

City of Crooks  
Planning and Zoning Commission  
Regular monthly meeting

June 24, 2019

At 7:00 pm Director Richardson called the meeting to order. Finance Officer Schantz took roll call:

Present: Glasford, Masgai, Krcil, Papke, Jongewaard, Gillespie, Richardson

Also present: Mayor Oseby, Finance Officer Schantz, Building Inspector Pearson

**Approve agenda.** Motion by Krcil to approve posted agenda, seconded by Papke. No discussion. All aye, motion carries.

**Approve meeting minutes.** Motion by Masgai to approve May 28 meeting minutes, seconded by Jongewaard. No discussion. All aye, motion carries.

**Open comments.** PZ Commissioner Papke asked if PZ binders were still in order or if they needed updating.

**Public hearings:**

- a) Variance hearing 125 Winterberry Cir. for the placement of an accessory building exceeding height maximum of 12 ft. Richardson opened floor for variance hearing. Applicant Lane Sanderson was present and explained he originally built the playhouse for his daughter when he lived in Sioux Falls. He was unaware of height requirement before moving to Crooks and subsequently applied for a variance. Richardson stated the closest fit for the playhouse was accessory building. Richardson explained after Sanderson consulted with him, he suggested applying for a variance. Richardson also stated hearing provides opportunity for affected neighbors to voice opinion. Motion by Jongewaard to approve variance request for the placement of an accessory building for up to 13ft, and with the understanding that the second level of the accessory building will not be used for storage purposes, seconded by Papke. Jongewaard asked Sanderson if he measured building, Sanderson stated he counted siding planks and estimated height from his count. Board then discussed that previous motion may need to be retracted. Motion by Jongewaard to retract previous motion, seconded by Papke. No further discussion. All aye, motion carries. Richardson then asked for new, refined motion. Motion by Jongewaard to approve variance application for placement of an accessory building exceeding the height maximum of 12 ft by granting a variance for the building of up to 13ft 6" and the understanding that the second floor of the building is not used for storage purposes, seconded by Papke. No further discussion. All aye, motion carries.
- b) Preliminary subdivision plan hearing for Crooks HRC's 2<sup>nd</sup> phase of the development. Richardson opened hearing for approval of preliminary subdivision plan. Richardson explained the process had to be repeated as the previous approve preliminary subdivision plan had expired. Richardson also addressed the intention to have multi-family housing in

the development and the need to either obtain a conditional use permit for the placement therefore or to rezone certain parcels to R-2. Motion by Papke to approve preliminary subdivision plan for phase 2 of Sunset Development, seconded by Krcil. Pearson stated lot elevations need to be included for each one in development. No further discussion. All aye, motion carries.

**Adjourn.** Motion by Papke to adjourn meeting at 7:16 pm, seconded by Jongewaard. All aye, motion carries.

Respectfully submitted,  
Tobias Schantz  
Municipal Finance officer  
City of Crooks, SD