

BOX ELDER PLANNING & ZONING COMMISSION MEETING MINUTES FOR THE REGULAR MEETING OF JUNE 27, 2016 AT 7:00 P.M. TO BE HELD IN THE COUNCIL CHAMBERS OF BOX ELDER CITY HALL

CALL TO ORDER

Vice Chairman Rick called the meeting to order at 7:00 p.m.

ROLL CALL: Irwin, Labine, Rick, Zulsdorf & Fry

Commission Members Absent: Hanson

Staff present: Planning Director Kaon

Number of guests present: 4

Council Present: Scott Allen and Mayor Larson

APPROVAL OF AGENDA

1. To approve the agenda for the **June 27, 2016** regular meeting.

Motion by Zulsdorf, seconded by Labine, to approve the agenda for **June 27, 2016** as presented.

Vote: Passed Unanimously

OLD BUSINESS

2. To approve the minutes of the Commission's regular meeting of **June 13, 2016**.

Motion by Zulsdorf, seconded by Irwin to approve the **June 13, 2016** Planning Commission Minutes as presented.

Vote: Passed Unanimously

NEW BUSINESS

3. Application for Floodplain Development Permit #160069 by Leroy Hix for a detached 22' x 40' garage at 722 Line Road (Lot 12 of Ebel Subdivision located in the SW¼SW¼ of Section 21, T2N, R9E, B.H.M., Box Elder, Pennington County, SD).

Discussion: Planning Director Koan explained the structure was actually 24 X 40, and advised the setbacks were appropriate, and the City did have a preliminary Elevation Certificate presented with the application.

Koan requested that the motion include a statement that the final floor elevation be shot as soon as the concrete floor is poured and prior to any framing of the structure

This will prohibit any mistakes being made to the flood requirements, prior to the building being constructed, and making more difficult to resolve.

Motion by Labine, Seconded by Irwin, to approve the floodplain development permit for a 24' X 40' garage at 722 Line Road, with the finish floor being at or above the FIRM BFE, and the final

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elevation certification be presented to the City after the floor is poured and prior to framing of the structure, and recommend the City Council do the same.

Vote: **Passed Unanimously**

MAYORS REPORT: The mayor advised he had attended the ribbon cutting for the new Northern Lights apartments and that the reconstruction for a portion of South Ellsworth Road was out to bid.

GUEST INPUT: Curt Meier advised that the neighbor to 102 Gumbo had complained about the neighbor not mowing grass.

Koan advised the lawn had been mowed.

ADMINISTRATIVE REPORTS:

New Northern Lights apartments began pouring footings last week.

New hotel (home 2 suites) work has begun.

Bob, Ron and the Mayor will be meeting with DOT on Thursday in regards to East Mall Drive extension.

City of Box Elder and Rapid City staff will meet on Friday in regards to a possible utility sharing program along Elk Vale Road to promote development.

Parking lot improvements and installation of retaining walls at Flying J.

Budget session begin next Wed. evening.

COMMISSION INPUT:

Base Representative: Advised that the National Guard Golden Coyote exercise had ended.

Hanson: Not Present

Irwin: Mr. Irwin questioned if there something we could to in regards to valuations placed on permit applications.

Koan advised, yes, he is working on a revision of the ordinance that would allow staff to use a national per square foot cost published by the International Code Council to determine the building valuation for the purpose of figuring a permit cost.

Labine: Mr. Labine questioned if there were any regulations in regards to above ground pools.

Koan advised there were, and staff are currently dealing with on in Creekside Estates at this time.

Rick: No further input provided.

Zuhlsdorf: No further input provided.

ADJOURNMENT

Motion by **Irwin**, seconded by **Zulsdorf**, to adjourn **June 27, 2016** Planning Commission Meeting.

Vote: **Passed Unanimously**

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The Commission meeting was adjourned at 7:17 PM.