

City of Crooks
Planning and Zoning Commission
Regular meeting agenda

Date: 06/29/2020

Time: 5:00 pm/CST

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: None.
- 6) Old business: None.
- 7) New business:
 - a. Review of concept plan for Bonander's Addition Lot 2, Block 3
- 8) Adjourn

Crooks Planning and Zoning Commission
Regular monthly meeting minutes
March 30, 2020

At 7:03 pm, Director Richardson called the meeting to order at the Crooks Community Center. Finance Officer Schantz took roll call:

Present: Commissioner Krcil, Commissioner Masgai, Commissioner Glasford, Commissioner Papke, Commissioner Gillespie (on phone), Director Richardson

Absent: Commissioner Jongewaard (without notice), Commissioner Hemme (with notice)

Staff present: Finance Officer Schantz

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

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

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

Public hearings.

Petition to rezone. Richardson explained the rezoning petition was submitted for the property located at 105 S West Ave (old farmhouse, which was burned down in 2018). The future plan for the property is for the Crooks Community Child Care Center to purchase the land and construct a new day care facility at current location. The rezoning petition was submitted by the Crooks HRC. The petition requests the property be rezoned from R-1 (Single Family Residential) to GB (General Business). Richardson stated a conditional use will be submitted by the Crooks Community Child Care Center after the rezoning of the property. Motion by Krcil to approve petition for rezoning, seconded by Papke. No further discussion. All aye, motion carries.

Amendment Crooks Zoning Regulations. Richardson explained if PZ Commission passes the amendment, it will be considered for a reading by the Crooks City Council. Masgai stated she read regulations of storage units established by other municipalities, which included protections for adjacent residential areas, from lights glaring onto their property from storage units. Commission then reviewed proposed amendment. Motion by Krcil to approve amendment to Crooks Zoning Regulations as presented, seconded by Masgai. Papke asked for clarification on motion and setbacks in ordinance. Richardson spoke on hazardous materials component of amendment. Commission then discussed fire protection level language of ordinance. No further discussion. All aye, motion carries.

Old business. Zoning Use Audit. Richardson explained a site visit will be conducted of a business to ascertain it is zoned correctly. The findings of the visit will be presented to the Crooks Planning and Zoning Commission at the next meeting.

New business. No new business.

Adjourn. Motion by Papke to adjourn meeting at 7:15 pm, seconded by Glasford. All aye, motion carried, meeting adjourned.

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

Crooks Planning and Zoning Commission
Special monthly meeting minutes
June 15, 2020

At 5:30 pm, Director Richardson called the meeting to order at the Crooks Community Center. Finance Officer Schantz took roll call:

Present: Commissioner Krcil (on phone), Commissioner Masgai, Commissioner Glasford, Commissioner Papke, Commissioner Gillespie, Commissioner Glasford (joined at 5:32 pm), Director Richardson

Absent: Commissioner Jongewaard (w/ notice), Commissioner Hemme (w/ notice)

Staff present: Finance Officer Schantz

Approve agenda. Jim Van Hunnick, resident, asked if agenda could be amended to discuss his plans for garage expansion. Jackie Johnson, resident, asked if she will be given opportunity to speak on Community Access Grant resolution the City discussed. Ricahrdson suggested amending agenda for items and inserting Van Hunnick request as item 4 and open comments as item 5. Motion by Papke to amend agenda for items and approve agenda with amendments, seconded by Masgai. No further discussion. All aye, motion carries.

Public hearings.

Preliminary subdivision plan. Richardson opened the hearing for a preliminary subdivision plan submitted by Tri-Valley School District for the property to be developed in Crooks. Richardson explained the subdivision plan satisfies City's requirement under ordinance #180 and recommends approval. Motion by Masgai to approve subdivision plan, seconded by Gillespie. Richardson invited public to provide input on matter. No comment from public. No further discussion by board. Roll call vote was taken: Masgai – aye, Papke, - aye, Krcil – aye, Gillespie – aye, Glasfird – aye. All aye, motion carries.

Petition to rezone. Richardson opened hearing for a petition to rezone property in the city of Crooks submitted by the Tri-Valley School District (property legal: Lot 1, Tri-Valley Addition to the City of Crooks, South Dakota). The petition was discussed by the Commission. Motion by Krcil to recommend approval for petition to rezone, seconded by Glasford. No further discussion. Roll call vote was taken: Masgai – aye, Papke, - aye, Krcil – aye, Gillespie – aye, Glasfird – aye. All aye, motion carries.

New business.

Van Hunnick garage addition. Van Hunnick, resident, spoke on his plans to expand his garage and explained to Commission that with his plans, the garage would exceed main floor square footage. Plans were discussed by board and the process to obtain approval for the plans.

