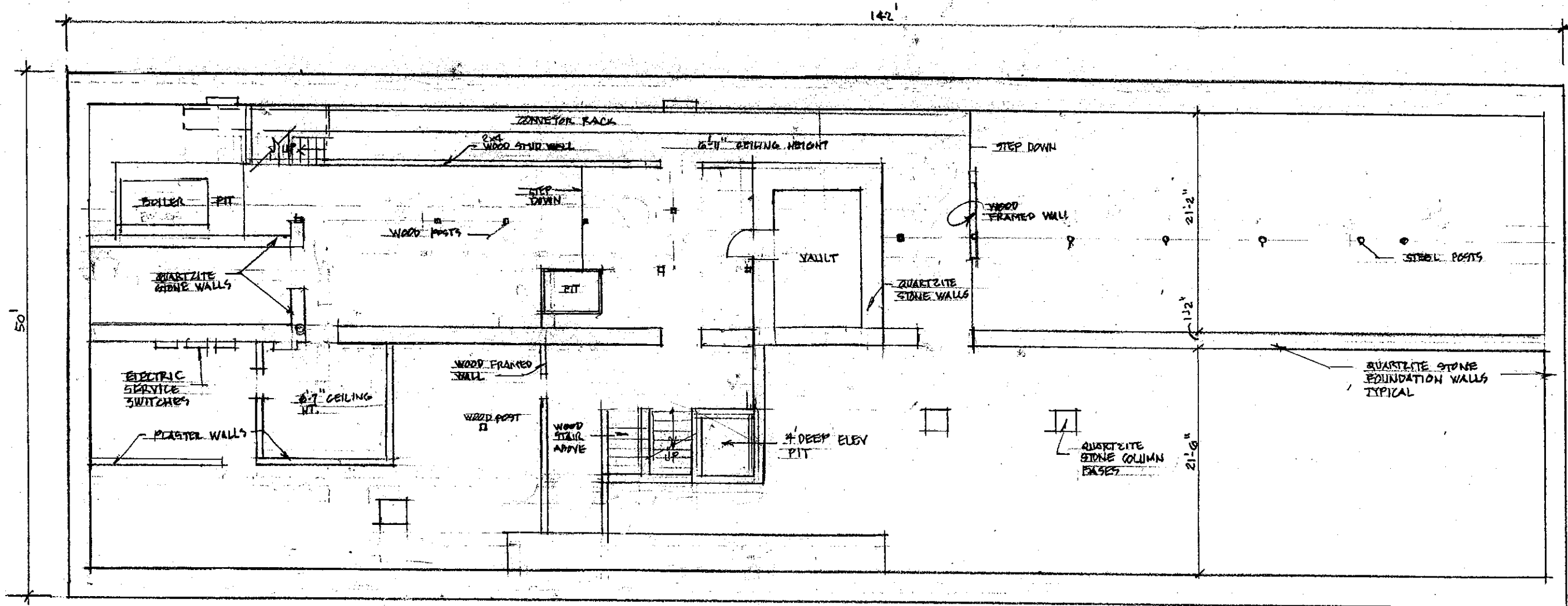
NO	DATE	DESC
1.	8/11/21	

PROJECT NO.

