

**BOX ELDER PLANNING & ZONING COMMISSION AGENDA  
FOR THE REGULAR MEETING OF APRIL 10, 2017 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 for the regular meeting of April 10, 2017.

**BOARD OF ADJUSTMENT**

2. Public Hearing on the proposed rezoning of properties adjacent to Box Elder Road to Highway Service including the following legally described properties: Tract 1 of Tract A in N1/2SW1/4 (S of I-90), Lot 3 of NW1/4SW1/4, Lot 4 of NW1/4SW1/4, Lot 5 of NW1/4SW1/4, Lot 6 of NW1/4SW1/4, Lot A-1 in Tract 2 of Tract A in N1/2SW1/4 (S I-90), Tract 2 of Tract A in N1/2SW1/4 Less Lot A-1 (S I-90), Lot 1-2 of NW1/4SW1/4 Less H1 and Less R.O.W., Lot 3 of Tract B of the NE1/4SW1/4, Lot 2 of Tract B of NE1/4SW1/4, Lot 1 of Tract B of NE1/4SW1/4, Lot 1 of Lot P of NE1/4SW1/4, Strip of land E of Lot 1 of Lot P in the NE1/4SW1/4, Balance Tract B in N12/SW1/4 (S I-90) Lot E-F of NE1/4SW1/4, Lot 13R, Lot B and Lot H of the NE1/4SW1/4 of the NW1/4SE1/4, Lot C of NW1/4SE1/4, Lot 1 of Lot G of NW1/4SE1/4, Lot 2 of Lot G of NW1/4SE1/4, Lot I of NW1/4SE1/4, Lot 4 of NE1/4SE1/4, Lot 42 of NE1/4SE1/4, Lot 32 of NE1/4SE1/4, Lot 37 of NE1/4SE1/4, Lot 31 of NE1/4SE1/4, Lot 30 of NE1/4SE1/4, Lot 29 of NE1/4SE1/4, Lot 16 of NE1/4SE1/4, Lot 15 of NE1/4SE1/4, Lot 2 of NE1/4SE1/4, Lot 1 of NE1/4SE1/4, Lot M of NW1/4SE1/4, Lot R of NW1/4SE1/4, All in Section 24, Township 2 North, Range 8 East, BHM, Box Elder, Pennington County, South Dakota; Lot 12-15 Less R.O.W., W. 100 feet of South 100 feet of Lot 11 of Hwy 14-16, Lot 5 Happy Acres Subdivision, Lot 6 Happy Acres Subdivision, Lot 7 Happy Acres Subdivision, Lot B MBF Subdivision, Lots 5-8 Less R.O.W., Lot 2 of Lot 3 Less R.O.W., North 196 feet of Lot 7 of Lot 2 of Lot 1-2 & 27, Lot 1 of Lot 3 Less R.O.W., Lot 1-3 of Lot 1 Less R.O.W. of Lot 1-2 and 27, Lot 10 of Lot 2 of Lot 1-2 and 27, South 50 feet of Lot 6-7 of Lot 2 of Lot 1-2 and 27, Lots A, B & C Pasicka Subdivision, Lots 1-3 Davis Subdivision #2, Lot A (A Subdivision of Lot 1-2 and 17-18 of Block 1 and Lot Z, A subdivision of Lot A of SE1/4, Lot D (A Subdivision of Lot 1-2 and 17-18 of Block 1 and Lot Z, A subdivision of Lot A of SE1/4) Less R.O.W., Lot 1 of Bes Subdivision, Lot 1-3 Block 3 Box Elder Subdivision #2, Lot 1 of Lot D Southgate Subdivision, Lot 2R2 of Lot D Southgate Subdivision, Lot 3R of Lot D Southgate Subdivision, Lot 5-9 and E1/2 vacated unnamed street lying adjacent to and west of said lots, Block 2 Box Elder Subdivision #3, Lot 1 Capital Estates Subdivision, Lot C of Tract K of N1/2SE1/4, Lots 5 & 6 Capital Estates Subdivision, South 100 Feet of North 160 Feet of Lot 4, N 8.57 Feet of South 237.17 Feet of Lot 4, Lot 8 Less South 20 feet of Lot 9, Block 1 Box Elder Subdivision #3, Lot 1 of Block 1 Box Elder Subdivision #3, North 50 feet of Lot 2 Block 1 Box Elder Subdivision #3, Balance of Lot 2, Lot 4 Less North 168.57 feet Lot 5, Lot 6 Less North 6 feet Block 1, Box Elder Subdivision #3, Lot B of NE1/4SE1/4, All in Section 19, Township 2 North, Range 9 East, BHM, Box Elder, Pennington County, South Dakota; Tract 1 Glore Brothers Addition, Lot A of Tract 2 Glore Brothers Addition, Lot B of Tract 2 Glore

