

City of Crooks
Planning and Zoning Commission
Special meeting
Agenda

Date: 09/18/2023

Time: 6:00pm

Location: Crooks Community Center (701 S West Ave, Crooks, SD, 57020)

- 1) Call to order
- 2) Approve agenda
- 3) Public hearing (jointly with the Crooks City Council):
 - a. Preliminary subdivision plan – Willow Creek Ridge / Applicant: DWBP, LLC
 - b. Petition to rezone – Willow Creek Ridge / Applicant: DWBP, LLC
- 4) Open Comments
- 5) Adjourn



City of Crooks
Planning and Zoning Commission & Crooks City Council
Notice of Joint Hearing regarding a preliminary subdivision plan

Notice is hereby given that the Crooks Planning and Zoning Commission and Crooks City Council will meet at 6pm on the 18th day of September, 2023 in the Crooks Community Center (701 S West Ave, Crooks, SD) to hold a joint hearing regarding a preliminary subdivision plan submitted by DWBP, LLC for a parcel of land (Legal description: A portion of Tract 1 of Benson's 3rd Addition (Except Lot 1 & Tract 1 Tri-Valley Addition, Except Lot H-1, Lot H-2, & Lot H-4), lying east of S. Hanna Trail, in the NE1/4 and SE1/4 of Sec. 10-T102N-R50W of the 5TH P.M., Minnehaha County, South Dakota, containing 16.2± acres).

Notice is further given that at the time and place of aforesaid any person may appear and be heard upon all matters pertaining to said application. Interested parties may appear personally or through their designated agent(s), attorney(s), or representative(s). Anyone unable to attend may submit written comments prior to the hearing to the Crooks Municipal Office (701 S West Ave, Crooks, SD) by 5pm on the day of the hearing.

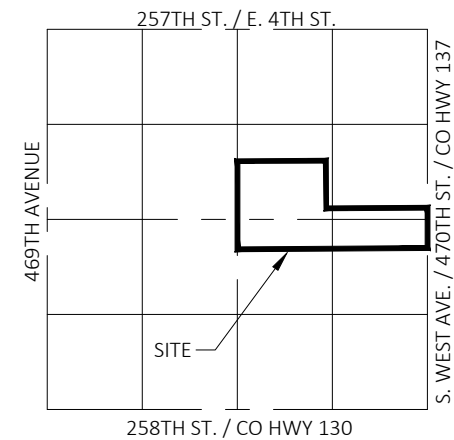
In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this hearing, please contact the Crooks Municipal Office at (605) 543-5238. Anyone who is deaf, hard-of-hearing or speech-disabled may utilize Relay South Dakota at (800) 877-1113 (TTY/Voice). Notification two (2) business days prior to the hearing will enable the City to make reasonable arrangements to ensure accessibility to this hearing.

Scott Richardson
Planning & Zoning Director
City of Crooks, SD

Tobias Schantz
City Administrator
City of Crooks, SD

Published:

Published once at the approximate cost of: \$



VICINITY MAP

SEC 10, T102N, R50W

OWNER / DEVELOPER: DWBP, LLC
PO BOX 1030, ABERDEEN, SD 57401
CONTACT: MARWIN HOFER
PHONE: (605) 380-8877
EMAIL: 63marwin@gmail.com

CIVIL ENGINEER: JSA CONSULTING ENGINEERS & LAND SURVEYORS, INC.
6810 S. LYNCREST AVE, SUITE 101
SIOUX FALLS, SOUTH DAKOTA 57108
CONTACT: PATRICK SCHWEBACH
PHONE: (605) 367-1036 CELL: (605) 261-0166
EMAIL: pat@jsaengineers.biz

INDEX OF SHEETS:

SHEET P-1:	TITLE SHEET
SHEET P-2:	LEGEND OF SYMBOLS
SHEET P-3:	GENERAL NOTES
SHEET P-4:	TYPICAL SECTIONS
SHEET P-5:	EXISTING CONDITIONS
SHEET P-6:	LAND USE/ZONING LAYOUT
SHEET P-7:	PHASING LAYOUT
SHEET P-8:	LOT LAYOUT
SHEET P-9:	PROPOSED DRAINAGE LAYOUT
SHEET P-10:	SANITARY SEWER LAYOUT
SHEET P-11:	WATER DISTRIBUTION LAYOUT
SHEET P-12:	ACCESS LAYOUT

CURRENT LEGAL DESCRIPTION:

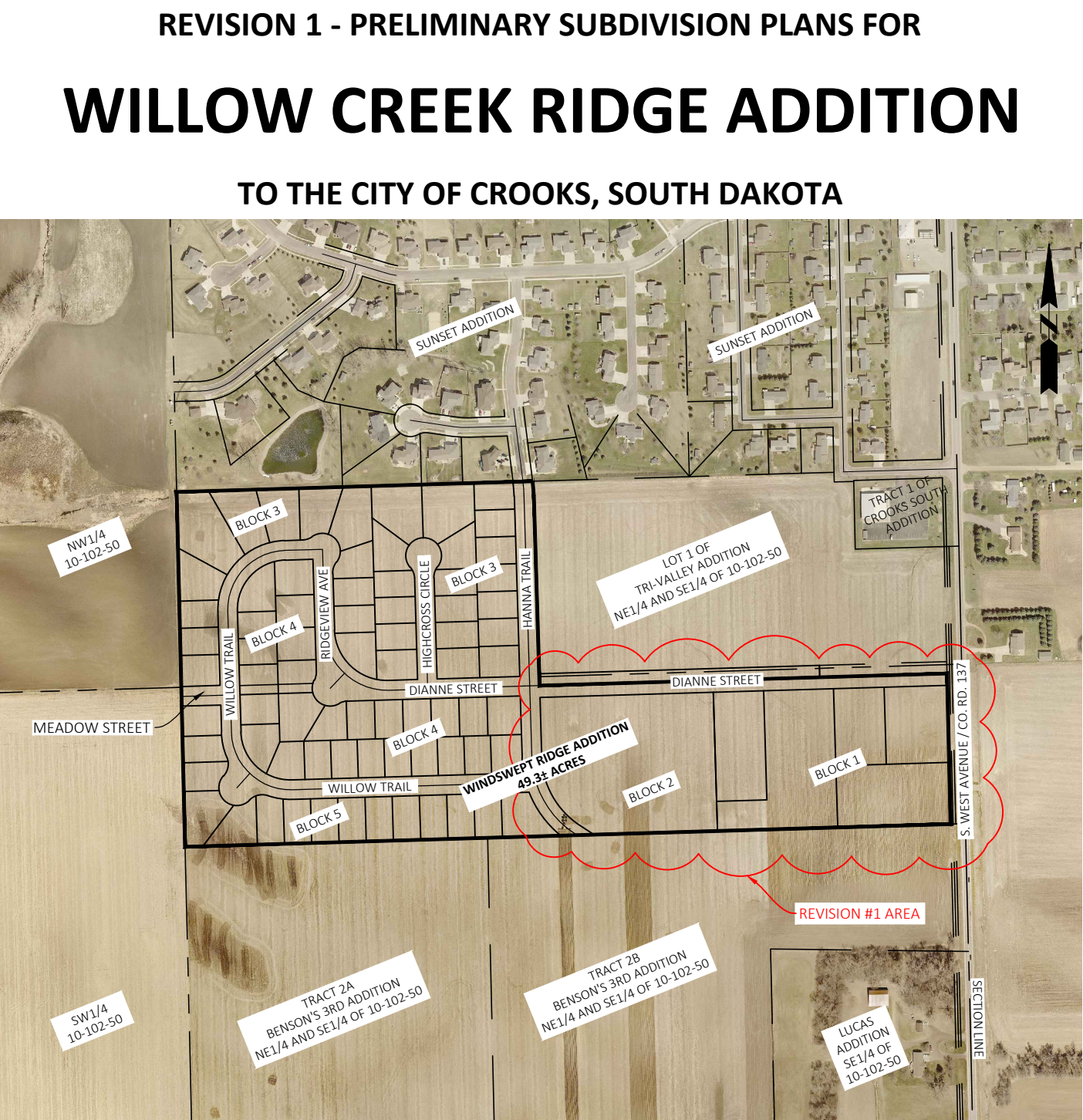
TRACT 1 OF BENSON'S 3RD ADDITION IN THE NE1/4 AND SE1/4 OF SEC. 10-T102N-R50W OF THE 5TH P.M., MINNEHAHA COUNTY, SOUTH DAKOTA. CONTAINING: 49.3± ACRES

TO BE PLATTED AS:

LOTS 1-5, BLOCK 1, LOT 1, BLOCK 2, LOTS 1-31, BLOCK 3, LOTS 1-27, BLOCK 4, AND LOTS 1-15, BLOCK 5, WILLOW CREEK RIDGE ADDITION TO THE CITY OF CROOKS, MINNEHAHA COUNTY, SOUTH DAKOTA. CONTAINING: 49.3± ACRES

BENCHMARKS:

TOP OF FIRE HYDRANT 60'± SOUTH OF THE INTERSECTION OF HANNA TRAIL AND HANNA CIRCLE ON THE EAST SIDE.
NAVD 88 ELEV. = 1568.08



VICINITY MAP

Scale 1" = 500'

ENGINEER'S CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.