DATE 7/30/21

SHEET TITLE  
COVER SHEET

SHEET NO.  
1



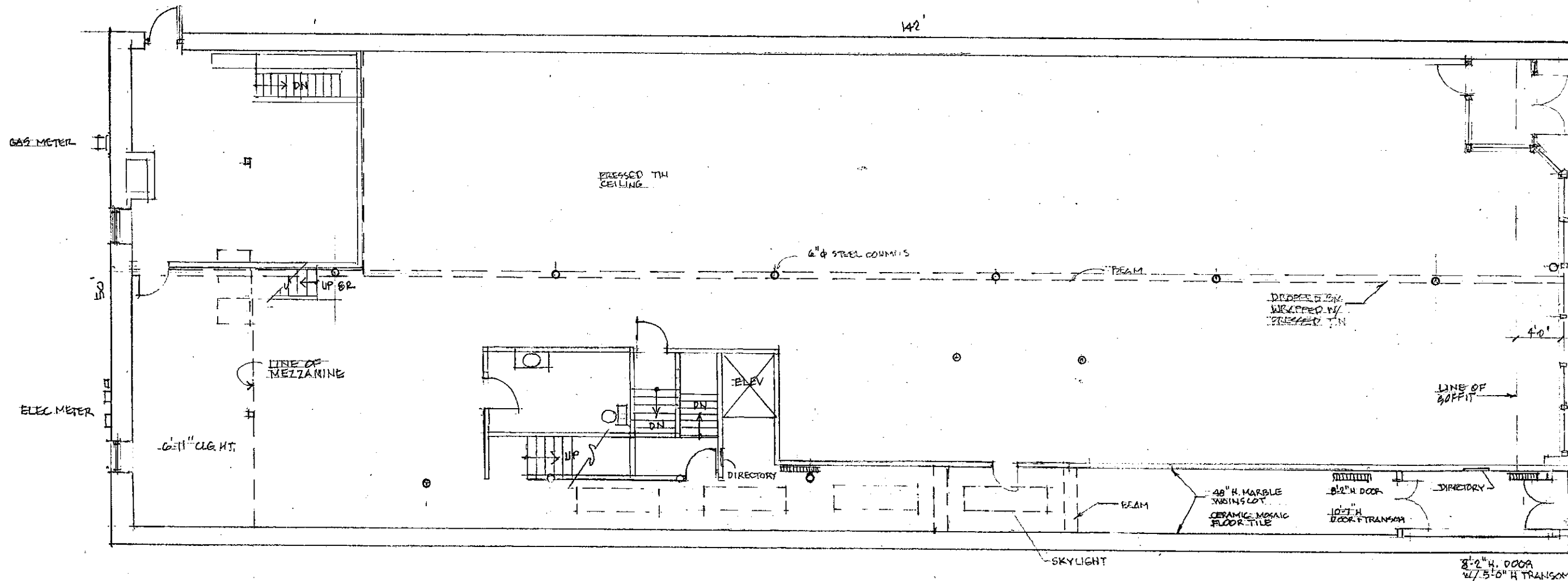
EXISTING  
BASEMENT PLAN  
3/32" = 1'-0"

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

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

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123 N. MAIN ST.  
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ljirsa@mitchelel.com.net



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

REVISIONS

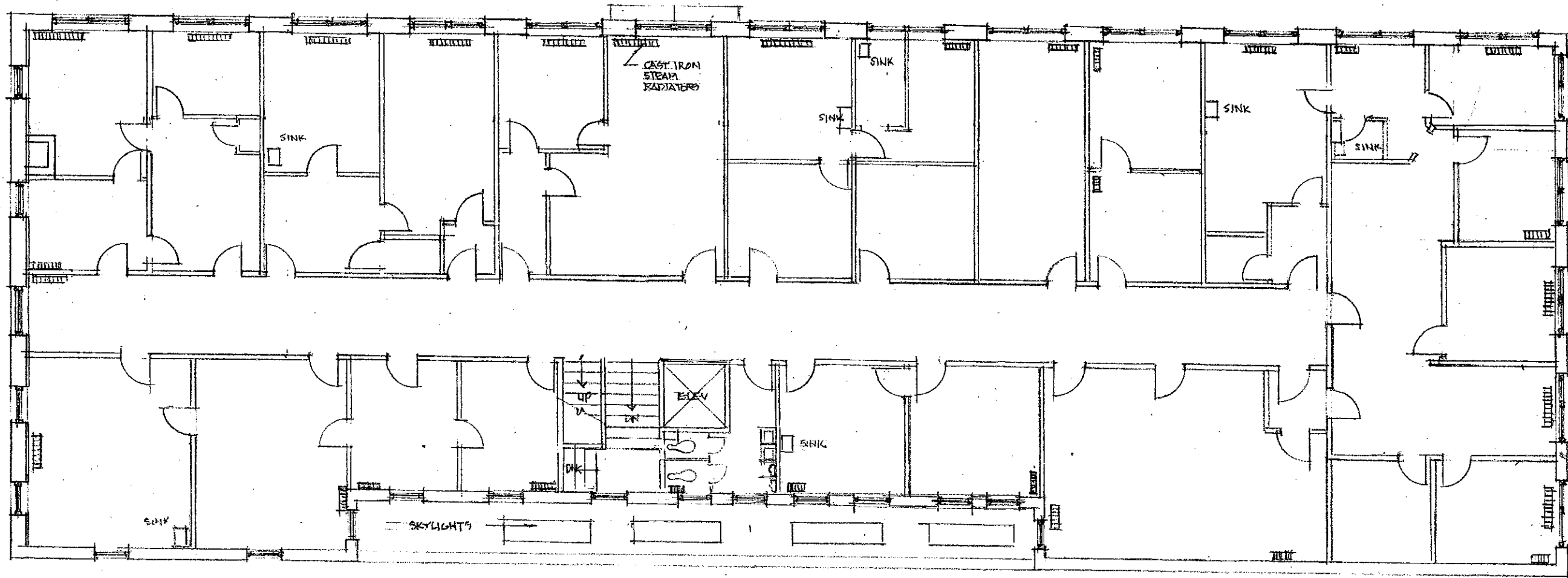
NO.	DATE	DESC.

