

BOX ELDER PLANNING & ZONING COMMISSION AGENDA  
FOR THE REGULAR MEETING OF MARCH 10, 2008 AT 7:00 P.M.  
TO BE HELD IN THE COUNCIL CHAMBERS OF BOX ELDER CITY HALL

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF AGENDA**

1. To approve the agenda as proposed for the March 10, 2008 regular meeting.

The agenda items shown below on the consent calendar are meant to all be approved by a single motion. Any consent calendar item may be removed from the consent calendar for separate discussion and action at the request of any Commission member, staff member, or audience member.

**BEGIN CONSENT CALENDAR**

2. To approve the meeting minutes of the regular meeting of February 25, 2008.

**OLD BUSINESS**

3. Application for Building Permit 2008-07 by Justin Straw to build two decks and a storage shed at 304 Blue Belle Court in Prairie Oaks Subdivision. This application was continued pending submittal of a site plan with proper setbacks shown.

**NEW BUSINESS**

4. Application for Moving Permit 2008-08 by South Dakota Housing to transport a governor's home from Pierre, SD to 491 Stealth Drive (Lot 20, Block 12 of Thunderbird Subdivision).
5. Application for Moving Permit 2008-09 By Dependable Mobile Homes to transport a 1982 Skyline from Brookdale Estates, 1702 E. Highway 44, #125, Rapid City, SD to 240 N. Ellsworth Rd., #5, Box Elder, SD.
6. Application for Moving Permit 2008-10 by Dale's Trucking to transport a dilapidated mobile home from 447 Line Road to Ghere's Rubbish/Rubble site.
7. Application for Moving Permit 2008-11 by Dakota Hills Housemoving to transport a 1981 Arch from 2021 Pacific Dr., Rapid City, SD through Box Elder to Sturgis, SD.
8. Application for a General Contractor's License 2008-3 by Rick Granum for Granum Construction, 7034 Freedom Ct. Apt. A, Summerset, SD
9. Application for a General Contractor's License 2008-4 by Ryan Kelly for Dean Kelly Construction, 4314 Wonderland Dr., Rapid City, SD.

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10. Application for Building Permit 2008-15 by Durwood Pulis to build a new single family residence at 495 Stealth Lane (Lot 19 of Block 12 in Thunderbird Subdivision).
11. Application for Building Permit 2008-23 by Zachary Carey to finish the basement at 612 Vector Court (Lot 10 of Block 1 of Thunder Plains Subdivision).
12. Application for Building Permit 2008-24 by Mandalay Homes to build a new single family residence at 674 Radial Lane (Lot 23 of Block 4 in Thunder Plains Subdivision).
13. Application for Building Permit 2008-26 by Mandalay Homes to build a new single family residence at 669 Radial Lane (Lot 19 of Block 2 in Thunder Plains Subdivision).
14. Application for Building Permit 2008-29 by Granum Construction to build a new single family residence at 627 Vector Court (Lot 2 of Block 1 in Thunder Plains Subdivision).
15. Application for Building Permit 2008-30 by DAZ Construction to build a new single family residence at 348 Freude Lane (Lot 6 of Block 12 in Thunder Plains Subdivision).
16. Application for Building Permit 2008-31 by Dean Kelly Construction to build a new single family residence at 620 Airway Court (Lot 13 of Block 3 in Thunder Plains Subdivision).
17. Building inspection tickets from Dave St. Pierre for January and February, 2008.

**END OF CONSENT CALENDAR**

18. Application for a Conditional Use Permit by J.R. Tippmann, Inc. to allow a used car dealership at 104 Box Elder Road (Lot D, a subdivision of Lots 1-2 & 17-18 of Block 1 and Lot Z, a subdivision of Lot A of the SE $\frac{1}{4}$  of Section 19, T2N, R9E, B.H.M., City of Box Elder, Pennington County, SD).
19. Application for a Conditional Use Permit by Ken Skyberg to allow a used vehicle and equipment dealership at 22752 Mule Deer Trail (Lots C-1, C-3, and C-4 of Block 3 of Creekside Estates Subdivision).
20. Application for the Preliminary Plat of Schwartz Estates Subdivision by Les Schwartz. This is a Plat of Lots 3A & 3B of Schwartz Estates Subdivision, formerly Lot 3 of Schwartz Estates Subdivision, all located in the NE $\frac{1}{4}$  of Section 10, T2N, R9E, B.H.M., Meade County, SD.

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- 21.** Request by the Planning & Zoning Commission to rename Radial Lane to Airway Court, located in Thunder Plains Subdivision, to eliminate the confusion caused by allowing different street names on one straight street.
- 22.** Request by Leroy Hix for a time extension to allow reconstruction of a mobile home at 320 Pine Drive that has been cited in a City Code Violation as a dilapidated mobile home (continued from February 25).
- 23.** Recommendation to the Common Council concerning the Petition for Voluntary Annexation by the City of Box Elder of two properties to be designated with Commercial Land Use (described as Lot H2 and Lot H3 located in that portion of the SW¼ of Section 17, T2N, R9E, B.H.M., Pennington County, SD).

**CITIZEN INPUT**

**MASTER PLANNING & ECONOMIC DEVELOPMENT**

There will be a Business Information Seminar, sponsored by the Box Elder Chamber of Commerce at 7:00 P.M. on Tuesday, March 25 at the Douglas Middle School Cafeteria. This event has been rescheduled from March 11.

**ADMINISTRATIVE REPORT**

- A. Distribution of the February Building and Moving Permit report.
- B. Distribution of updated Code Enforcement Tracking Sheets.
- C. Invitation to the monthly Box Elder Developers meeting on Tuesday, March 11.
- D. Discussion of Permit Fee Schedule revision.
- E. Discussion of interim Comprehensive Plan update.
- F. Discussion of the Planning Department's 2008 and 2009 budgets.
- G. Review of Draft Subdivision Ordinance.

**COMMISSION INPUT**

BROST

IRWIN

LABINE

MCDOWELL

MEIER

**ADJOURNMENT**