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Brothers Addition, All in Section 20, Township 2 North, Range 9 East, BHM, Box Elder,  
Pennington County, South Dakota.

3. Recommendation to Council on rezoning of properties adjacent to Box Elder Road to Highway Service including the following legally described properties: Tract 1 of Tract A in N1/2SW1/4 (S of I-90), Lot 3 of NW1/4SW1/4, Lot 4 of NW1/4SW1/4, Lot 5 of NW1/4SW1/4, Lot 6 of NW1/4SW1/4, Lot A-1 in Tract 2 of Tract A in N1/2SW1/4 (S I-90), Tract 2 of Tract A in N1/2SW1/4 Less Lot A-1 (S I-90), Lot 1-2 of NW1/4SW1/4 Less H1 and Less R.O.W., Lot 3 of Tract B of the NE1/4SW1/4, Lot 2 of Tract B of NE1/4SW1/4, Lot 1 of Tract B of NE1/4SW1/4, Lot 1 of Lot P of NE1/4SW1/4, Strip of land E of Lot 1 of Lot P in the NE1/4SW1/4, Balance Tract B in N12/SW1/4 (S I-90) Lot E-F of NE1/4SW1/4, Lot 13R, Lot B and Lot H of the NE1/4SW1/4 of the NW1/4SE1/4, Lot C of NW1/4SE1/4, Lot 1 of Lot G of NW1/4SE1/4, Lot 2 of Lot G of NW1/4SE1/4, Lot I of NW1/4SE1/4, Lot 4 of NE1/4SE1/4, Lot 42 of NE1/4SE1/4, Lot 32 of NE1/4SE1/4, Lot 37 of NE1/4SE1/4, Lot 31 of NE1/4SE1/4, Lot 30 of NE1/4SE1/4, Lot 29 of NE1/4SE1/4, Lot 16 of NE1/4SE1/4, Lot 15 of NE1/4SE1/4, Lot 2 of NE1/4SE1/4, Lot 1 of NE1/4SE1/4, Lot M of NW1/4SE1/4, Lot R of NW1/4SE1/4, All in Section 24, Township 2 North, Range 8 East, BHM, Box Elder, Pennington County, South Dakota; Lot 12-15 Less R.O.W., W. 100 feet of South 100 feet of Lot 11 of Hwy 14-16, Lot 5 Happy Acres Subdivision, Lot 6 Happy Acres Subdivision, Lot 7 Happy Acres Subdivision, Lot B MBF Subdivision, Lots 5-8 Less R.O.W., Lot 2 of Lot 3 Less R.O.W., North 196 feet of Lot 7 of Lot 2 of Lot 1-2 & 27, Lot 1 of Lot 3 Less R.O.W., Lot 1-3 of Lot 1 Less R.O.W. of Lot 1-2 and 27, Lot 10 of Lot 2 of Lot 1-2 and 27, South 50 feet of Lot 6-7 of Lot 2 of Lot 1-2 and 27, Lots A, B & C Pasicka Subdivision, Lots 1-3 Davis Subdivision #2, Lot A (A Subdivision of Lot 1-2 and 17-18 of Block 1 and Lot Z, A subdivision of Lot A of SE1/4, Lot D (A Subdivision of Lot 1-2 and 17-18 of Block 1 and Lot Z, A subdivision of Lot A of SE1/4) Less R.O.W., Lot 1 of Bes Subdivision, Lot 1-3 Block 3 Box Elder Subdivision #2, Lot 1 of Lot D Southgate Subdivision, Lot 2R2 of Lot D Southgate Subdivision, Lot 3R of Lot D Southgate Subdivision, Lot 5-9 and E1/2 vacated unnamed street lying adjacent to and west of said lots, Block 2 Box Elder Subdivision #3, Lot 1 Capital Estates Subdivision, Lot C of Tract K of N1/2SE1/4, Lots 5 & 6 Capital Estates Subdivision, South 100 Feet of North 160 Feet of Lot 4, N 8.57 Feet of South 237.17 Feet of Lot 4, Lot 8 Less South 20 feet of Lot 9, Block 1 Box Elder Subdivision #3, Lot 1 of Block 1 Box Elder Subdivision #3, North 50 feet of Lot 2 Block 1 Box Elder Subdivision #3, Balance of Lot 2, Lot 4 Less North 168.57 feet Lot 5, Lot 6 Less North 6 feet Block 1, Box Elder Subdivision #3, Lot B of NE1/4SE1/4, All in Section 19, Township 2 North, Range 9 East, BHM, Box Elder, Pennington County, South Dakota; Tract 1 Glore Brothers Addition, Lot A of Tract 2 Glore Brothers Addition, Lot B of Tract 2 Glore Brothers Addition, All in Section 20, Township 2 North, Range 9 East, BHM, Box Elder, Pennington County, South Dakota.

