

City of Crooks
Planning and Zoning Commission
Regular meeting agenda

Date: 02/24/2020

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
- 4) Open Comments
- 5) Old business: None.
- 6) New business:
 - a. Variance discussion – CHRC rezoning
 - b. Variance discussion – CHRC lot sizes
- 7) Adjourn

Crooks Planning and Zoning Commission
Regular monthly meeting minutes
December 30, 2019

At 7:02 pm, Director Richardson called the meeting to order at the Crooks Municipal Office. Finance Officer Schantz took roll call:

Present: Commissioner Hemme, Commissioner Glasford, Commissioner Masgai, Commissioner Gillespie (joined at 7:18 pm), Commissioner Jongewaard, Commissioner Papke, Director Richardson

Staff present: Finance Officer Schantz

Visitors present: Jo Ellen Deschamp (resident), Mark Deschamp (resident), Ron Person (Crooks Development Corp. member)

Approve agenda. Motion by Jongewaard to approve posted agenda, seconded by Glasford. Richardson stated agenda had to be amended to remove the item of “Zoning use audit” under “Old Business” as the item is still in the process of completion. Motion by Glasford to amend agenda to remove item, seconded by Masgai. No further discussion. All aye, motion carries, agenda amended. Planning and Zoning Commission then proceeded to vote on amended agenda. All aye, motion carries, amended agenda approved.

Approve meeting minutes. Motion by Hemme to approve meeting minutes, seconded by Papke. No discussion. All aye, motion carries.

Open comments. Richardson opened floor for comments from public. No comments from public.

Public hearing. Richardson opened hearing on the petition to rezone Tract A of L.K.W. Addition from R-1 (Single family residential) to CB (Central Business) upon a submission by the Crooks Development Corp. (applicant). Motion by Papke to recommend rezoning of parcel, seconded by Jongewaard. Richardson then opened floor for discussion. Planning and Zoning Commission discussed the rezoning of the property. Afterwards, Richardson invited public to provide input. Joellen Deschamp and Mark Deschamp voiced their concerns over the potential rezoning stating the limited control over the property after it has been rezoned and potential issues with drainage. The Commission and those present engaged in discussion on the rezoning. Upon conclusion of the discussion, Richardson closed the floor. Planning and Zoning Commission then proceeded to vote on the recommendation to rezone. All aye, motion carries, recommendation to rezone approved.

Old business. No old business.

New business. No new business.

Adjourn. Motion by Jongewaard to adjourn meeting at 7:27 pm, seconded by Papke. All aye, motion carries, meeting adjourned.

Respectfully submitted,
Tobias Schantz
Municipal Finance Officer
City of Crooks, South Dakota

Please complete the form and return it to our office with a \$50 for the hearing fee for the application.

CITY OF CROOKS

Please check appropriate box

(Print or Type)

APPLICATION #:

REZONE 01-2026

NAME:

Crooks Housing and Redevelopment Commission

ADDRESS:

701 West Ave.

DAYTIME PHONE#:

605-360-6601

PROPERTY ADDRESS:

105 West Ave.

CONDITIONAL USE	<input type="checkbox"/>
REZONING	<input checked="" type="checkbox"/>
VARIANCE	<input type="checkbox"/>

LEGAL:

Lot 3A, Block 1, except the North Ninety (90) feet thereof, Allentowne Addition

DATE OF BUILDING PERMIT REQUEST:

N/A

DATE OF DENIAL:

N/A

REASON FOR BUILDING PERMIT DENIAL:

N/A

EXISTING USE OF PROPERTY:

Empty lot

PRESENT ZONING CLASSIFICATION

R1 - Single Family Residential District

PROPOSED ZONING CLASSIFICATION

GB - General Business District

SECTION OF CODE

17.01 procedure / § General Business District

REASON FOR REQUEST:

Construction of child care facility

LIST SPECIFIC HARDSHIPS:

Applications for Conditional Use Permits and/or Rezoning Requests will not be accepted until the following information has been provided by the applicant:

- A) Detailed Site Plan (Refer to handout)
- B) Location and Use of Adjacent Structures
- C) Application Fee

SCHEDULED FOR PLANNING COMMISSION ACTION (Date): _____

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (Date): _____

*TENTATIVE DATE (IF APPEALED): Final date announced at Planning Commission Meeting: _____

APPLICATION FEE: _____

CHECK #: _____

RECEIPT #: _____

The undersigned acknowledges/declares that all the facts and representations stated in this application are true and by signing, acknowledges the cost and the procedure for the processing of the application and certifies that the property described by the provided legal description, is not tax delinquent.

