

CITY OF MITCHELL  
CITY PLANNING COMMISSION MINUTES  
August 9, 2021

APPROVED

1. Chairperson Larson called the August 9, 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, Doescher.  
Absent: Sonne, Penney.  
Staff Present: Jenniges, Schroeder, J. Johnson,, T Johnson, Sandoval, Hegg, Ellwein, Mayor Everson.
3. Declare conflicts of interest-Jirsa and Genzlinger recused themselves of item #7 on the agenda.
4. Approval of proposed agenda: Motion by Genzlinger, seconded by Osterloo, to approve the proposed 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 26, 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 23, 2021. All present members voting aye, motion carried.
7. Plan Approval: John Adamo is proposing to remodel 223 N Main St, the building formally known as the Craft Fox which is zoned Central Business. The applicant was not present to answer questions but Architect Larry Jirsa explained the project. The plan is to create 30 apartments on floors 2-4. The existing elevator will be torn down and new one built. There is an existing stairwell in the middle of the building that will stay but a new stairwell will be constructed on the west end of the building. The building is planned to be sprinkled with new electrical, plumbing and hvac as well. Ciavarella Design is doing the Part II Historic Survey review for the tax credits and any historical grant money available. The project is under a tight timeline. They would like to start demo as soon as possible with the elevator needing removal, new stairs and the boiler in the basement that has asbestos.

Genzlinger stated Ciavarella Design is working on the documentation phase and plan to finish that up this week and get it sent to SHPO for their review.

J Johnson stated no notice has been sent to SHPO and no review has been completed by the city. Also, Mr. Adamo does not own the building yet, the City of Mitchell does. He recommends this be tabled until more information is gathered also there are not enough

voting members for a quorum with two members recusing themselves so no action can be taken anyway.

Dr. Marty Christenson voiced his concerns about parking. Jirsa stated the plan is to purchase the lots north of 3<sup>rd</sup> Ave for parking, these would be 301, 305, 307 and 309. Doescher questioned if this would become a private lot or would be public parking and that was answered with the numbers of parking spots is unknown but there would be some designated for tenant parking.

Due to no quorum met due to two present members recusing themselves no action was taken and it will be heard again on August 23, 2021.

8. Other Business-None.
9. Public Comment-None.
10. Chairperson Larson adjourned the meeting at 12:36 P.M.

  
Jay Larson  
Planning Commission Chairperson

08-28-2021