

City of Crooks
Planning and Zoning Commission
Regular meeting agenda

Date: 03/30/2020

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) Public hearings:
 - a. Petition for rezoning / Legal description: (EX N90) Lot 3A BLK 1 Allantowne Addn. to City of Crooks and N90 W130.18 Lot 3A Blk 1 Allantowne Addn. to City of Crooks / Street address: 105 S West Ave, Crooks, SD
 - b. Amendment Crooks Zoning Regulations pertaining to storage units
- 6) Old business:
 - a. Zoning Use Audit
- 7) New business: None.
- 8) Adjourn

Crooks Planning and Zoning Commission
Regular monthly meeting minutes
February 24, 2020

At 7:00 pm, Director Richardson called the meeting to order at the Crooks Municipal Office. Finance Officer Schantz took roll call:

Present: Commissioner Hemme, Commissioner Masgai, Commissioner Gillespie, Commissioner Jongewaard, Commissioner Papke, Commissioner Krcil (at 7:05 pm), Director Richardson

Absent: Commissioner Glasford (with notice)

Staff present: Finance Officer Schantz

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

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

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

Old business. No old business.

New business.

Variance – rezoning. Richardson this item cannot be discussed, and it was referred to incorrectly as variance. The item will be discussed at the next Planning and Zoning Commission meeting during an official public hearing.

Variance discussion – CHRC lot sizes. Commission reviewed the variance paperwork submitted for lots along W 4th St/257th St., which involved deviations from the minimum lot size requirements for single-family residential homes. Richardson stated he will recommend the approval of the variances to City Council. Richardson then asked Schantz to obtain copies of recently submitted variance for the placement of an off-site stick-built resident for the review of the Commission. After copies had been obtained, Commission reviewed the variance and Richardson provided commentary. Discussion then ensued about off-site built homes. Richardson stated he will recommend approval of off-site built residence variance to City Council.

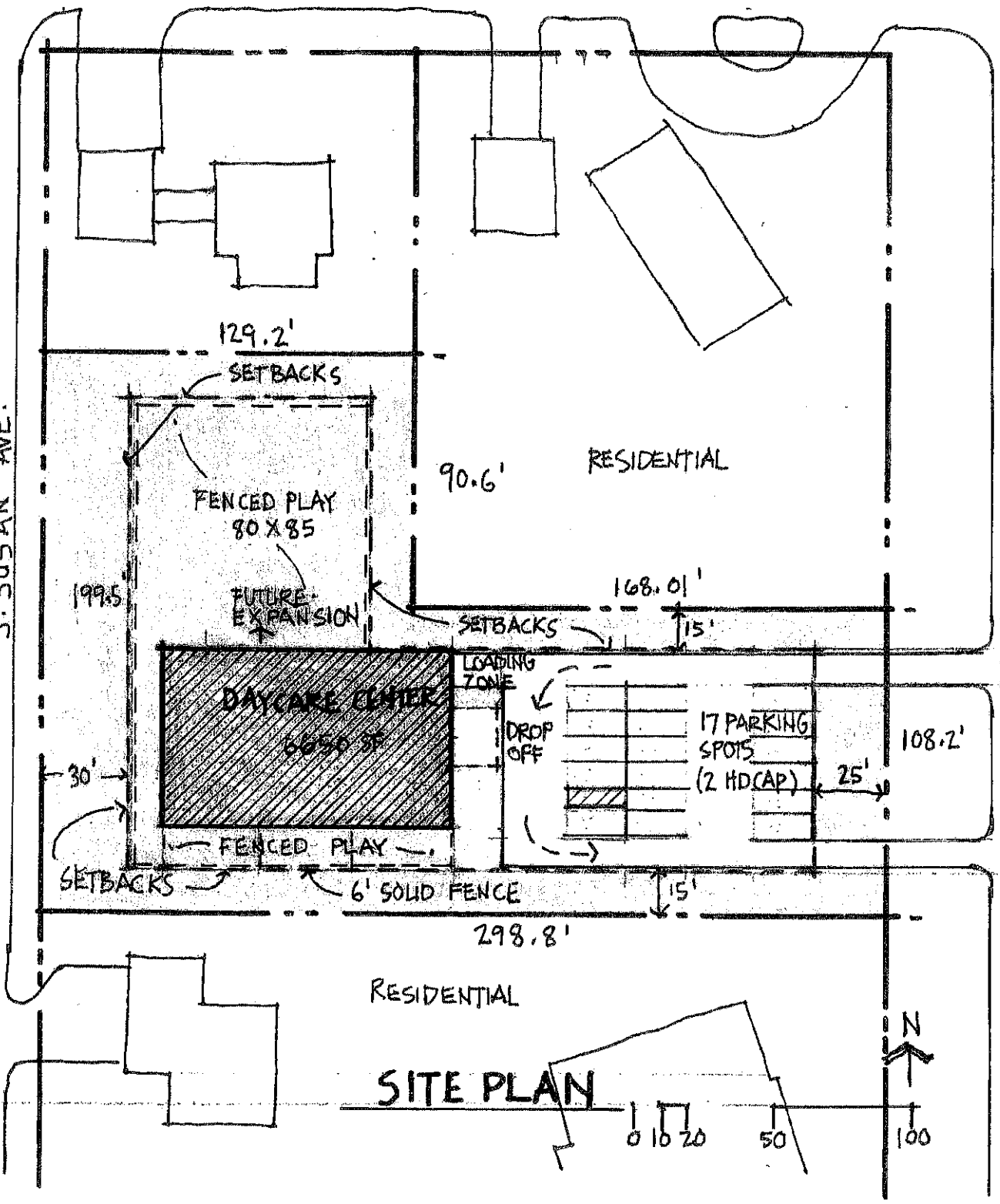
Adjourn. Motion by Gillespie to adjourn meeting at 7:23 pm, seconded by Masgai. All aye, motion carried, meeting adjourned.

