

**BOX ELDER PLANNING & ZONING COMMISSION MINUTES  
FOR THE REGULAR MEETING OF MARCH 27, 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**

Fry            Hanson            Irwin            Labine            Rick            Zuhlsdorf

Commission Members Absent: Labine & Zuhlsdorf

Staff Present: Planning Assistant Clavadetscher

Number of guests present: 6

Council Present: Hegel

**APPROVAL OF AGENDA**

1. To approve the agenda for the regular meeting of March 27, 2017.

Motion by Irwin, seconded by Rick, to approve the agenda for **March 27, 2017** with the following amendments: item 2 changed to item 4 and the items originally numbered 3 & 4 becoming items 2 & 3.

Vote: unanimous

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

Vote: unanimous Time: 7:02 PM.

**BOARD OF ADJUSTMENT**

2. Public Hearing on application for the following legally described property to be changed from Commercial Zoning to General Light Industrial respectively; Lot A and Lot B of SE $\frac{1}{4}$ NE $\frac{1}{4}$  Less Parcel I and Parcel III of Lot A and Less Parcel II of Lot A, Parcel II, Parcel I and Parcel III, all in Section 19, Township 2 North, Range 9 East, BHM, Box Elder, Pennington County, South Dakota; Lot 1 of Tract A, Lot 2 of Tract A, Tract A of SW $\frac{1}{4}$ NW $\frac{1}{4}$  Less Lot 1-2, Lot 1R Block 2 Cimarron Subdivision, Lot 2A Block 2 Cimarron Subdivision, Lot 2B Block 2 Cimarron Subdivision, Lot 3 Block 2 Cimarron Subdivision, Lot 6A Block 1 Cimarron Subdivision, Lot 7 Block 1 Cimarron Subdivision, Lot 1R Block 3 Cimarron Subdivision and Lot 2R Block 3 Cimarron Subdivision, all in Section 20, Township 2 North, Range 9 East, BHM, Box Elder, Pennington County, South Dakota.

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**Discussion:** Chairman Hanson explained this is an expansion of uses for properties currently zoned Commercial in APZ 1.

**Chairman Hanson closed the public hearing at 7:03 PM with no other public comment submitted.**

3. Motion by Irwin seconded by, Rick to approve rezoning from Commercial to General Light Industrial and recommend City Council approve rezoning to General Light Industrial the following legally described property respectively; Lot A and Lot B of SE¼NE¼ Less Parcel I and Parcel III of Lot A and Less Parcel II of Lot A, Parcel II, Parcel I and Parcel III, all in Section 19, Township 2 North, Range 9 East, BHM, Box Elder, Pennington County, South Dakota; Lot 1 of Tract A, Lot 2 of Tract A, Tract A of SW¼NW¼ Less Lot 1-2, Lot 1R Block 2 Cimarron Subdivision, Lot 2A Block 2 Cimarron Subdivision, Lot 2B Block 2 Cimarron Subdivision, Lot 3 Block 2 Cimarron Subdivision, Lot 6A Block 1 Cimarron Subdivision, Lot 7 Block 1 Cimarron Subdivision, Lot 1R Block 3 Cimarron Subdivision and Lot 2R Block 3 Cimarron Subdivision, all in Section 20, Township 2 North, Range 9 East, BHM, Box Elder, Pennington County, South Dakota.

Vote: unanimous

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

Vote: unanimous Time: 7:05 PM.

Hanson                      Irwin                      Labine                      Rick                      Zuhlsdorf

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**OLD BUSINESS**

4. To approve the minutes of the Commission's regular meeting of March 13, 2017.

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

Vote: unanimous

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**NEW BUSINESS**

5. Application for Grading Permit #170043 by High Country Erectors for excavation at 365 Cimarron Drive (Lot 2B of Block 2 of Cimarron Subdivision in Section 20, T2N, R9E, B.H.M., Pennington County, SD).

Discussion: N/A

Motion by Rick, seconded by Irwin to approve Grading Permit #170043 by High Country Erectors for excavation at 365 Cimarron Drive (Lot 2B of Block 2 of Cimarron Subdivision in Section 20, T2N, R9E, B.H.M., Pennington County, SD).

Vote: unanimous

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6. Application for Minor Plat # 170044 by Patrick & Marlene Sheely for 22460 150<sup>th</sup> Avenue (Tract A of the NW¼ of the SW¼ of Section 9 and Dedicated Public Right-of-Way for 150<sup>th</sup> Avenue, Formerly the Un-platted NW¼ of the SW¼ of Section 9, All located in T2N, R9E, B.H.M., Meade County, SD).

**Discussion: Chairman Hanson discussed Meade County's requested changes, which would widen the thinnest portion of the proposed lot to 52 feet from the proposed 18 feet, and include naming of the remaining un-platted portion. Shannon Vasknetz of Baseline surveying was in the audience on behalf of the applicants and was given the opportunity to view the changes Meade County was proposing.**

*Motion by **Irwin** seconded by, **Rick** to approve with Meade County's requested changes Minor Plat # 170044 and recommend City Council approve the application for Minor Plat #170044 by Patrick & Marlene Sheely for 22460 150<sup>th</sup> Avenue (Tract A of the NW¼ of the SW¼ of Section 9 and Dedicated Public Right-of-Way for 150<sup>th</sup> Avenue, Formerly the Un-platted NW¼ of the SW¼ of Section 9, All located in T2N, R9E, B.H.M., Meade County, SD).*

*Vote: **unanimous***

7. Application for Annual Class Fireworks Sales License #1726 for Big Fireworks by Tom Skoog for fireworks sales located at 4501 S I-90 Service Road (Lot 1 of Tract D of W-Y Addition in Section 27, T2N, R8E, B.H.M., Box Elder, Pennington County, SD).

**Discussion: Curt Meier requested the applicant remove the strobe light they had up last year as a distraction for people driving in the area. Chairman Hanson concurred. The applicant, Tom Skoog was in the audience.**

*Motion by **Rick**, seconded by **Irwin** to approve Annual Class Fireworks Sales License #1726 for Big Fireworks by Tom Skoog for fireworks sales located at 4501 S I-90 Service Road (Lot 1 of Tract D of W-Y Addition in Section 27, T2N, R8E, B.H.M., Box Elder, Pennington County, SD).*

*Vote: **unanimous***

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**MAYOR'S REPORT: N/A**

**GUEST INPUT: N/A  
ADMINISTRATIVE REPORTS**

**Clavadetscher reported Dale Olheiser began working as the Code Enforcement/ Building Inspector as scheduled on March 20<sup>th</sup> and has been doing inspections and familiarizing himself with the city.**

**COMMISSION INPUT**

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Base Representative: **Fry indicated her replacement will be here in the end of June, but that former Base Representative Karl Christensen will be returning.**

Hanson: **N/A**

Irwin: **N/A**

Labine: **Absent**

Rick: **N/A**

Zuhlsdorf: **Absent**

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**ADJOURNMENT**

*Being no further business, motion by **Irwin** seconded by, **Rick** to adjourn **March 27, 2017** Planning Commission Meeting.*

***Vote: unanimous***

*The Commission meeting was adjourned at **7:12** PM.*