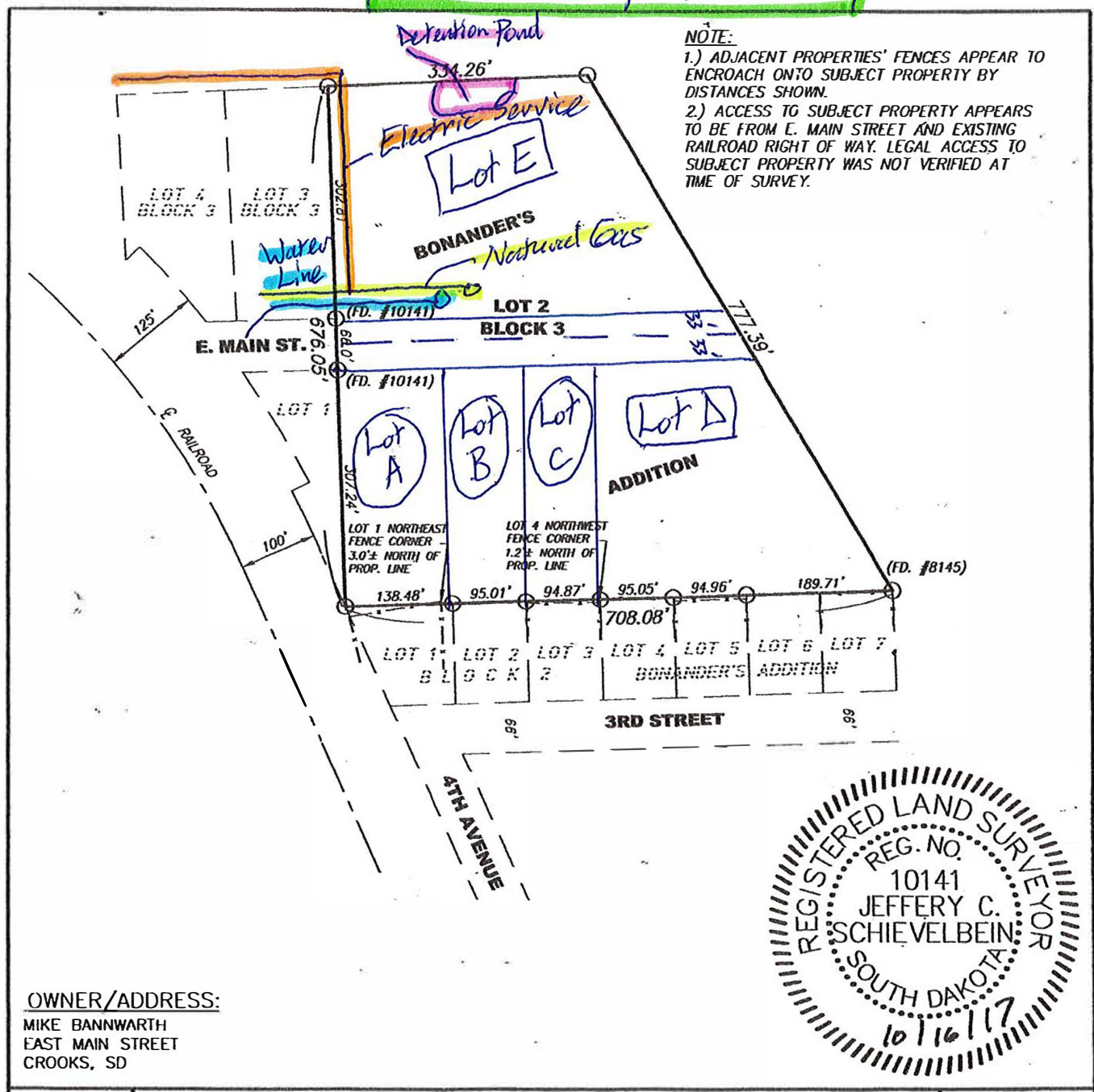
Open Comments. Jackie Johnson, resident, spoke on the Community Access Grant resolution discussed by City council. The resolution was discussed between board and Johnson. Richardson encouraged Johnson to direct questions at City Council.

Adjourn. Motion by Glasford to adjourn meeting at 5:46 pm, seconded by Masgai. All aye, motion carried, meeting adjourned.

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

Proposed Sub-Division Concept Plan

Bannwarth



OWNER/ADDRESS:
 MIKE BANNWARTH
 EAST MAIN STREET
 CROOKS, SD



LEGAL DESCRIPTION-
 LOT 2 IN BLOCK 3 OF BONANDER'S ADDITION TO THE CITY OF CROOKS, MINNEHAHA COUNTY, SOUTH DAKOTA.

- NOTES**
1. THIS SURVEY WAS PERFORMED FOR BOUNDARY PURPOSES ONLY.
 2. BUILDING AND SITE IMPROVEMENT SETBACK VIOLATIONS ARE NOT VERIFIED OR NOTED AS AN ENCROACHMENT.
 3. BUILDING AND SETBACK DIMENSIONS SHOWN ARE APPROXIMATE AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.
 4. THE RESEARCH OF EXISTING EASEMENTS OF RECORD WAS NOT PERFORMED.
 5. THE DEEDED LEGAL DESCRIPTION WAS SURVEYED, JUNIOR & SENIOR RIGHTS OF ADJACENT OWNERS WAS NOT RESEARCHED.
 6. DRAWING SHOWN ABOVE ARE THE CONDITIONS AS OF THE DATE OF SURVEY.

SURVEYOR'S CERTIFICATE- I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.

Jeffery C. Schievelbein
JEFFERY C. SCHIEVELBEIN REG. NO. 10141

DRAWN BY	JEB
APPROVED BY	JCS
DATE	10/11/17
PROJECT NUMBER	17-691
SHEET	1-1

SCALE: 1"=200'
 FOUND ϕ UNLESS O NOTED OTHERWISE
 SET IRON PIN \bullet
 PREVIOUSLY PLATTED DIMENSION (R)

PREPARED BY:
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 Land Surveying and GPS Consulting
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