

**BOX ELDER PLANNING & ZONING COMMISSION MEETING MINUTES FOR THE REGULAR MEETING OF MARCH 28, 2016 AT 7:00 P.M. TO BE HELD IN THE COUNCIL CHAMBERS OF BOX ELDER CITY HALL**

**CALL TO ORDER**

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

**ROLL CALL: Hanson, Irwin, Labine, Rick, Zuhlsdorf and Fry**

Commission Members Absent: None

Staff present: Planning Director Koan

Number of guests present: 7

Council Present: Mayor, Hegel, Allen & Weathers

Mr. Zuhlsdorf was read the oath of office by Commission Chairman Hanson, and sworn in to sit as a voting member of the Box Elder City Planning Commission.

**APPROVAL OF AGENDA**

1. To approve the agenda for the **March 28, 2016** regular meeting.

Motion by Rick, seconded by Irwin, to approve the agenda for **March 28, 2016** as presented.

Vote: Passed Unanimously

**NEW BUSINESS**

2. To approve the minutes of the Commission's regular meeting of **March 7, 2016**.

Motion by Labine, Seconded by Rick, to approve the Planning Commission minutes from **March 7, 2016** as presented.

Vote: Passed Unanimously

3. Application for Minor Plat #160019 by Atlantis LLC for Lot 1 Revised, Lot 3 Revised and Lot 4 of Isis Subdivision (Formerly Lot 1 and Lot 3 of Isis Subdivision) Located in the SW¼ of Section 27, T2N, R8E, B.H.M., Box Elder, Pennington County, SD.

Discussion: Koan advised that the Bradskys are proposing the construction of one and possibly two additional hotels at the location of the Marriott Residency Inn site, and the proposed plat reflects the lot configuration. Koan advised the only comment in regards to the construction of another hotel came from Public Works, requesting consideration on a Traffic Study and Analysis of the area. Koan advised traffic may become a future concern with the number of hotels in the area, but should not impact the passage of the proposed plat.

Motion by Rick, Seconded by Labine, to approve Minor Plat Application #160019 for Lots 3 & 4 ISIS Subdivision.

Vote: Passed Unanimously

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4. Application for Minor Plat #160021 by Duane Kirk for Lot 4 and Tract 2R3 of DeJong Subdivision (formerly all of Tract 2R2 of DeJong Subdivision) Located in the SE¼SE¼ of Section 24 and the N½NE¼ and NE¼NW¼ of Section 25, T2N, R8E, B.H.M., Box Elder, Pennington County, SD.

**Discussion:** Koan advised this is a fourth lot along West Sunnydale Road in regards to the Kirk property. This proposed lot fills in a vacant space just east of three previous platted lots, and complies with the current ordinances. Koan advised that Dean Scott surveyor was also present representing Mr. Kirk if there were questions on the proposed plat.

Motion by Irwin, Seconded by Labine, to approve Minor Plat Application #160021 for Lot 4 and Tract 2R3 of DeJong Subdivision.

Vote: Passed Unanimously

**MAYORS REPORT:** The mayor advised the City is re-advertising for a Finance Officer, as there was a background issue with the first applicant, and the second was offered the job and later declined. The mayor advised on the Radar Hill Road slide, there is no new information at this time, and the DOT is still working on a solution.

The mayor advised that the pump testing on the new well is complete; however, they do not yet have the final analysis, and the water quality tests have not yet been returned. Therefore, at this time, although it looks good, we do not have a definitive answer.

**GUEST INPUT:** No Guest input was offered at the time.

**ADMINISTRATIVE REPORTS:**

Informal discussion with VRC Metals in regards to utilization of old Vandenberg School property and building. (Questions, if zoning is appropriate, and/or if CUP will be required for proposed utilization) Koan began discussion in regards to VRC Metals; Dr. Kim Morey was present to speak on behalf of VRC operations, representing Robert Hrabe, CEO, who was unable to be at the meeting.

Koan passed out information on VRC Metals operations and Mr. Morey passed out a pamphlet. Koan explained VRC was interested in the old Vandenberg school and would like to move their operation from the School of Mines to this facility.

Koan further explained the property is currently zoned Commercial and a CUP would likely be needed for the operation; if it is determined VRC was appropriate for the location.

Mr. Morey was then asked to speak about VRC and their processes and operations, to include intended use of the facility.

