

City of Crooks
Planning and Zoning Commission
Special meeting minutes
September 18, 2023

1) Call to order. At 6:00pm, Director Richardson called the meeting to order in the Crooks Community Center. Answering roll call were Commissioner Masgai, Commissioner Gillespie, Commissioner Papke, Commissioner Hemme, Commissioner Jongewaard, and PZ Director Richardson. Absent: Commissioner Glasford (with notice). City staff present were City Administrator/Municipal Finance Officer Schantz and City Engineer Jake Morris (DGR).

2) Approve agenda. Motion by Jongewaard to approve agenda, seconded by Gillespie. No discussion. All aye, motion carried.

3) Public hearing(s) (jointly with the Crooks City Council):

a) Preliminary subdivision plan – Willow Creek Ridge / Applicant: DWBP, LLC.

The hearing was opened at 6:01pm. Pat Schwebach, project engineer, spoke on the preliminary plan. The dividing lines for the property were moved, increasing the general business portion. The underground utilities were discussed. Morris spoke on the design engineering plans, public water/sewer access, and need for the traffic memo. Floor was opened for public comment. No public comment was received. The hearing was closed at 6:13pm. Motion by Jongewaard to approve preliminary plan as presented, seconded by Masgai. No discussion. All aye, motion carried.

b) Petition to rezone – Willow Creek Ridge / Applicant: DWBP, LLC.

The hearing was opened at 6:14pm. No comment was received from petitioners. The floor was opened for public comment. No public comment was received. The hearing was closed at 6:15pm. Motion by Jongewaard to approve petition to rezone, seconded by Gillespie. Harstad asked developer if rezoning will affect the previously approved tax increment financing district. Brief discussion on item. No further discussion. All aye, motion carried.

4) Open comments. No open comments.

5) Adjourn. Motion by Jongewaard to adjourn meeting at 6:17 pm, seconded by Masgai. No discussion. All aye, motion carried.

Respectfully submitted,
Tobias Schantz
City Administrator/Municipal Finance Officer
City of Crooks, SD

For a recorded live stream of the meeting, please visit:
<https://www.youtube.com/watch?v=nXGrKCEdRv8>