PROJECT NO.

DATE 7/30/21

SHEET TITLE  
1<sup>ST</sup> FLOOR  
PLAN

SHEET NO.  
EPP - 1



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



L. L. JRSA ARCHITECT  
123 N. MAIN ST.  
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605-998-8185  
ljrsa@mitchele.com.net



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

REVISIONS

NO	DATE	DESC

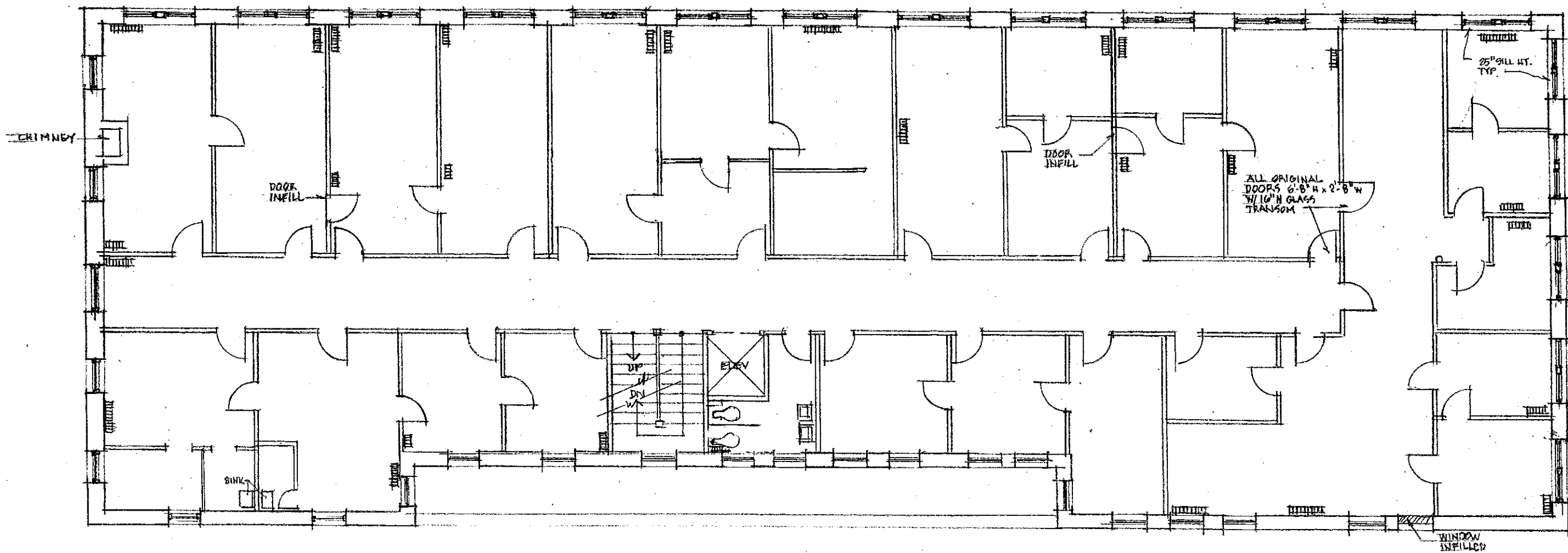
PROJECT NO.

