

**BOX ELDER PLANNING & ZONING COMMISSION AGENDA
FOR THE REGULAR MEETING OF JANUARY 9, 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 January 9, 2017.

OLD BUSINESS

2. To approve the minutes of the Commission's regular meeting of December 27, 2016.

BOARD OF ADJUSTMENT

3. Public Hearing on application for Rezone #160155 by Elk Vale Business Park LLC to rezone a portion of the S $\frac{1}{2}$ SW $\frac{1}{4}$ Se $\frac{1}{4}$ of Section 27 and a portion of the N $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 34, Less Right-of-Way and Less Northern Lights Subdivision (future Lot 1 of Northern Lights Commercial Park) all located in T2N, R8E, B.H.M., Box Elder, Pennington County, SD. The applicant wishes to rezone the portion of the property in Section 27 from Commercial to Highway Service and the portion of the property in Section 34 from Agricultural to Highway Service.
4. Recommendation to Council on application for Rezone #160155 by Elk Vale Business Park LLC to rezone a portion of the S $\frac{1}{2}$ SW $\frac{1}{4}$ Se $\frac{1}{4}$ of Section 27 and a portion of the N $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 34, Less Right-of-Way and Less Northern Lights Subdivision (future Lot 1 of Northern Lights Commercial Park) all located in T2N, R8E, B.H.M., Box Elder, Pennington County, SD. The applicant wishes to rezone the portion of the property in Section 27 from Commercial to Highway Service and the portion of the property in Section 34 from Agricultural to Highway Service.

NEW BUSINESS

5. Application for Floodplain Development Permit #170000 by Semmler Construction on behalf of Harvest Time Baptist Church for a new non-residential structure at 616 Box Elder Road West (Lot A-1 of Tract 2 of Tract A located in the N $\frac{1}{2}$ SW $\frac{1}{4}$ (S of I-90) in Section 24, T2N, R8E, B.H.M., Box Elder, Pennington County, SD).
6. Annual Review of Conditional Use Permit by Ken Jobbins at 502 Box Elder Road West (Lot 2 of Tract B located in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ OF Section 24, T2N, R8E, B.H.M., Box Elder, Pennington County, SD).
7. Discussion and recommendation to City Council in regards to 493 Coyote Trail (Lot 6 of Block 7 of Creekside Estates Subdivision in Section 30, T2N, R9E, B.H.M., Box Elder, Pennington County, SD).

MAYOR'S REPORT

GUEST INPUT

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ADMINISTRATIVE REPORTS

- A. Distribution of December 2016 Building & Moving Permit and License Reports.
- B. Distribution of December 2016 Building Inspection Reports.

COMMISSION INPUT

COMMISSION WORK SESSIONS

ADJOURNMENT