

**BOX ELDER PLANNING & ZONING COMMISSION MEETING MINUTES
FOR THE REGULAR MEETING OF MARCH 26, 2018 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, Rick, Zuhlsdorf, Knight & Base

Commission Members Absent: Labine

Staff present: Planning Director Koan

Number of guests present: 17

Council Present: Allen & Hegel

APPROVAL OF AGENDA

1. To approve the agenda for the regular meeting of March 26, 2018.

Motion by Rick, seconded by Irwin, to approve the agenda for March 26, 2018 as presented.

Vote: Passed Unanimously

Motion by Zuhlsdorf, seconded by Rick, to recess the Planning Commission and convene as the Board of Adjustment.

Vote: Passed Unanimously Time: 7:01

BOARD OF ADJUSTMENT

2. Public Hearing on application for Zoning Amendment #180030 by SD Ellsworth Development Authority to rezone from Commercial to Highway Service Lot B of Box Elder DSDP Subdivision of Section 17, T2N, R9E, B.H.M., Box Elder, Pennington County, SD.

Comments: Commission Chair Hanson opened the hearing.

Planning Director Koan advised the Commission and he audience that the property in question included approximately 111 acres of land owned by Ellsworth Development Authority south of Liberty Blvd. and East of Ellsworth Road and there application is as per the Comprehensive Plan.

Council member Hegel asked if the Comprehensive Plan recommended the entire parcel be zoned Highway Service?

Mr. Hegel asked all commercial, no industrial.

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Koan advised, it recommends that the property be used for some type of Commercial, it is not specific on the type of Commercial use.

Hegel again question no industrial.

Koan advised at this time the proposal is for it to all be some type of commercial, not industrial at this time. However, the plan does recommend some industrial uses to the south, but that can be discussed in the future.

Mr. Hegle asked Mr. Kane from South Dakota Ellsworth Development Authority (SDEDA) if he was OK with this zoning district or understand. Mr. Kane responded, he was just following what the recommendations were in regards to use of the property.

Koan advised, Highway Service is the recommend best use of the property at this time, as Commercial does not fit the best use or trends for the area.

Mr. Hegel commented, he understood the need for Highway Service along Ellsworth Road and Liberty Blvd., however, on the interior do we want tie all the land up in Highway Service.

Koan advised, today I think this is the best use of the property. If something comes forward needing Light Industrial, then we address that at the future; and that is of course up to this body and the City Council. The current proposal is a step up to what the property is currently zoned.

Mr. Kane advised, at the time the property was initially zoned, there was only an option of Commercial or Industrial. Today we have other, better options.

Chairman Hanson question if the parcel we are speaking about at this time is all one parcel. Koan advised yes, with the exception of the Dollar General.

Mr. Kane advised he has no issue with Highway Service at this time.

Chairman Hanson advised, with the application that has been presented tonight, we can move forward with Highway Service, however, if that changes there is a requirement for re-advertising and notification of adjoining landowners, and another hearing. It's all or nothing at this point.

William Maher spoke about him sitting on the Planning Commission and being Mayor of Box Elder in the past, and he was not objectionable to the change, and supported development; however, he wanted to pass out letters he sent to City staff and responses back from the City. He also introduced his engineer Ron Bangs, and advised Mr. Bangs would speak on his behalf in regard to storm water runoff concerns regarding his mobile home park know as Valley Village.

Mr. Maher, then passed out information.

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Mr. Bangs spoke in regards to the Highway Service Zoning being proposed, and the fact the proposed zoning actually allows for less density than existing Commercial Zoning. The one item that I was consulted about was the drainage. You will have less impervious area with the proposed zoning as it is built out, however, Mr. does not want his property impacted.

Mr. Maher wants assurance that he would be not impacted further, and that future development through the permitting process would be required to retain storm drainage.

Koan advised the City requires developers to plan & design for a 10 year storm in regards to storm runoff, in order not to impact an area any more than existing natural conditions.

Mr. Bangs concurred with the 10 year storm design concept.