Mr. Morey explained the Cold Spray technology, and advised it was primarily used for repair of metal products without the normal welding or heating required in conventional repair. The product is a powdered metal process that supersonically bonds with other metal substrate.

Mr. Morey explained that VRC has doubled its workforce in the last year, and currently employee's 25 people. He further explained the processes is still in experimental stages, however is currently being utilized primarily for aircraft repair. Their research and development continues as the company grows, and they are in need of a larger facility for storage of machines awaiting shipping.

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Mr. Morey explained their intentions would be to move into the facility (Vandenberg School) and manufacture and assemble the cold spray machines. They would also conduct research, development, equipment testing, and education on the technology.

They do not plan to conduct repair operations on outside products at the location.

Mr. Morey advised this would be a convenient location in regards to the location outside of an Ellsworth Air Force Base, and currently there base has intent to have their own machines and operations. Furthermore, the base could possible become a hub for cold spray aircraft repair operations.

Mr. Morey was again questioned if they would only be assembling their product at the facility, and not conducting outside repairs. He restated this is their intention; however, there would be testing of the machines, and some education, but that would be the limit of their operations.

Mrs. Fry was asked if the base would have any issues in relation to the operation next to the base. She advised she would have to check with other staff on the base in this regard, but did not at this time see a concern.

Mr. Morey advised they would have small quantities of metal powder for testing the machines; however, some of the metals do burn freely. Testing of machine would only utilize approximately one-pint of metal product or less.

Mr. Morey advised they currently conduct factory direct sales of the machines, and intended to continue with this business plan. Furthermore, they in the future, are interested in producing the powder for the machines, but would choose an alternate location in a more formidable industrial setting.

Mr. Morey advised there intent, yet this year, is to move out of the incubator at the School of Mines, to a larger facility.

Koan informally asked the Planning Commission if they were in favor of this operation at the proposed location. Commissioner Labine, advised he believed it was important to first hear back from the base, and asked that Mrs. Fry to communicate with base staff and relay information back to the City, in regards to the proposed project.

With further discussion, it was determined that the impact on traffic would be less than what occurred when the elementary school was in operation.

Mr. Hanson asked how long VRC would be in the proposed building, considering the growth, they are already having and projected for the future. Mr. Morey advised he believed the school facility provides adequate space for future development; if needed Mr. Morey advised they would open another facility if space was constrained, however would continue the primary operation at the school location.

Mr. Morey was asked when the operations is moved to Box Elder, would VRC operations continue to benefit the education of students from the School of Mines? He advised yes, they would continue to collaborate with the School of Mines.

In closing, Mr. Morey will visit with Linda Fry and come to a conclusion in regards to any base concerns, and then bring the subject back to the Planning Commission for further discussion, review and possible action.

Koan advised the DOT Picked a consultant (FHU out of Denver) for the Exit 61-67 Corridor Study. Study will be completed in March of 2017. FHU was the consultant for the City Transportation Plan and Meade County Transportation Plan.

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Koan advised the DOT & Pennington County have preliminary rebuild plans for Hwy 1416. Project is planned for FY 2019, and will only involve the rebuild of Radar Hill Road and 1416 intersection, traffic signaling, Railroad signaling and crossing gates. Additionally, the project will include a northbound turn lane for Hwy 1416 eastbound, onto Southgate Road (This intersection currently has a westbound stop sign that will also stay in place).

**COMMISSION INPUT:**

**Base Representative:** Mrs. Fry advised the next and last public meeting in regards to the Joint Land Use Study commissioned by SDEDA will be on May 6, 2016 at 6:30 pm in the Higher Education Center on Cheyenne Boulevard.

**Hanson:** Nothing further to add.

**Irwin:** Nothing further to add.

**Labine:** Discussed the new signage on Interstate 90 in regards to Exit 67-B, and if it appeared to be helping with traffic. At this time, it was unclear if it was making a difference, as the signage had only been in place for a few days.

**Rick:** Nothing further to add.

**Zuhlsdorf:** Nothing further to add.

**ADJOURNMENT**

Motion by **Irwin** , seconded by **Rick** , to adjourn March 28, 2016 Planning Commission Meeting.

Vote: **Passed Unanimously**

The Commission meeting was adjourned at **7:45 p.m.**