

**CITY OF BOX ELDER PLANNING & ZONING COMMISSION AGENDA
FOR THE SPECIAL MEETING OF MONDAY, JANUARY 7, 2008 AT 7:00 P.M.
TO BE HELD IN THE COUNCIL CHAMBERS OF BOX ELDER CITY HALL**

CALL TO ORDER

ROLL CALL

Brost, Irwin, Labine, McDowell, Meier

APPROVAL OF AGENDA

AGENDA ITEMS

1. Recommendation to the Box Elder City Council regarding the participation of the City of Box Elder in the Black Hills Transloaders, L.L.C. voluntary annexation for City-owned properties adjacent to the Black Hills Transloaders, L.L.C. property.

Motion by: _____ Second by: _____ Aye: _____ Nay: _____

2. Recommendation to the Box Elder City Council regarding the petition for voluntary annexation by Black Hills Transloaders, L.L.C., William and Sharon Gikling, and the City of Box Elder, and to designate the zoning for the within described territory as industrial:

Property owned by William C. and Sharon Gikling:

N $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 33 (20 acres)

NW $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34 (10 acres)

W $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 27 (20 acres)

W $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$ less RR & Hwy ROW, plus that part of the NW $\frac{1}{4}$ lying N of RR ROW of Section 27 (approximately 65 acres)

Property owned by Black Hills Transloaders, L.L.C.:

That part of the NE $\frac{1}{4}$ lying N of RR ROW less Tr. A and Hwy ROW of Section 27 (79.33 acres)

NW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ less ROW; N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$; W $\frac{1}{2}$ NW $\frac{1}{4}$ lying N of RR ROW less Tr. B & Hwy ROW; N $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ less ROW; N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ less Tr. A; NW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ less Tr. A of Section 26 (95.35 acres)

Property owned by the City of Box Elder:

Tract A of Section 27 (1.91 acres)

Tract B of Section 26 (0.92 acres)

Tract A of Section 26 (3.91 acres)

SE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$; S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$; S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$;
W100'SW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$; E $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ lying N of RR ROW;
NE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ lying N of RR ROW; W $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ lying N of RR ROW;
W100'E $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ lying N of RR ROW of Section 26 (38.8 acres)

Motion by: _____ Second by: _____ Aye: _____ Nay: _____

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3. Application for a Floodplain Development Permit by Brenda Degan-Whiting for 327 Aspen Drive (the North 476.36' of the South 1,069.2' of Block 1 of Plainsview Estates Subdivision) to allow renovation of the existing modular home.

Motion by: _____ Second by: _____ Aye: _____ Nay: _____

4. Application for Building Permit BP2007-157 by Brenda Degen-Whiting to renovate an existing modular home at 327 Aspen Drive (the North 476.36' of the South 1,069.2' of Block 1 of Plainsview Estates Subdivision).

Motion by: _____ Second by: _____ Aye: _____ Nay: _____

5. Application to designate zoning of Cheyenne Pass Subdivision, Phase 1 as residential for Lots A1, A37 through A49, B1 through B10, C1 through C3, and F1 and as commercial (with Use Upon Review) for Tract 1. Legal description: Cheyenne Pass Subdivision, Phase 1, including Tract 1, Lot A1 and Lots A37 through A49, Lots B1 through B10, Lots C1 through C3, and Lot F1, all located in the NE $\frac{1}{4}$ of Section 36, T2N, R8E, B.H.M., Box Elder, Pennington County, South Dakota.

Motion by: _____ Second by: _____ Aye: _____ Nay: _____

6. Application for Final Plat by Elk Vale Business Park, L.L.C. for Northern Lights Subdivision, Phase 1. Plat of Blocks 1, 2, 3, Lots 1-13 of Block 4, Lots 1-23 of Block 5, and Lots 1-16 of Block 6 of Northern Lights Subdivision and Dedicated Right-of-way, located in the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 27 and in the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 34, T2N, R8E, B.H.M., Box Elder, Pennington County, SD.

Motion by: _____ Second by: _____ Aye: _____ Nay: _____

7. Application for Business License amendment by Jerry Edwards to change the primary business address for Jerry's Sales from 432 to 428 Box Elder Road West and to amend the stipulations on the Business License.

Motion by: _____ Second by: _____ Aye: _____ Nay: _____

ADJOURNMENT :

There being no further business to be taken in front of the Planning and Zoning Board at _____ p.m. motion by _____, second by _____ to adjourn.