

**BOX ELDER PLANNING & ZONING COMMISSION AGENDA  
FOR THE REGULAR MEETING OF SEPTEMBER 26, 2016 AT 7:00 P.M.  
TO BE HELD IN THE COUNCIL CHAMBERS OF BOX ELDER CITY HALL**

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF AGENDA**

1. To approve the agenda for the regular meeting of September 26, 2016.

**OLD BUSINESS**

2. To approve the minutes of the Commission's regular meeting of September 12, 2016.

**BOARD OF ADJUSTMENT**

3. Public Hearing on application for Zoning Amendment #160119 by Elk Vale Business Park LLC to rezone All of Block 3 of Northern Lights Subdivision (future Lots 1-5 of Block 3 of Northern Lights Subdivision from Commercial to Residential – Mixed Use (GR-3) and future Lot 6 of Block 3 of Northern Lights Subdivision from Commercial to General Commercial (GC) in accordance with current zoning regulations) located in the SE¼ OF Section 27, T2N, R8E, B.H.M., Box Elder, Pennington County.
4. Recommendation to Council on application for Zoning Amendment #160119 by Elk Vale Business Park LLC to rezone All of Block 3 of Northern Lights Subdivision (future Lots 1-5 of Block 3 of Northern Lights Subdivision from Commercial to Residential – Mixed Use (GR-3) and future Lot 6 of Block 3 of Northern Lights Subdivision from Commercial to General Commercial (GC) in accordance with current zoning regulations) located in the SE¼ OF Section 27, T2N, R8E, B.H.M., Box Elder, Pennington County.
5. Public Hearing on application for Zoning Amendment #160120 by Robert Hayes to rezone; 119 South Ellsworth Road (Lot 1-2 of Block 4 and the Vacated Road lying South of Block 4 of Box Elder Subdivision No. 3 of Section 19, T2N, R9E, B.H.M., Box Elder, Pennington County, SD); Lot 3-5 of Block 4 and the Vacated Road lying South of Block 4 of Box Elder Subdivision No. 3 of Section 19, T2N, R9E, B.H.M., Box Elder, Pennington County, SD); and 133 Melody Lane (Lot 7, the North 6 feet of Lot 6, and the South 20 feet of Lot 8, all of Block 1 of Box Elder Subdivision No.3 of Section 19, T2N, R9E, B.H.M., Box Elder, Pennington County, SD) from Residential to Highway Service (HS).
6. Recommendation to Council on application for Zoning Amendment #160120 by Robert Hayes to rezone; 119 South Ellsworth Road (Lot 1-2 of Block 4 and the Vacated Road lying South of Block 4 of Box Elder Subdivision No. 3 of Section 19, T2N, R9E, B.H.M., Box Elder, Pennington County, SD); Lot 3-5 of Block 4 and the Vacated Road lying South of Block 4 of Box Elder Subdivision No. 3 of Section 19, T2N, R9E, B.H.M., Box Elder, Pennington County, SD); and 133 Melody Lane (Lot 7, the North 6 feet of Lot 6, and the South 20 feet of Lot 8, all of Block 1 of Box Elder Subdivision No.3 of Section 19, T2N, R9E, B.H.M., Box Elder, Pennington County, SD) from Residential to Highway Service (HS).
7. Public Hearing on application for Variance #160120 by Robert Hayes to allow outdoor storage at; 119 South Ellsworth Road (Lot 1-2 of Block 4 and the Vacated Road lying South of Block 4 of Box Elder Subdivision No. 3 of Section 19, T2N, R9E, B.H.M., Box Elder, Pennington County, SD); Lot 3-5 of Block 4 and the Vacated Road lying South of Block 4 of Box Elder Subdivision No. 3 of Section 19, T2N, R9E, B.H.M., Box Elder, Pennington County, SD); and

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133 Melody Lane (Lot 7, the North 6 feet of Lot 6, and the South 20 feet of Lot 8, all of Block 1 of Box Elder Subdivision No.3 of Section 19, T2N, R9E, B.H.M., Box Elder, Pennington County, SD).

8. Recommendation to Council on application for Variance #160120 by Robert Hayes to allow outdoor storage at; 119 South Ellsworth Road (Lot 1-2 of Block 4 and the Vacated Road lying South of Block 4 of Box Elder Subdivision No. 3 of Section 19, T2N, R9E, B.H.M., Box Elder, Pennington County, SD); Lot 3-5 of Block 4 and the Vacated Road lying South of Block 4 of Box Elder Subdivision No. 3 of Section 19, T2N, R9E, B.H.M., Box Elder, Pennington County, SD); and 133 Melody Lane (Lot 7, the North 6 feet of Lot 6, and the South 20 feet of Lot 8, all of Block 1 of Box Elder Subdivision No.3 of Section 19, T2N, R9E, B.H.M., Box Elder, Pennington County, SD).
9. Public Hearing on application for Variance #160123 by Rod Redlin for a variance from the noise level reduction building requirements for a portion of Lot 2 of Block 2 of Cimarron Subdivision (to be known in future as Lot 2A of Block 2 of Cimarron Subdivision) located in the NW¼ of Section 20, T2N, R9E, B.H.M., Box Elder, Pennington County, SD.
10. Recommendation to Council on application for Variance #160123 by Rod Redlin for a variance from the noise level reduction building requirements for a portion of Lot 2 of Block 2 of Cimarron Subdivision (to be known in future as Lot 2A of Block 2 of Cimarron Subdivision) located in the NW¼ of Section 20, T2N, R9E, B.H.M., Box Elder, Pennington County, SD.

**NEW BUSINESS**

11. Review and recommendation to Council on Resolution 16-23 to vacate the following plats of H Lots; Plat of Lot H15, being a portion of Tract AA. All located in the SW¼, Section 8, Township 2 North, Range 9 East, Black Hills Meridian, Meade County, South Dakota; Plat of Lot H14, being a portion of Lots 4, 5, 7 & 8 of Lot M revised. All located in the SW¼ of the SW¼, Section 8, Township 2 North, Range 9 East, Black Hills Meridian, Meade County, South Dakota.
12. Discussion and determination regarding amended Tax Increment District Number Three project plan.

**MAYOR'S REPORT**

**GUEST INPUT**

**ADMINISTRATIVE REPORTS**

**COMMISSION INPUT**

**COMMISSION WORK SESSIONS**

**ADJOURNMENT**