

**CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
AUGUST 21, 2019; 12:00 PM**

NOT APPROVED

Chairman Logan called the August 21, 2019 Mitchell Historic Preservation Commission to order. Members Logan, Jirsa, Indahl, Swenson, Clark, and Pooley (via phone) were present. No members absent.

Declaration of Conflicts of Interests: none

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

Approval of Minutes: Motion by Jirsa, seconded by Clark to approve the minutes of the previous meeting. All members present voting aye, motion carried.

Review and Comment: Façade construction and Interior Renovation of 401 N Main. Herm Harms, architect from Puetz Corp., was present to explain the project. He indicated the owner has modified the proposal based on feedback from historic reviewers. The owner wishes to open up the 'boarded up' windows. They will keep rounded entrance. Commissioners questioned if painted the brick was appropriate and noted that it may become a maintenance issue. Harms responded that the owner is looking to 'stand out' and desire a consistent color scheme. The MPC approves of the plan as submitted, but encourage the owners to consider alternatives to painting the brick and adjust the color scheme accordingly. Otherwise, they appreciate the accommodations they have made to maintain as much of the historic footprint as much as possible. The enhanced façade and interior work will provide economic activity to the historic downtown. Additionally, as stated by the architect, the materials specifically the tiles are not readily available and very expensive. Motion Jirsa, seconded by Swenson to approve the plan with the recommendation the owners consider not painting the brick and consider different colors. All members present voting aye, motion carried.

Review and Comment: Razing of the building located at 305/307 N Main St. Mark Vaux, MADC Executive Director, and City Officials were present and explained the future development of 301/305/307 N Main St. He said MADC assumes ownership in September. The commissioners discussed extensively the costs to repair and code compliance. 301 N Main shares a common wall with 305 N Main St. The MPHIC supports demolition of the buildings. They noted the significant difference in costs of the razing of the 2 buildings rather than, just 301 N Main. It was noted the owners of 305/307 N Main St have had difficulty in securing property insurance due to the condition of the 301 Building. Therefore, affecting the economic viability of the buildings. The owners will be relocating to another site to additionally, with the more open space available; the potential for redevelopment is enhance which again provides economic development in the historic downtown. The commission determined the façade is not architecturally significant. The commission recommends photographs prior to razing. The commission finds there are not feasible and prudent alternatives to demolition. Motion by Jirsa, seconded by Swenson recommend the razing of the building at 305/307 N Main. All members present voting aye, motion carried.

Chairman Logan encourage the commission to continue to think about adding new members to the commission.

Public Input: none

Adjournment: Motion by Swenson, seconded by Clark to adjourn the meeting. All members present voting aye, motion carried.
