

**BOX ELDER PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES
FOR NOVEMBER 7, 2016 AT 7:00 P.M. HELD IN THE COUNCIL CHAMBERS OF
BOX ELDER CITY HALL**

CALL TO ORDER

Vice Chairman Rick called the meeting to order at 7:00 PM.

ROLL CALL

Labine, Rick, Zuhlsdorf and Fry

Commission Members Absent: Hanson and Irwin

Staff present: Planning Director Koan

Number of guests present: 5

Council Present: Mayor

APPROVAL OF AGENDA

1. To approve the agenda for the **NOVEMBER 7, 2016** regular meeting.

*Motion by Labine, seconded by Zuhlsdorf, to approve the agenda for **NOVEMBER 7, 2016** as presented.*

Vote: Passed Unanimously

OLD BUSINESS

2. To approve the minutes of the Commissions regular meeting of **October 24, 2016**.

*Motion by Zuhlsdorf, seconded by, Labine to approve the **October 24, 2016** Planning Commission Minutes as presented.*

Vote: Passed Unanimously

NEW BUSINESS

3. Discussion with Daniel Gillespie in regards to placement of Multi-Family efficiency apartments on South Gate Road.

Discussion: No Action Require – Dropped from Agenda by Mr. Gillespie

4. Application for Minor Plat #160144 by SD Ellsworth Development Authority on behalf of WBI Energy Midstream, LLC for 14636 & 14642 Harbor Place (Lots BR & CR of Titus Subdivision (formerly Lots B & C of Titus Subdivision) in Section 2, T2N, R8E, B.H.M., Meade County, SD).

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Discussion: Planning Director Koan and Mrs. Fry explained the plat was in relation to the distance required from the centerline of the Base runway, and the parcel shown as lot CR, will be conveyed to the Base and eventually fenced inside the parameters of the airfield.

Motion by Zuhlsdorf seconded by, Labine to approve to approve Minor Plat #160144, and recommend the City Council do the same.

Vote: Passed Unanimously

MAYORS REPORT: The mayor advised he had attended a base lunch where the base commander advised there several airmen deployed, and there is continuing training going on with F-18 Growlers. Additionally the mayor advised the congressional representative also spoke to the crowd.

Mayor advised that he and a few staff attended a domestic valance event at the bowling alley on the base.

Mayor also advised he attended the monthly Black Hills Mayors Meeting hosted by Custer at the Crazy Horse Memorial.

The mayor lastly advised he attended a Black Hills of Local Government Meeting where they advised of all the projects they are currently working on.

GUEST INPUT: Two individuals were present to speak unofficially on behalf of Daniel Gillespie, they advised that Mr. Gillespie had spoke to them about property at 103 South Gate Road in regards to the proposed efficiency apartments.

Planning Director Koan advised, his discussion with Mr. Gillespie steered Mr. Gillespie away from this property in regards to residential development, due to its proximity to other commercial property and its location within the AICUZ 70-75 dB noise zone.

Mr. Robert Johnson who identified himself as the landowner acknowledged that Mr. Gillespie was likely moving on from this property, and had contact SDEDA in regards to property at Freedom Estates.

Mr. Johnson questioned if the City would consider rezoning the existing residential property to commercial. Planning Director Koan advised the Commission that the future land use map does indicate the stated property is meant to be Commercial. However, there are serval factors in regards to what will be done with the property before an application for rezoning should be considered.

Mr. Johnson was directed to set up a meeting with Mr. Koan to further discuss his options.

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ADMINISTRATIVE REPORTS:

None Noted

COMMISSION INPUT:

Base Representative: *None noted.*

Hanson: *Not present.*

Irwin: *Not present.*

Labine: *None noted.*

Rick: *None noted.*

Zuhlsdorf: *None noted.*

ADJOURNMENT

*Being no further business, motion by Zuhlsdorf, seconded by Labine, to adjourn
November 7, 2016 Planning Commission Meeting.*

Vote: Passed Unanimously

The Commission meeting was adjourned at 7:25 PM.