

**BOX ELDER PLANNING & ZONING COMMISSION DRAFT MEETING MINUTES
FOR THE REGULAR MEETING OF MAY 29, 2018 AT 7:00 P.M.
TO BE HELD IN THE COUNCIL CHAMBERS OF BOX ELDER CITY HALL**

CALL TO ORDER

Chairman Rick called the meeting to order at 7:00 PM.

ROLL CALL

Hegel, Irwin, Rick

Commission Members Absent: Labine, Zuhlsdorf & Base

Staff present: Planning Director Koan

Number of guests present: 5

Council Present: Allen & Knight

APPROVAL OF AGENDA

1. To approve the agenda for the regular meeting of May 29, 2018.

Motion by Irwin, seconded by Hegel, to approve the agenda for May 29, 2018 as presented.

Vote: Passed Unanimously

Motion by Hegel, seconded by Irwin to convene as the Board of Adjustment.

Vote: Passed Unanimously Time: 7:01 PM

BOARD OF ADJUSTMENT

2. Public Hearing on Application for Zoning Amendment #180081 by Casey Skyberg on behalf of Ken Skyberg to rezone from Residential to Residential-Mixed Use (GR-3) 22727 Radar Hill Road (That part of Tract A-101 referred to as the Sewage Lagoon described by metes and bounds per Deed in Book 107 Page 6326 less Lot H1 and less Right-of-Way of Tract A-101 subdivision in section 25, T2N, R8E, B.H.M. Box Elder, Pennington County, South Dakota)

Discussion & Public Comment: Planning Director Koan explained the proposed project to rezone the property from General Residential to General Residential Mixed-Use (GR-3) in order for the Skyberg's & Bolt Construction to construct 8-4 plex townhome units on this single parcel as presented at the last meeting. Koan further explained the PW Director had also reviewed and approved of the proposal. The property would have private interior roads, a single water meter pit and sanitary sewer service.

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Jane Main, resident of west Sunnydale area questioned if the only access would be on to West Sunnydale.

Koan explained there would be an access point on to West Sunnydale and one onto Radar Hill Road.

Koan also explained the City will develop an agreement requiring the developer to participate in an assessment district without objection on West Sunnydale, may the district occur.

No other public input or comment was given.

Commission Chairman Rick closed the hearing at 7:03 PM.

3. Recommendation to City Council on application for Zoning Amendment #180081 by Casey Skyberg on behalf of Kenneth Skyberg to rezone from Residential to Residential-Mixed Use (GR-3) 22727 Radar Hill Road (That part of Tract A-101 referred to as the Sewage Lagoon described by metes and bounds per Deed in Book 107 Page 6326 less Lot H1 and less Right-of-Way of Tract A-101 subdivision in section 25, T2N, R8E, B.H.M. Box Elder, Pennington County, South Dakota)

Discussion & Public Comment: No further public comment was offered regarding the zoning change and proposed development

Motion by Irwin, seconded by Hegel to approve the rezoning request for the above stated property from Residential to General Residential mixed-use (GR-3) and recommend the City Council do the same.

Vote: Passed Unanimously

Motion by Hegel, seconded by Hegel to adjourn as the Board of Adjustment.

Vote: Passed Unanimously **Time: 7:04 PM**

OLD BUSINESS

4. To approve the minutes of the **May 7, 2018** Commission regular meeting.

Motion by Irwin, seconded by Hegel, to approve the minutes for **May 7, 2018** as presented.

Vote: Passed Unanimously

NEW BUSINESS

5. Application for Preliminary Plat #180015 by Pulis Construction for Lots 1-7 of Block 1 of Stealth Ridge Subdivision (Formerly Lot C-1 of Thunderbird Subdivision) located

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in the NW1/4 of Section 24, T2N,R8E, B.H.M., Box Elder, Pennington County, South
Dakota)

Discussion & Public Comment: Koan explained the property in question is located at the corner of Westgate Road and Bluebird.

The lot configuration has been reviewed by Public Works and Planning staff and the plat complies with City development standards.

Being no other discussion.

Motion by Hegel, seconded by Irwin, to approve #180015 for Stealth Ridge Subdivision as presented and to recommend the City Council do the same.

Vote: Passed Unanimously

6. Application for Grading Permit #180101 by Consolidated Construction on behalf of Atlantis LLC for 580 and 631 Watiki Way (Lots 2A & 2B of ISIS Subdivision in Section 24, T2N, R8E, B.H.M., Box Elder, Pennington County, South Dakota.

Discussion & Public Comment: Koan explain the grading permit was related to the new Courtyard Hotel, as they were disturbing more than one acre of land.

Being no other discussion.

Motion by Irwin, Seconded by Hegel to approve Grading Permit #180101 for Atlantis LLC, and recommend City Council do the same.

Vote: Passed Unanimously

MAYORS REPORT: N/A

GUEST INPUT: Jane Maine questioned if West Sunnydale was going to have an assessment district coming forward.

Koan advised nothing is planned at this time.

ADMINISTRATIVE REPORTS:

Koan advised the City has a couple of planned unit development (PUD) proposals, which have been reviewed by Design Review Team and Planning will hold hearings at upcoming meetings.

K & M Tire project continues, 2nd Floor City Hall is completed and the meetings will soon move upstairs. New Public Works building project progressing. Met with owner of Dakota Primary Care in regards to the new medical clinic & Courtyard Hotel planned to start next week.

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COMMISSION INPUT:

Base Representative: N/A

Hegel: N/A

Irwin: Questioned if the City was still going to chip seal Radar Hill Road this year. Koan advised that is a Public Works project and the bid has been awarded.

Mr. Irwin advised the road is falling about and should be fixed before chip seal. Koan again advised it is PW works project, and recommended Mr. Irwin contact Mr. Kaufman.

Labine: Absent

Rick: Questioned when the owner of 708 Line Road was going be fined for dumping diesel fuel on Line Road.

Koan advised, no one has witnessed who is dumping, and by statute, the event has to be witnessed, but there is \$250 reward for the arrest and conviction regarding the situation.

Zuhlsdorf: N/A

ADJOURNMENT

Being no further business, motion by Irwin, seconded by Hegel, to adjourn **May 29, 2018** Planning Commission Meeting.

Vote: Passed Unanimously

The Commission meeting was adjourned at 7:18 PM.