DATE 7/30/21

SHEET TITLE  
2ND FLOOR  
PLAN

SHEET NO.  
EFP-2

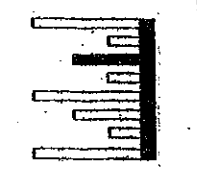




EXISTING  
3<sup>RD</sup> FLOOR PLAN  
3/32" = 1'-0"



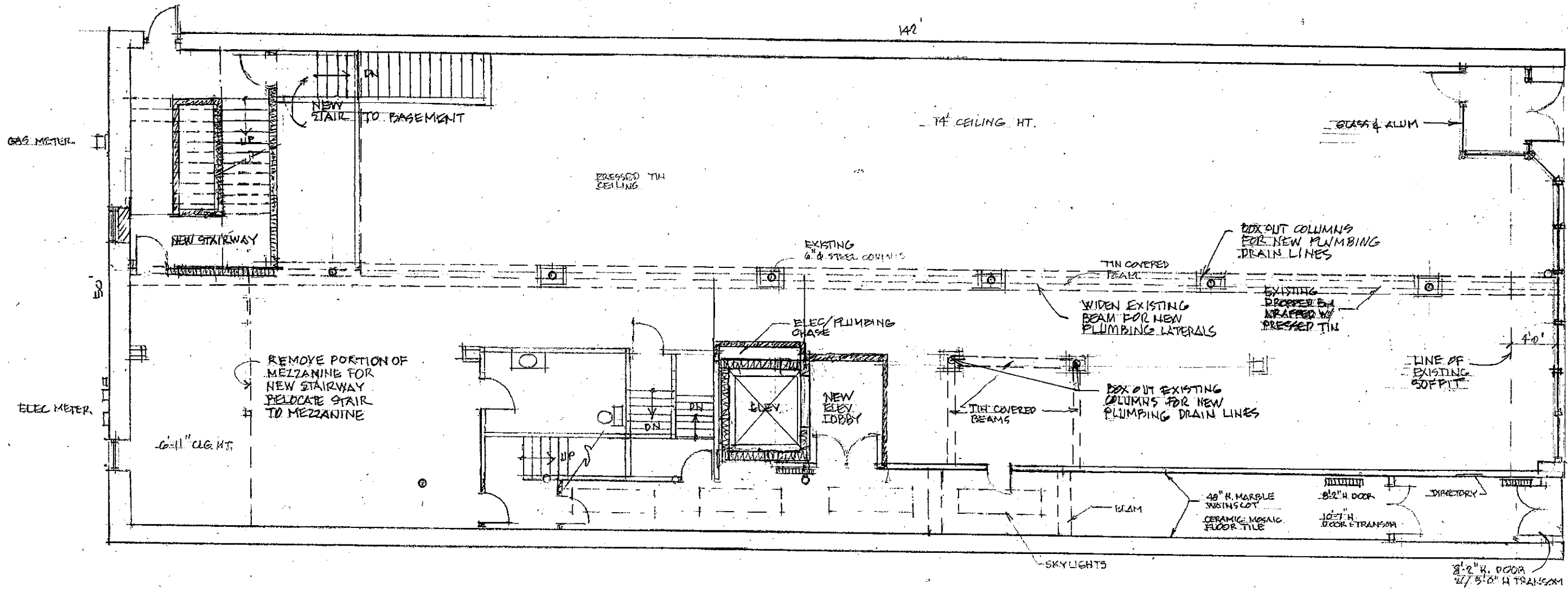
L. L. JIRSA ARCHITECT  
123 N. MAIN ST.  
MITCHELL, SD 57301  
605-998-8185  
ljirsa@mitchele.com.net



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  
3<sup>RD</sup> FLOOR  
PLAN  
SHEET NO.  
EFP-3



