

**BOX ELDER PLANNING & ZONING DRAFT COMMISSION MEETING
FOR THE REGULAR MEETING OF *JULY 24, 2017* 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 PM.

ROLL CALL

Hanson, Irwin, Labine, Rick & Zuhlsdorf

Commission Members Absent: N/A

Staff present: Planning Director Koan

Number of guests present: 10

Council Present: Allen

APPROVAL OF AGENDA

1. To approve the agenda for the regular meeting of ***July 24, 2017***.

*Motion by Rick, seconded by Zuhlsdorf, to approve the agenda for ***July 24, 2017*** as presented.*

Vote: Passed Unanimously

OLD BUSINESS

2. To approve the meeting minutes from the ***July 10, 2017*** regular meeting of Box Elder Planning Commission.

*Motion by Irwin, seconded by Rick, to approve the meeting minutes for ***July 10, 2017*** as presented.*

Vote: Passed Unanimously

NEW BUSINESS

3. Application for Final Plat #170120 by Jaennis LLC for Phase 2 of Freedom Landing Subdivision (Lots 8- 21 of Block 2, Lots 5 – 8 of Block 3, Lots 1-8 of Block 4, Lots 1-4 of Block 5, and Lots 1-7 of Block 6, and Dedicated Right-of-Way, Freedom Landing Subdivision and 110' Diameter Temporary Turnaround Easements in the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 8, T2N, R9E, B.H.M., (formerly a portion of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 8, T2N, R9E, B.H.M.) Located in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 8, T2N, R9E, B.H.M., Meade County, SD.

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Motion by **Rick**, seconded by **Labine**, to approve the Final Plat #170120 and recommend the City Council do the same.

Vote: **Passed Unanimously**

4. Petition for voluntary annexation by Jaennis LLC for Phase 2 of Freedom Landing Subdivision (Lots 8- 21 of Block 2, Lots 5 – 8 of Block 3, Lots 1-8 of Block 4, Lots 1-4 of Block 5, and Lots 1-7 of Block 6, and Dedicated Right-of-Way, Freedom Landing Subdivision and 110' Diameter Temporary Turnaround Easements in the E½ of the NW¼ of the SE¼ of Section 8, T2N, R9E, B.H.M., (formerly a portion of the NW¼ of the SE¼ of Section 8, T2N, R9E, B.H.M.) Located in the NW¼ of the SE¼, Section 8, T2N, R9E, B.H.M., Meade County, SD.

Motion by **Rick**, seconded by **Irwin**, to approve the petition for annexation from Jaennis LLC for Freedom Landing Phase 2.

Vote: **Passed Unanimously**

MAYORS REPORT: Mayor no present

GUEST INPUT: Mr. Kelly Foster was present to speak about property at corner of Johnson and Douglas (121 Douglas). Discussion was held with the Planning Commission in regards to a mobile home for which a moving permit was issued on April 27, 2016. The home was not moved until June of 2016, and is still not completed, although regulations state the owner has 30 days to complete the project once moved.

Mr. Foster advised his business has been busy and the heat has been an issue this summer in regards to getting work done.

The commission advised Mr. Foster he has had a year to get the project completed and the summer heat should not be an excuse.

After much discussion, the commission advised Mr. Foster he had until August 31 to complete the project or fines will begin being issued.

Mike Lehrkamp representing the Bridge Church which is currently located in the Villa Rancho was present to discuss the AICUZ noise zone regulation stating the church was not a permitted use at this location.

Planning Director Koan advised Mr. Williams, owner of the Villa was sent a violation letter in regards to the Church occupancy and it's incompatibility with the AICUZ matrix.

Mr. Lehrkamp advised currently they are not meeting as a congregation at this location, but intend to do so latter this fall if permitted.

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Koan advised it was permissible for the church to have an office at this location, however the matrix did not allow for church services to be held.

The commission wanted to have further discussion on this matter and requested the base's input. Koan advised he would contact the base and try and get staff to attend a future meeting.

Kent Hagg and Marshal Goodman were present to discuss a possible Planned Unit Development for small row homes in Cheyenne Pass subdivision.

Mr. Hagg presented conceptual drawings representing what the homes would look like and the estimated size would be 22' X 22', two and three story homes.

Planning Director Koan advised a similar plan is being developed by Mr. Goodman in the Northern Lights area.

After some discussion the Commission advised they in favor of the concept and advised the developer proceed with developing a plan to present to the Commission in the future.

ADMINISTRATIVE REPORTS:

Koan advised the Box Elder Road rezoning will be on the August 1 Council agenda, and Ordinance Committee has recommended the Zoning be voluntary, and the fees be waived for anyone rezoning to comply with the Comprehensive Plan.

COMMISSION INPUT:

Base Representative: N/A

Hanson: N/A

Irwin: N/A

Labine: Mr. Labine questioned if there is any regulation regarding the speed of the railroad when trains come through town. Koan advised he did not believe we could regulation that matter, but would research. Mr. Labine also questioned if there was anything we could do to get the railroad to mow the weeds in their R.O.W. Koan advised he would see if anything could be done.

Rick: N/A

Zuhlsdorf: N/A

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ADJOURNMENT

*Being no further business, motion by **Rick**, seconded by **Hanson**, to adjourn **July 24, 2017** Planning Commission Meeting.*

Vote: Passed Unanimously

*The Commission meeting was adjourned at **8:08** PM.*