

City of Crooks
Planning and Zoning Commission
Meeting minutes
November 29, 2021

At 7:00 pm, Director Richardson called the meeting to order at the Crooks Community Center. Answering roll call were Commissioner Papke, Commissioner Gillespie, Commissioner Glasford, Commissioner Masgai, Commissioner Hemme, Commissioner Jongewaard, and Director Richardson. City staff present were Building Inspector Bill Pearson and Finance Officer Schantz.

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

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

Open comments. No comments from public.

Public hearings.

- a) Amendment Crooks Zoning Regulations Section 12.09 – “Fences”. Richardson opened hearing at 7:02 pm. Richardson explained the amendment, stating this will establish clearer verbiage. Motion by Papke, seconded by Jongewaard to approve amendment. No discussion. All aye, motion carries. Hearing ended at 7:03pm.
- b) Petition to Rezone – Willow Creek Ridge. Richardson opened hearing at 7:03pm. Commission reviewed the application of the rezoning petition. Motion by Masgai to approve rezoning petition, seconded by Jongewaard. Glasford asked developers about plans for area identified as multi-family. The developer explained the intentions were to build senior living residences. Rezoning plan was then discussed by Commission. Developer offered to maintain email list and keep interested parties up to date. Glasford then asked about style of homes planned for area. No further discussion. All aye, motion carries. Hearing ended at 7:09pm.
- c) Preliminary Subdivision Plan – Willow Creek Ridge. Richardson opened hearing at 7:09pm. Commission reviewed the plan and discussed it. One of the items reviewed was the open space requirement. Motion by Jongewaard to approve preliminary subdivision plan, seconded by Papke. Floor was then opened for discussion. The lot sizes of the development were reviewed with the average lot being approximately 12,200 square feet. The open space versus fee payment in lieu of green space option was discussed. Glasford asked about plans for greenspace. Richardson then asked developers to introduce themselves to the public. Public commentary was then taken. Ron Schauer, resident, asked on drainage in the area. Richardson explained preliminary subdivision process and review process. Ron Schauer, resident, then asked on timeline for development. Developer spoke on phases. Jeff Althoff, resident, voiced his displeasure at excessive noise from grading crew. Safe pathways were then discussed. John Graney, resident, asked about process to determine lot sizes for developments. Richardson explained process. Graney voiced concern over smaller lots along Hanna Tr. And their impact on neighborhood. Gillespie, commissioner, asked developer on covenants. No further discussion. All aye, motion carries.

New business. None.

Old business. None.

Adjourn. Motion by Jongewaard to adjourn meeting at 7:41pm, seconded by Papke. No discussion. All aye, motion carries.

Respectfully submitted,
Tobias Schantz
Finance Officer
City of Crooks, SD