

**BOX ELDER PLANNING & ZONING COMMISSION MEETING MINUTES
FOR THE REGULAR MEETING OF *January 11, 2016* AT 7:00 P.M.
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

Irwin, Labine & Rick

Commission Members Absent: Hanson and Fry

Staff present: Planning Director, Koan

Number of guests present: 3

Council Present: Mayor Larson, Council person Allen and Hegel

APPROVAL OF AGENDA

1. To approve the agenda for the **January 11, 2016** regular meeting.

*Motion by Labine, seconded by Irwin, to approve the agenda for **January 11, 2016** as presented.*

Vote: Passed Unanimously

OLD BUSINESS

2. To approve the minutes of the Commission's regular meeting of **December 28, 2015**.

*Motion by Irwin, Seconded by Labine, to approve the Planning Commission minutes from **December 28, 2015** as presented.*

Vote: Passed Unanimously

NEW BUSINESS

3. Application for approach permit #150174 by Elk Vale Business Park for a 26' wide approach off of Cheyenne Boulevard at 1296 Cheyenne Boulevard (Lot 3 of Block 1 of Northern Lights Subdivision, Box Elder, Pennington County, South Dakota)

DISCUSSION: *Koan explained the approach location, and in consideration of the property location, it was the only possible location because of the Round-about that is just east of the proposed approach, No other discussion was offered.*

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Motion by **Irwin**, Seconded by **Labine**, to approve Approach Permit application #150174 for Elk Vale Business Park at 1296 Cheyenne Boulevard.

Vote: **Passed Unanimously**

4. Application for Minor Plat #160000 by Ron Davis Engineering Inc. on behalf of Edward and Sheryl Packard for 22425 Antelope Creek Road (Lot 1 of Tract A and Lot 2 of Tract A of Payne Subdivision (formerly Tract A of Pane Subdivision), Located in the NE1/4NE1/4 of Section 9, T2N, R9E, BHM, Meade County, South Dakota)

DISCUSSION: *Koan advised the proposed property split is in the Extra Territorial Jurisdiction of Meade County. The proposal is to plat a 10 acre parcel from a 38 acre parcel. The plat also meets minimum subdivision standards for the City.*

Motion by **Rick**, Seconded by **Irwin**, to approve Minor Plat #160000 for Edward and Sheryl Packard and recommend the City Council do the same.

Vote: **Passed Unanimously**

MAYORS REPORT: *The mayor did not have anything to report at this time.*

GUEST INPUT: *No guest input was offered.*

ADMINISTRATIVE REPORTS: *Planning Director Koan and nothing further to report.*

COMMISSION INPUT:

Base Representative: *Not present*

Hanson: *Not present*

Irwin: *No additional input.*

Labine: *No additional input*

Rick: *No additional input*

ADJOURNMENT

Motion by **Irwin**, seconded by **Labine**, to adjourn **January 11, 2016** Planning Commission Meeting.

Vote: **Passed Unanimously**

The Commission meeting was adjourned at **7:07** p.m.