

**BOX ELDER PLANNING & ZONING COMMISSION MEETING MINUTES FOR THE REGULAR  
MEETING OF APRIL 25, 2016 AT 7:00 P.M. TO BE HELD IN THE COUNCIL CHAMBERS OF BOX  
ELDER CITY HALL**

**CALL TO ORDER**

*Chairman Hanson called the meeting to order at 7:00 p.m.*

**ROLL CALL: Hanson, Labine, Rick, Zulsdorf**

*Commission Members Absent: Irwin & Fry*

*Staff present: Planning Director, Koan*

*Number of guests present: 8*

*Council Present: Mayor, Allen & Weathers*

**APPROVAL OF AGENDA**

1. To approve the agenda for the **April 25, 2016** regular meeting.

*Motion by Rick, seconded by Zulsdorf, to approve the agenda for **April 25, 2016** as presented.*

*Vote: Passed Unanimously*

*Motion by Labine, seconded by Rick, to adjourn as the Planning Commission and convene as the Board of Adjustment at 7:01 PM.*

*Vote: Passed Unanimously*

**BOARD OF ADJUSTMENT**

2. Public Hearing on application For Variance #160034 by Len Hofer to allow proposed Lots 1 and 3 of Davis Subdivision No. 2 smaller than required commercial lot frontages and to allow proposed Lot 1 of Davis Subdivision No. 2 to be smaller than the required minimum commercial lot size. Located in the NE¼SW¼ of Section 19, the proposed subdivision is currently known as Lots 2 through 5 and Lot 6 less the South 50' thereof, of Lot 2 of the Subdivision of Section 19 in Section 19, T2N, R9E, B.H.M., Box Elder, Pennington Co., SD.

**Discussion:** *There was a brief discussion in regards to concerns on the joint approach shown on the proposed plat, however, the end resolve it was agreed to leave the limited access to Southgate Road.*

*Being no other input or discussion, the Public Hearing was closed at 7:05 PM.*

3. Recommendation to Council on application for Variance #160034 by Len Hofer to allow proposed Lots 1 and 3 of Davis Subdivision No. 2 smaller than required commercial lot frontages and to allow proposed Lot 1 of Davis Subdivision No. 2 to be smaller than the required minimum commercial lot size. Located in the NE¼SW¼ of Section 19, the proposed subdivision is currently known as Lots 2

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through 5 and Lot 6 less the South 50' thereof, of Lot 2 of the Subdivision of Section 19 in Section 19, T2N, R9E, B.H.M., Box Elder, Pennington Co., SD.

Motion by **Labine**, seconded by **Zulsdorf**, to approve Variance #160034 as presented and recommend City Council do the same.

Vote: **Passed Unanimously**

Motion by **Rick**, seconded by **Zulsdorf** to adjourn as Board of Adjustment and re-convene as the Planning Commission at 7:09 PM.

Vote: **Passed Unanimously**

**OLD BUSINESS**

4. To approve the minutes of the Commission's regular meeting of April 11, 2016.

Motion by **Rick**, seconded by **Labine** to approve the April 11, 2016 Planning Commission Minutes as presented.

Vote: **Passed Unanimously**

**NEW BUSINESS**

5. Application for Minor Plat #160034 by Len Hofer for Lots 1-3 of Davis Subdivision No. 2 (formerly all of Lots 2 through 5 and Lot 6 Less the South 50' thereof, of Lot 2 of the Subdivision of Section 19) Located in the NE¼SW¼ of Section 19, T2N, R9E, B.H.M., Box Elder, Pennington Co., SD.

**Discussion:** No further discussion was held in regards to the proposed plat.

Motion by **Labine**, Seconded by **Zulsdorf**, to approve Minor Plat #160034 as presented by Len Hofer for Lots 1-3 of Davis Subdivision No. 2 (formerly all of Lots 2 through 5 and Lot 6 Less the South 50' thereof, of Lot 2 of the Subdivision of Section 19) Located in the NE¼SW¼ of Section 19, T2N, R9E, B.H.M., Box Elder, Pennington Co., SD, and recommend the City Council do the same.

Vote: **Passed Unanimously**

**MAYORS REPORT:** The mayor advised the Commission that the Northern Lights Well and Tank project was on schedule and nearing completion.

He further advised that staff are working on South Ellsworth Road redesign project with an engineering consultant. The project will include straightening of the road, work to extend culverts in

Box Elder Creek and a secondary gravel road between Creekside Estates and Prairie View Subdivision.

The mayor advised he had attended the most recent MPO executive meeting where the only thing of interest to Box Elder was an addendum to the Exit 61-67 Corridor study was approved.

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**GUEST INPUT:**

*Sherie Brost, of Quandt Enterprises (Prairie View Estates) advised she was at the meeting to find out about the South Ellsworth Road project. Planning Director Koan requested that Mrs. Brost meet with him, the mayor and Public Works Director tomorrow if she had time. It was agreed that 9:00 AM she would come to City Hall.*

**ADMINISTRATIVE REPORTS:**

N/A

**COMMISSION INPUT:**

**Base Representative:** *Absent*

**Hanson:** *N/A*

**Irwin:** *Absent*

**Labine:** *N/A*

**Rick:** *N/A*

**Zuhlsdorf:** *N/A*

**ADJOURNMENT**

Motion by **Rick**, seconded by **Zuhlsdorf**, to adjourn **April 11, 2016** Planning Commission Meeting.

**Vote:** **Passed Unanimously**

The Commission meeting was adjourned at **7:18** PM.