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

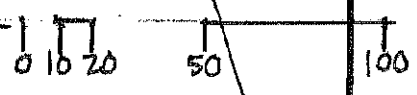
W. 4th ST.

S. SUSAN AVE.

S. WEST AVE.



SITE PLAN



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CROOKS, SD, AMENDING THE 2009 REVISED CROOKS ZONING REGULATIONS BY AMENDING CHAPTER 9.01, LI: LIGHT INDUSTRIAL DISTRICT, PERMITTED USES; CHAPTER 9.02, LI: LIGHT INDUSTRIAL DISTRICT, CONDITIONAL USES; CHAPTER 10.01, HI: HEAVY INDUSTRIAL DISTRICT, PERMITTED USES; CHAPTER 10.02 HI: HEAVY INDUSTRIAL DISTRICT, CONDITIONAL USES; AND CHAPTER 20.02, DEFINITIONS, DEFINITIONS.

BE IT ORDAINED BY THE CITY OF CROOKS, SD:

Section 1. That Chapter 9.01 of the 2009 Revised Crooks Zoning Regulations is hereby amended to remove the following:

Warehouse, mini-warehouse	The materials stored on the premises shall have a level 1 or below in the Fire Protection Guide on Hazardous Materials 12.02, 12.04, 12.05, 12.06, 12.12
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Section 2. That Chapter 9.02 of the 2009 Revised Crooks Zoning Regulations is hereby amended to include the following:

Warehouse, mini-warehouse	<p>All Warehouse, mini-warehouse shall be located at least one hundred (100) feet from any residential district.</p> <p>All Warehouse, mini-warehouses will have exterior doors that conceal all items inside from external view. No items will be stored outside of units.</p> <p>When abutting a residential district, a landscape buffer and screening shall be provided within each side and rear yard setbacks. They shall consist of a combination of berming, fencing, and/or vegetation sufficient to provide a visual buffer at least six (6) feet high.</p> <p>The materials stored on the premises shall have a level 1 or below in the Fire Protection Guide on Hazardous Materials</p> <p>Perimeter walls shall be designed with physical breaks, facade material changes, or other architectural details and features (not just paint) intended to mimic the style of a retail structure as opposed to a continuous, visually monotonous warehouse wall.</p> <p>Shall be paved with a hard surfaced concrete or asphalt driveway connecting to an adjacent public street.</p> <p>12.02, 12.04, 12.05, 12.06, 12.12</p>
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<p>Consumer storage units</p>	<p>All consumer storage units shall be located at least one hundred (100) feet from any residential district.</p> <p>All Consumer Storage Units will have exterior doors that conceal all items inside from external view. No items will be stored outside of units.</p> <p>When abutting a residential district, a landscape buffer and screening shall be provided within each side and rear yard setbacks. They shall consist of and combination of berming, fencing, and/or vegetation sufficient to provide a visual buffer at least six (6) feet high.</p> <p>The materials stored on the premises shall have a level 1 or below in the Fire Protection Guide on Hazardous Materials</p> <p>Any exterior door which immediately assesses an individual storage unit shall not face a public street.</p> <p>Perimeter walls shall be designed with physical breaks, facade material changes, or other architectural details and features (not just paint) intended to mimic the style of a retail structure as opposed to a continuous, visually monotonous warehouse wall.</p> <p>Shall be paved with a hard surfaced concrete or asphalt driveway connecting to an adjacent public street.</p> <p>12.02, 12.04, 12.05, 12.06, 12.12</p>
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Section 3. That Chapter 10.01 of the 2009 Revised Crooks Zoning Regulations is hereby amended to remove the following:

<p>A warehouse or mini-warehouse</p>	<p>Subject to the materials stored on the premises shall have a level 1 or below in the Fire Protection Guide on Hazardous Materials</p> <p>12.02, 12.04, 12.05, 12.06, 12.12</p>
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Section 4. That Chapter 10.02 of the Zoning Ordinance of the City of Crooks is hereby amended to include the following:

Warehouse, mini-warehouse	<p>All Warehouse, mini-warehouse shall be located at least one hundred (100) feet from any residential district</p> <p>All Warehouse, mini-warehouses will have exterior doors that conceal all items inside from external view. No items will be stored outside of units.</p> <p>When abutting a residential district, a landscape buffer and screening shall be provided within each side and rear yard setbacks. They shall consist of a combination of berming, fencing, and/or vegetation sufficient to provide a visual buffer at least six (6) feet high.</p> <p>The materials stored on the premises shall have a level 1 or below in the Fire Protection Guide on Hazardous Materials</p> <p>Perimeter walls shall be designed with physical breaks, facade material changes, or other architectural details and features (not just paint) intended to mimic the style of a retail structure as opposed to a continuous, visually monotonous warehouse wall.</p> <p>Shall be paved with a hard surfaced concrete or asphalt driveway connecting to an adjacent public street.</p> <p>12.02, 12.04, 12.05, 12.06, 12.12</p>
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<p>Consumer storage units</p>	<p>All consumer storage units shall be located at least one hundred (100) feet from any residential district.</p> <p>All Consumer Storage Units will have exterior doors that conceal all items inside from external view. No items will be stored outside of units.</p> <p>When abutting a residential district, a landscape buffer and screening shall be provided within each side and rear yard setbacks. They shall consist of a combination of berming, fencing, and/or vegetation sufficient to provide a visual buffer at least six (6) feet high.</p> <p>The materials stored on the premises shall have a level 1 or below in the Fire Protection Guide on Hazardous Materials</p> <p>Any exterior door which immediately assesses an individual storage unit shall not face a public street.</p> <p>Perimeter walls shall be designed with physical breaks, facade material changes, or other architectural details and features (not just paint) intended to mimic the style of a retail structure as opposed to a continuous, visually monotonous warehouse wall.</p> <p>Shall be paved with a hard surfaced concrete or asphalt driveway connecting to an adjacent public street.</p> <p>12.02, 12.04, 12.05, 12.06, 12.12</p>
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Section 5. That Section 19.02 of the Zoning Ordinance of the City of Crooks is hereby amended to include the following:

CONSUMER STORAGE UNITS - A warehouse structure containing separate storage spaces for household items, which may be of various sizes, leased or rented on an individual basis. This definition includes warehouse structures containing individual storage spaces for consumer automobiles, campers, recreational vehicles, trailers, etc.

WAREHOUSE - A warehouse structure where non-standard household consumer items or commercial and industrial goods are stored either collectively or in separate storage spaces, leased or rented as determined by the owner. These goods are typically received from heavy trucks and then stored for subsequent delivery to off-site wholesalers, retailers, or consumers. This definition includes warehouse structures containing storage spaces for consumer automobiles, campers, recreational vehicles, trailers, etc.

Adopted this _____ day of _____, 2020.

Mayor

ATTEST:

Finance Officer

Seal

First Reading: _____

Second Reading & Adoption: _____

Published: _____

Effective Date: _____

Published once at the approximate cost of _____.