Mike Harstad

2/17/20

Name of Applicant/Owner

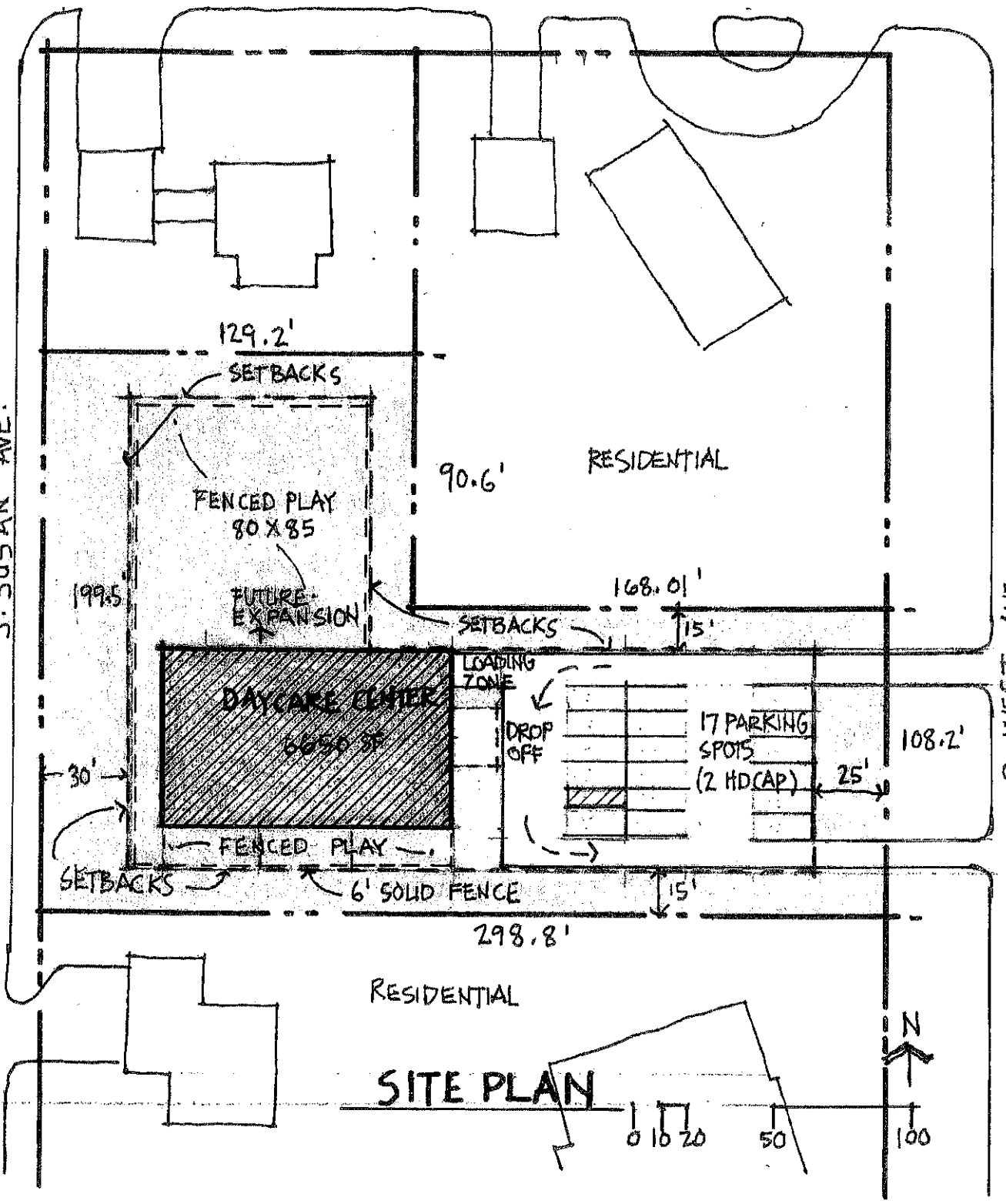
Date

 2/17/2020
 Signature of Applicant/Owner Date

W. 4th ST.

S. SUSAN AVE.

S. WEST AVE.



90.6'

129.2'

SETBACKS

FENCED PLAY
80 X 85

FUTURE
EXPANSION

199.5'

RESIDENTIAL

168.01'

SETBACKS

15'

DAYCARE CENTER

6650 SF

LOADING
ZONE

DROP
OFF

17 PARKING
SPOTS
(2 HD CAP)

108.2'

25'

30'

FENCED PLAY

SETBACKS

6' SOLID FENCE

15'

298.8'

RESIDENTIAL

SITE PLAN



0 10 20 50 100

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CITY OF CROOKS

Please check appropriate box

(Print or Type)

APPLICATION #: VAR 01-2020

NAME: Crooks Housing and Redevelopment Commission

ADDRESS: 701 West Ave.

DAYTIME PHONE#: 605-360-6601

PROPERTY ADDRESS: 405, 409, 413, 417 W. 5th St.

CONDITIONAL US	<input type="checkbox"/>
REZONING	<input type="checkbox"/>
VARIANCE	<input checked="" type="checkbox"/>

LEGAL: Lot 12, Lot 11, Lot 10, Lot 9 Sunset Addn to City of Crooks

DATE OF BUILDING PERMIT REQUEST: N/A

DATE OF DENIAL: N/A

REASON FOR BUILDING PERMIT DENIAL: N/A

EXISTING USE OF PROPERTY: Empty lot

PRESENT ZONING CLASSIFICATION: R1 - Single Family Residential District

PROPOSED ZONING CLASSIFICATION: N/A

SECTION OF CODE: 4.03 - Lot total square footage and lot width requirement

REASON FOR REQUEST: Construction of villa style homes

LIST SPECIFIC HARDSHIPS: Actual square footage of lots would be

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Mike Harstad 2/17/20

Name of Applicant/Owner Date

 2/17/20

Signature of Applicant/Owner Date