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

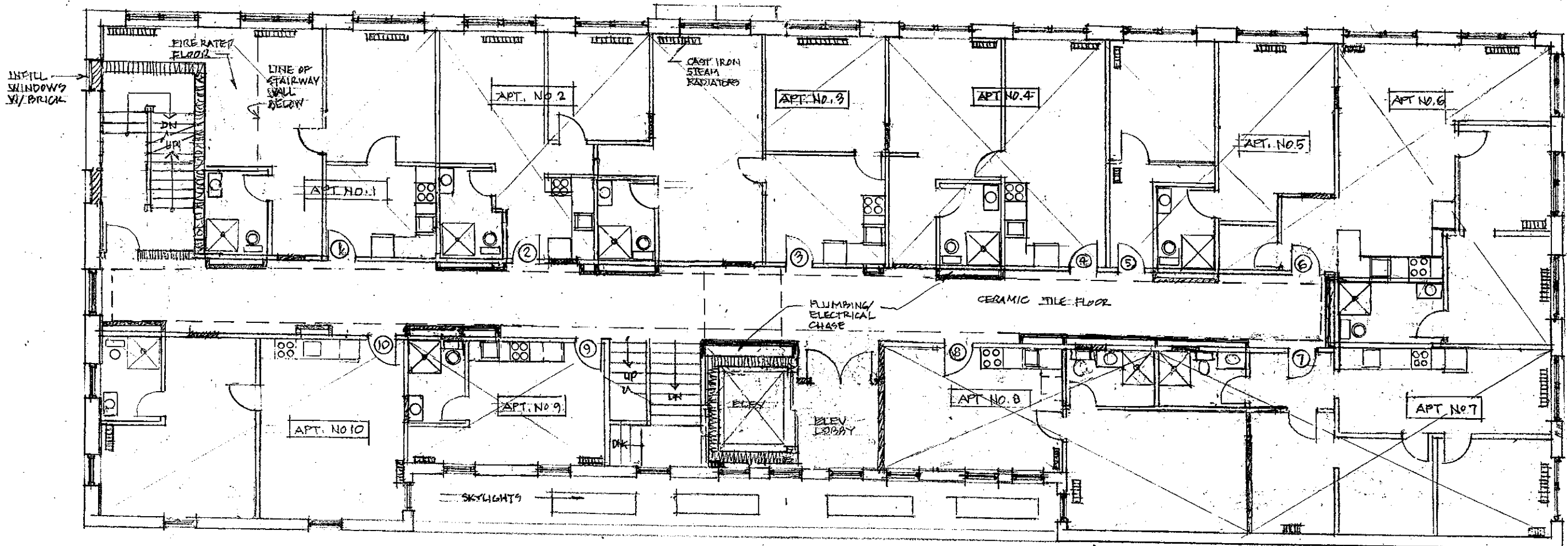
L. L. JIRSA ARCHITECT  
 123 N. MAIN ST.  
 MITCHELL, SD 57301  
 605-890-8185  
 lljrsa@mitchelltelecom.net



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

REVISIONS		
NO.	DATE	DESC.

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



**2<sup>ND</sup> FLOOR PLAN**

3/32" = 1'-0"

