

City of Crooks
Planning and Zoning Commission
Regular monthly meeting

Date: 02/25/2019

Time: 7:00 pm

Location: Crooks community center (701 S West Ave, Crooks, SD, 57020)
(The city of Crooks is an equal opportunity provider)

- 1) Call to order
- 2) Approve posted agenda
- 3) Approve meeting minutes (09/24/2018 & 02/19/2019)
- 4) Open comments
- 5) Old business: None
- 6) New business:
 - a. Rezoning request for 212 E Main St
- 7) Adjourn

City of Crooks
Planning and Zoning Commission
Unapproved regular monthly meeting minutes
September 24, 2018

At 7:01 pm, interim-PZ director Pearson called the meeting to order. Secretary Schantz took roll.

Present: Atwood, Glasford, Krcil, Masgai, Gillespie, Pearson

Also present: Schantz

Absent: Hemme (with notice), Davenport (with notice)

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

Approve minutes. Motion by Krcil to approve minutes from July meeting, seconded by Glasford. No discussion. All aye, motion carries.

Open comments. No open comments from public.

Public hearings.

Amendment to 2009 zoning ordinance's adult entertainment section hearing was held. Pearson explained the item and stated the amendment will add terms and cleans up any potential deficiencies with the ordinance. No input from public during the hearing. Motion by Atwood to recommend amendment for adoption to Crooks city council, seconded by Gillespie. No further discussion. All aye, motion carries.

Mini-warehouse design standards hearing was held. Pearson stated this will establish certain guidelines for mini-warehouses. No input from public during the hearing. Motion by Masgai to recommend the adoption of mini-warehouse design standards by the Crooks city council, seconded by Krcil. No further discussion. All aye, motion carries.

Architectural design standards hearing was held. Pearson explained the architectural design standards will ensure harmony in designs for buildings and avoid disjointed looking construction. Jan Larson asked board for examples of architectural design standards. Pearson provided an example. Motion by Atwood to recommend adoption of architectural design standards to Crooks city council, seconded by Masgai. No further discussion. All aye, motion carries.

Old business:

- a) Master trails and greenways plan. **Motion** to hold hearing regarding the adoption of Master trails and greenways plan by Atwood, seconded by Krcil. Jan Larson asked if this was a definitive document and what it entails. Pearson explained the document to resident. Railroad. Public hearing for amendment to Crooks comprehensive plan.
- b) AirBnBs were discussed by the board. Any further action on item was tabled.
- c) Secretary planning and zoning commission. Position was briefly discussed. Any further action on item was tabled.

New business:

- a) Old lumber yard discussion. Pearson received two complaints. Pearson talked to owner, and owner confirmed current lessees are inhabiting old lumber yard.
- b) Environmental overlay and elevator land status was discussed.

Adjournment:

Krcil motions to adjourn at 7:45 PM, seconded by Masgai.

Respectfully submitted,

Tobias Schantz,
Planning and Zoning Secretary,
City of Crooks, SD

City of Crooks
Planning and zoning commission
Unapproved meeting minutes
02/19/2019
(The city of Crooks is an equal provider)

At 7:20 pm, director Richardson called the meeting to order at the Crooks community center.

Present: Atwood, Hemme, Krcil, Masgai, Gillespie, Glasford
Also present: secretary Schantz

APPROVE POSTED AGENDA. Motion by Atwood to approve posted agenda, seconded by Krcil. No further discussion. All aye, motion carries.

CHRC BUSINESS ITEMS. Crooks HRC conducted its regular monthly business. No action was taken by planning and zoning commission.

TOWN HALL PRESENTATION. CHRC commissioner Rounds then presented on the recreational center options. After the presentation, the floor was opened for comments and questions by the public.

PUBLIC HEARINGS. Richardson then opened floor for public hearings.

TIF necessity hearing held. After the town hall presentation, the planning and zoning commission discussed and considered the necessity of a tax increment financing district to realize the project. Motion by Glasford to declare a necessity for a TIF district, seconded by Masgasi. Richardson opened the floor for comments from the public. A discussion ensued between Rounds and residents about the financial aspects of the TIF. No further discussion. Richardson then closed floor. All aye, motion carries.

Amendment of 2009 Crooks zoning ordinance. Richardson explained the proposed amendment to the 2009 Crooks zoning ordinance was to establish a zoning classification for a planned unit development district ("PUD"). A planned unit district zoning classification permits for leeway in zoning to permit the development and growth of a district that involve numerous zoning matters for which traditional zoning classifications are inadequate though. Gary Jongewaard (resident) asked about the approval process of the PUD. Richardson stated every PUD will have to be approved by the planning and zoning commission and any changes to a PUD will have to be reapproved by the commission, except minute changes. Richardson stated PUDs are not a free-for-all for zoning but have strict guidelines. Motion by Atwood to recommend adoption of amendment for PUD to 2009 Crooks zoning ordinance, seconded by Krcil. Richardson then invited public to provide comment. No further comment from the public. Richardson then closed floor. No further discussion. All aye, motion carries.

Amendment future use map Crooks comprehensive plan. Richardson stated the future use map had been revised as anticipated developments in Crooks require a revision of the map. Motion by Hemme to recommend amendment to future use map in Crooks comprehensive plan, seconded by Gillespie. Richardson then opened floor for comments from public. No comments were made. Richardson then closed floor. No further discussion by commission. All aye, motion carries.

Open comments. No open comments from public on other planning and zoning matters.

Adjournment. Motion by Atwood to adjourn planning and zoning meeting at 9:12 pm, seconded by Krcil. All aye, motion carries.

Respectfully submitted,
Tobias Schantz
Municipal finance officer/secretary
City of Crooks