Koan further stated for the record, the City cannot control what happens on Ellsworth AFB, which is the major contributor to the drainage running through Mr. Maher's property. And future development and increase of impervious property on the base, will impact the drainage.

Mr. Hanson questioned when the Renal Heights area was demolished.

Mr. Kane advised he believed it was in the in the mid to late 1990's.

Mr. Maher showed a map of Valley Village and the various points where storm water already access's his property, and expressed his concerns.

Being no further public comment, Chairman Hanson closed the public hearing.

Ending time of Hearing: 7:12 PM

3. Recommendation to Council on application for Zoning Amendment #180030 by SD Ellsworth Development Authority to rezone from Commercial to Highway Service Lot B of

Box Elder DSDP Subdivision of Section 17, T2N, R9E, B.H.M., Box Elder, Pennington County, SD.

Comments: No additional comment was provided.

Motion by Irwin, seconded by Zuhlsdorf, to approve Zoning Amendment #180030 by SD Ellsworth Development Authority to rezone from Commercial to Highway Service and recommend the City Council do the same.

Vote: Passed Unanimously

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Motion by Irwin, seconded by Zuhlsdorf, to adjourn the Board of Adjustments and reconvene as the Planning Commission.

Vote: Passed Unanimously

Time: 7:12

OLD BUSINESS

4. To approve the minutes of the March 12, 2018 Commission regular meeting.

Motion by Rick, seconded by Zuhlsdorf, to approve the minutes for March 12, 2018 as presented.

Vote: Passed Unanimously

NEW BUSINESS

5. Application for Minor Plat #180042 by SD Ellsworth Development Authority for Lot 1 of Lot B of Box Elder DSDP Subdivision of Section 17, T2N, R9E, B.H.M., Box Elder, Pennington County, SD.

Motion by Rick, seconded by Zuhlsdorf, to approve Minor Plat Application #180042 for SD Ellsworth Development Authority and recommend the City Council do the same.

Vote: Passed Unanimously

6. Discussion and determination regarding proposed tiny home development in Northern Lights Subdivision.

Discussion & stipulations: Koan explained Mr. Estes and Architect Marshall Goodman would like to place 2 four plex home units on 2 lots in Northern Lights Subdivision at the north end of Denali. Koan advised the zoning was appropriate for the proposed development, however, Koan requested the Mr. Estes and Mr. Goodman give a presentation to the Commission before proceeding so everyone was aware of the project.

Mr. Goodman had two displays, one of the parking, setbacks and overall layout, and one showing elevations of the structures.

After some discussion and explanation of the proposed units, the Planning Commission's consensus was this was a good project and no objections were brought forward.

7. Discussion and action regarding Planning Department application and notification fees.

Discussion: Koan presented a list of fee's for review relative to Planning & Zoning operations. After review, the Planning Commission recommended the fee's as presented be updated and presented to City Council for adoption.

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MAYORS REPORT: N/A

GUEST INPUT: Patrick Ealy was present representing one of his residents on Bennington. He was inquiring about a possible Variance application regarding setbacks for the installation of a Carport.

After some discussion regarding the matter, Chairman Hanson advised he did not see where there would be a hardship in relation to this matter and the Commission concurred. Mr. Hanson advised the Commission was no inclined to entertain a variance if an application was presented.

Bill Maher spoke about his previous term as Mayor of Box Elder and the struggles with the base and the suggested closing of N. Ellsworth Road at the time and hopped the Commission would not in the future allow for the closure of the road.

Commission Chairman Hanson advised it is not the intent going forward to allow N. Ellsworth Road to be close, and the road was in the City's master street plan.

ADMINISTRATIVE REPORTS:

Koan advised there is still much building and development going on, and much more to come as the weather continues to warm.

COMMISSION INPUT:

Base Representative: N/A

Hanson: N/A

Irwin: N/A

Labine: N/A

Rick: N/A

Zuhlsdorf: N/A

ADJOURNMENT

*Being no further business, motion by Irwin, seconded by Rick, to adjourn **March 26, 2018 Planning Commission Meeting.***

Vote: Passed Unanimously

The Commission meeting was adjourned at 7:36 PM.