10 APT UNITS

L. L. JRSA ARCHITECT  
 123 N. MAIN ST.  
 MITCHELL, SD 57301  
 605-986-8185  
 lljrsa@mitchelltelecom.net



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

REVISIONS

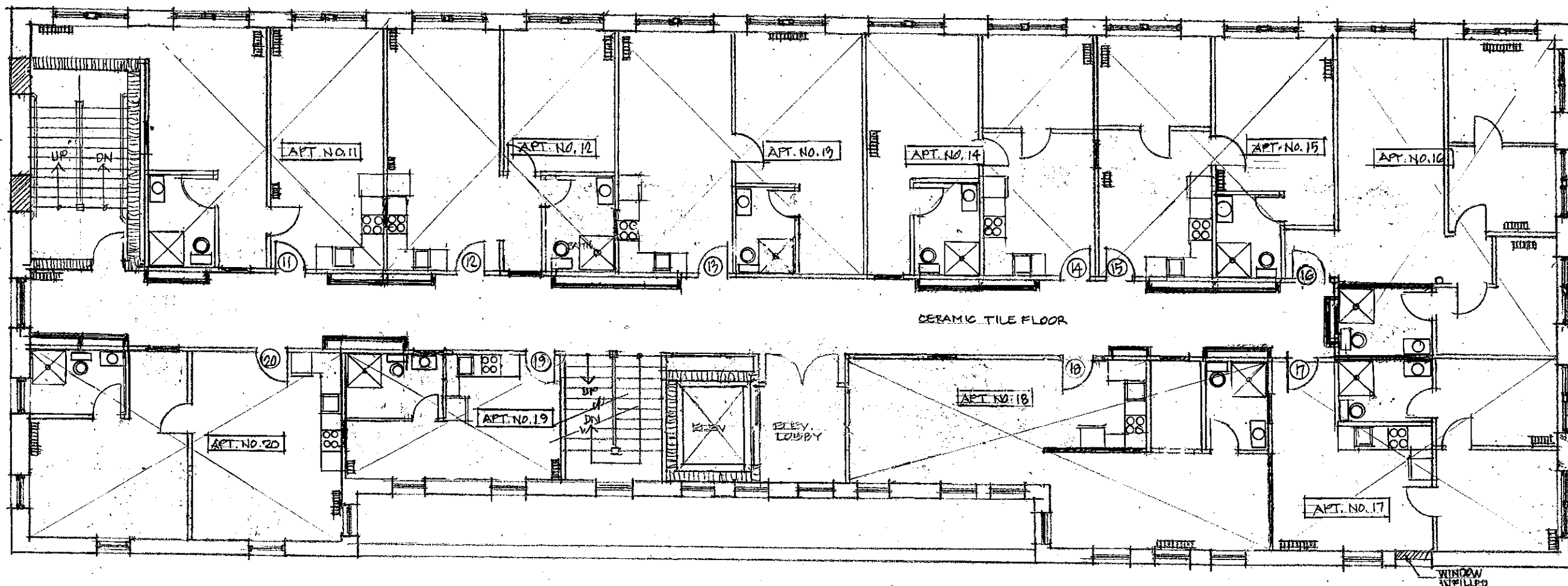
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1	8/10/21	

PROJECT NO.

DATE **7/30/21**

SHEET TITLE  
**2<sup>ND</sup> FLOOR**

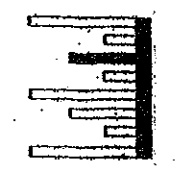
SHEET NO.  
**A-2**



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



L. L. JIRSA ARCHITECT  
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 MITCHELL, SD 57301  
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 ljirsa@mitchellale.com.net

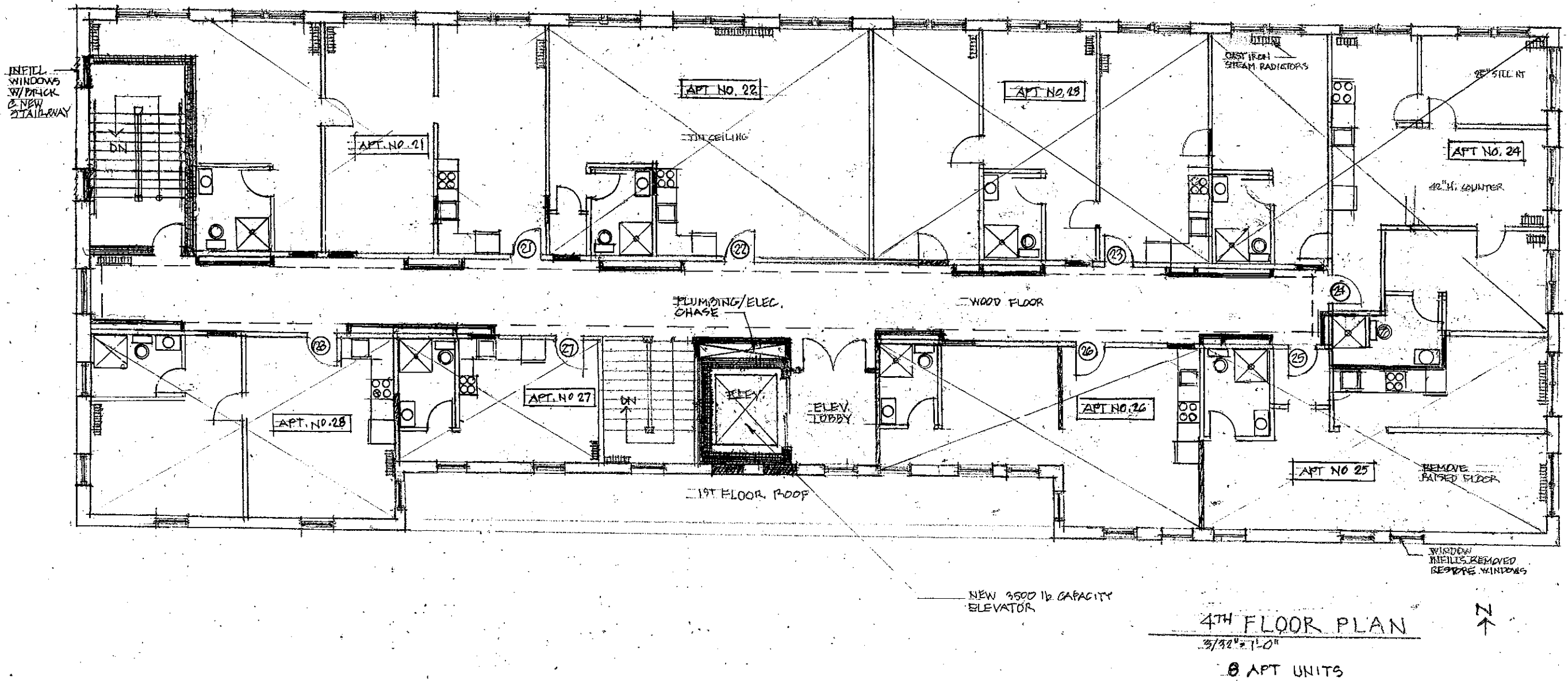
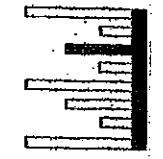