**OLD BUSINESS**

4. To approve the minutes of the Commission's regular meeting of March 27, 2017.

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**NEW BUSINESS**

5. Application for Minor Plat # 170052 by Duane Kirk for 306 and 301 West Sunnydale Road (Tract 1AR and Lot 5 (formerly all of Tract 1A of DeJong Subdivision) located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 24 and the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 25, T2N, R8E, BHM, Box Elder, Pennington County, SD).
6. Application for Sign Permit # 170054 by Rossenbaum Signs for 10' x 24' replacement to existing sign face and conversion of the sign structure to a monopole at 4200 N I-90 Service Road (Tract H of SW $\frac{1}{4}$ NW $\frac{1}{4}$  and NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 27, T2N, R8E, BHM, Box Elder, Pennington County, SD).
7. Application for Layout Plat # 170057 by Venekamp LLC for Lots 1 thru 70, Recreation Lot and Dedicated Public Right-Of-Way of Bridle Ridge Estates Subdivision, Formerly Tract 1 of Delker Subdivision, All located in the NW $\frac{1}{4}$  of Section 10, T2N, R8E, B.H.M., Meade County, SD.
8. Application for Final Plat #170061 by Jaennis LLC for Phase 1 of Liberty Park Subdivision ( Lots 1 – 26 of Block 1, Lots 1-2 of Block 2, Lots 1 – 3 of Block 3 and Lots 1 – 2 of Block 4, Liberty Park Subdivision (formerly Lot 1 and a portion of Lot 2 in Block 2 of Spur Ranch Properties Subdivision, a portion of vacated Right-of-Way, a portion of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  and a portion of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$ , all in Section 17, T2N, R9E, B.H.M.) Located in the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  and the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$ , Section 17, T2N, R9E, B.H.M., Box Elder, Pennington County, SD).

**MAYOR'S REPORT**

**GUEST INPUT**

**ADMINISTRATIVE REPORTS**

- A. Distribution of March 2017 Building & Moving Permit and License Reports.
- B. Distribution of March 2017 Building Inspection Reports.

**COMMISSION INPUT**

**ADJOURNMENT**