

**BOX ELDER PLANNING & ZONING COMMISSION MEETING MINUTES
FOR THE REGULAR MEETING OF MARCH 13, 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: Fry

Staff present: Planning Director Koan

Number of guests present: 3

Council Present: Allen & Hegel

APPROVAL OF AGENDA

1. To approve the agenda for the regular meeting of **March 13, 2017**.

Motion by Rick, seconded by Irwin, to approve the agenda for **March 13, 2017** as presented.

Vote: Passed Unanimously

2. To approve the meeting minutes from the **FEBRUARY 27, 2017** regular meeting of Box Elder Planning Commission.

Motion by Labine, seconded by Zuhlsdorf, to approve the agenda for **FEBRUARY 27, 2017** as presented.

Vote: Passed Unanimously

3. Application for Grading Permit #170034 by Elk Vale Business Park for excavation on Lots 1-6 of Block 3 of Northern Lights Subdivision in Section 27, T2N, R8E, BHM, Box Elder, Pennington County, SD.

Discussion: Planning Director Koan presented the site topographic layout provided by the property owner in regards to the proposed grading, which will result in the construction of four, four-plex and one duplex housing unit.

Motion by Rick, seconded by, Labine to approve Grading Permit #170034 by Elk Vale Business Park for excavation on Lots 1-6 of Block 3 of Northern Lights Subdivision in Section 27, T2N, R8E, BHM, Box Elder, Pennington County, SD.

Vote: Passed unanimously

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MAYORS REPORT: Mayor was not present for the meeting

GUEST INPUT: No Guest input was offered

ADMINISTRATIVE REPORTS:

Planning Director Koan advised the Commission that Ida Walter had tentatively requested she be permitted to have a restaurant in the Cimarron Mall, however, the structure is in APZ 1 that prohibits Retail Food sales, but with some exception.

Koan advised that Mrs. Walter's had requested on during a second conversation, to have a food establishment with only food to go and no seating area. However, Koan advised that SDEDA and the Base preferred the City did not approve.

Further discussion in regards to this matter evolved and it decided that a takeout only food establishment would be no different than a food truck set up in the parking lot of the Cimarron Mall.

Koan advised the date for rezoning hearing concerning Cimarron Drive area is set for March 27, 2017.

Koan provided a map to the Commission of the proposed area to be rezoned Highway Service along Box Elder Road for review and discussion.

Koan advised the Commission if they were Ok with the proposal, the hearing date for rezoning of Box Elder Road Area would be April 10, 2017. It was a consensus to move forward with the notice and hearing.

Koan advised Dale Olheiser who was hired to fill the position of Code Enforcement/Building Inspector, will begin on Monday March 20. Dave St. Pierre continues to conduct building inspections, and will mentor Mr. Olheiser for approximately 30 days before returning to retirement.

COMMISSION INPUT:

Base Representative: Not present

Hanson: N/A

Irwin: Mr. Irwin asked about the Exit 61-67 Corridor Study and public meeting recently held, and commented particularly on the Exit 63 realignment. Koan advised that the study committee had discussed and reviewed as many as 15 different proposals for the exit or relocation thereof. As the public seen in the meeting, many of those proposals, particularly the ones involving Radar Hill Road were eliminated due to complexity and cost.

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Koan further advised that everyone should keep in mind this is a long range planning study, and most of what was discussed, will not likely occur for nearly 20 years, other than the resurfacing of interstate 90. Which is planned for 2024.

Labine: N/A

Rick: N/A

Zuhlsdorf: N/A

ADJOURNMENT

*Being no further business, motion by Irwin, seconded by Rick, to adjourn **March 13, 2017 Planning Commission Meeting.***

Vote: Passed Unanimously

The Commission meeting was adjourned at 7:22 PM.