PROJECT NAME  
 WESTERN BLDG  
 223 N. MAIN ST.  
 MITCHELL, SD

REVISIONS		
NO	DATE	DESC
1	8/10/21	

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

L. L. JRSA ARCHITECT  
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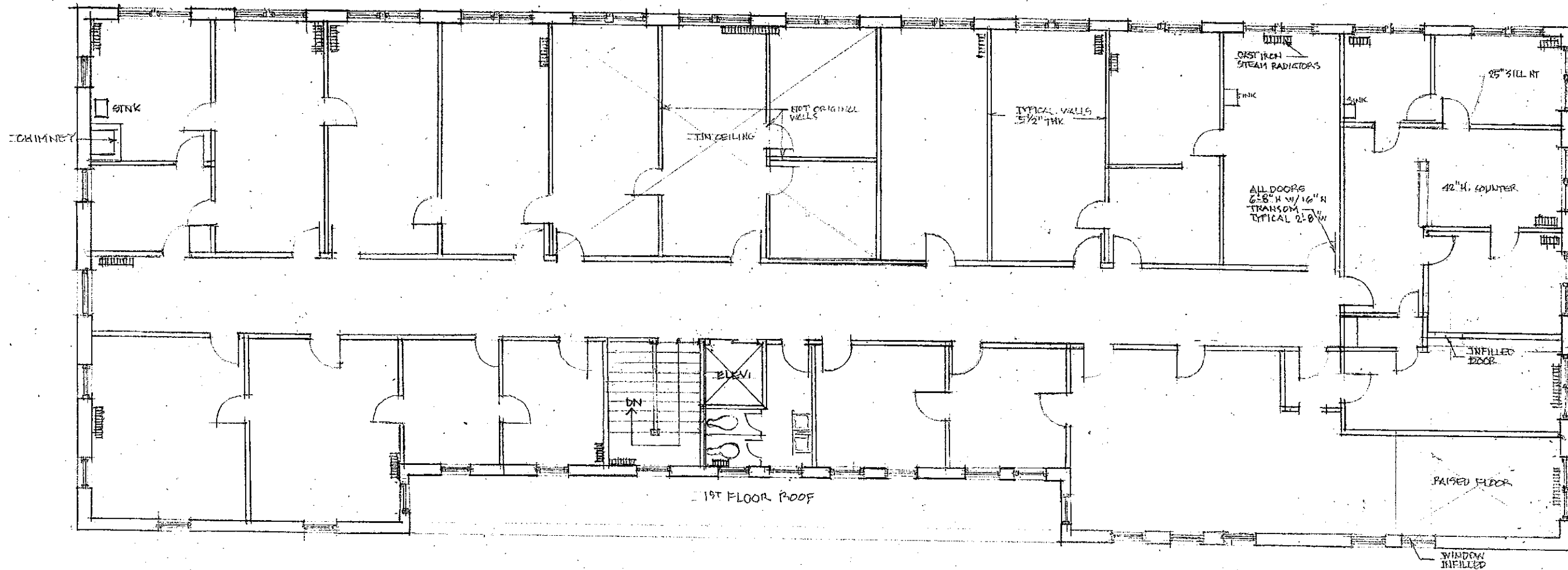


4TH FLOOR PLAN  
 3/32" = 1'-0"  
 8 APT UNITS

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"



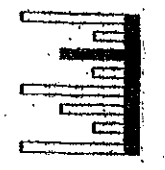
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PROJECT NAME:  
WESTERN BLDG.  
223 N. MAIN ST.  
MITCHELL, SD

REVISIONS		
NO	DATE	DESC

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

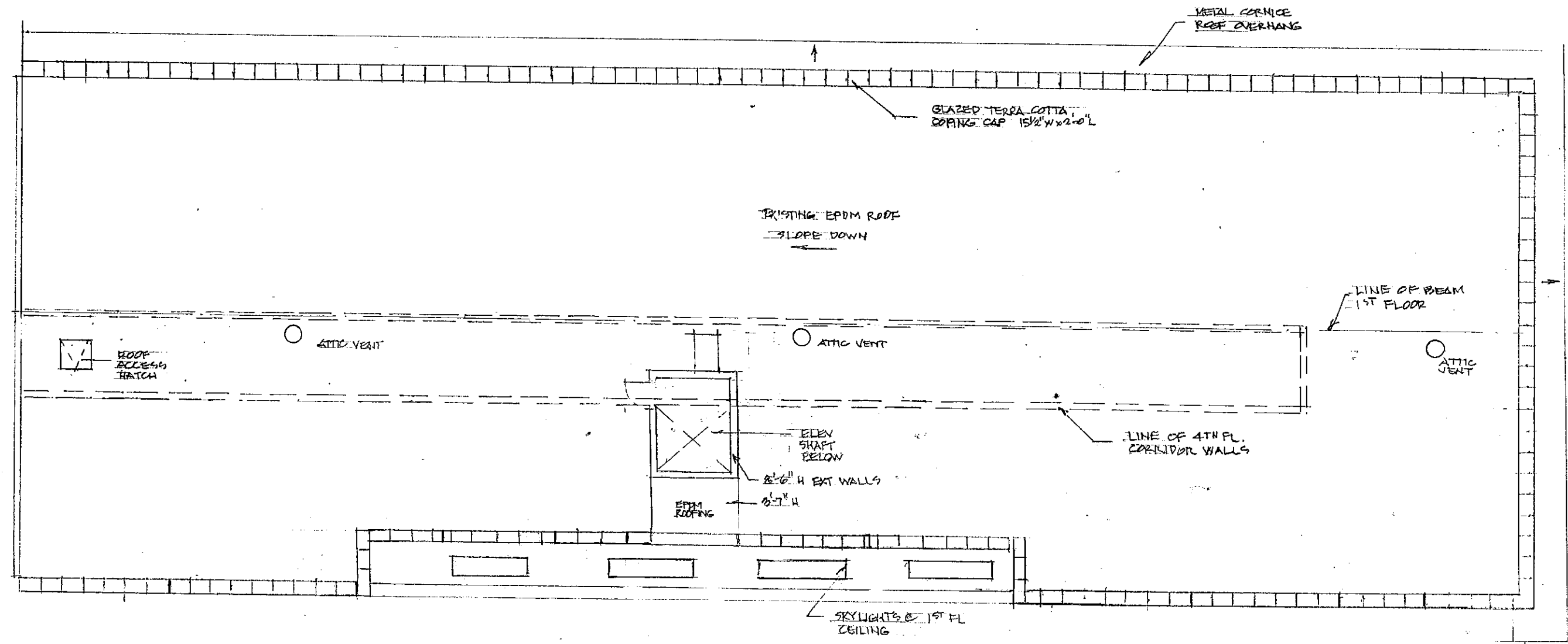
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PROJECT NAME  
**WESTERN BLDG**  
**223 N. MAIN ST.**  
**MITCHELL, SD**

REVISIONS		
NO	DATE	DESC

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



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