By _____

Date _____

CITY COUNCIL APPROVAL

Be it resolved by the City Council of the City of Crooks, that the preliminary plan of Windswept Ridge Addition to the City of Crooks is hereby approved and that the Finance Officer of the City of Crooks is hereby directed to endorse on such plan a copy of this resolution and certify the same thereon.
Adopted this _____ day of _____, _____.

Mayor, City of Crooks, South Dakota

Attest: _____
City Finance Officer

State of South Dakota)
SS
County of _____

I, _____, the duly appointed, qualified and acting City Finance Officer of the City of Crooks, South Dakota, hereby certify that the above resolution is a true and correct copy of the resolution adopted by the City Council of the City of Crooks, at a meeting held on the _____ day of _____, _____.

Witness my hand as City Finance Officer and the official seal of the City of Crooks, South Dakota.

City Finance Officer, City of Crooks, South Dakota

CITY ENGINEER APPROVAL

I, _____, City Engineer of the City of Crooks, do hereby certify that I did duly review and recommend approval of this preliminary plan on this _____ day of _____, _____.

City Engineer, City of Crooks, South Dakota

AUTHORIZED OFFICIAL APPROVAL

I, _____, Authorized Official of the City of Crooks, do hereby certify that I did duly review and recommend approval of this preliminary plan.

Signed on this _____ Day of _____, _____.

Authorized Official, City of Crooks, South Dakota


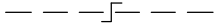



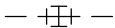




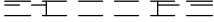

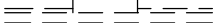
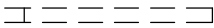



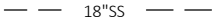
CITY PLANNING COMMISSION APPROVAL

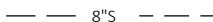





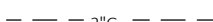






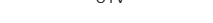
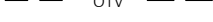






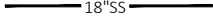
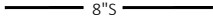
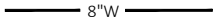

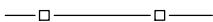






The City Planning Commission of the City of Crooks approves the preliminary plan of _____ to the City of Crooks and the same is recommended to the City Council of the City of Crooks for approval.


















Chair, City Planning Commission

REVISION #1



	EXISTING FIRE HYDRANT
	EXISTING VALVE & BOX
	EXISTING TEE
	EXISTING REDUCER
	EXISTING SLEEVE
	EXISTING CROSS
	EXISTING WATER MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY LAMPHOLE
	EXISTING JUNCTION BOX
	EXISTING APPROACH
	EXISTING SIDEWALK
	EXISTING DROP INLET
	EXISTING CULVERT
	EXISTING CONTOURS
	EX. SANITARY SEWER (SIZE/TYPE/MATERIAL)
MATERIAL FOR LINES:	
VCP	VITRIFIED CLAY PIPE
PVC	SOLID WALL POLYVINYL CHLORIDE PIPE
PVC TRUSS	POLYVINYL CHLORIDE TRUSS COMPOSITE PIPE
ABS TRUSS	ACRYLONITRILE-BUTADIENNE-STYRENE COMPOSITE
PVC CP	CLOSED PROFILE WALL POLYVINYL CHLORIDE PIPE
DIP	DUCTILE IRON PIPE
RCP	REINFORCED CONCRETE PIPE
CIP	CAST IRON PIPE
CIPP	CURED IN PLACE PIPE
PE	POLYETHYLENE PIPE
	EXISTING WATER MAIN & SIZE
	EXISTING STORM SEWER & SIZE

	GRAVITY SANITARY SEWER (TYPE/SIZE)
	FORCE MAIN SANITARY SEWER
	COMBINED SEWER
	WATER SHUTOFF
	CLEAN OUT
	CAP END
	GAS MAIN & SIZE
	UNDERGROUND TELEPHONE
	OVERHEAD TELEPHONE
	UNDERGROUND POWER
	OVERHEAD POWER
	FIBER OPTIC
	UNDERGROUND CABLE TV
	OVERHEAD CABLE TV
	TRAFFIC
	INDUSTRIAL WASTE
	PROPOSED STORM STRUCTURE
	PROPOSED VALVE & BOX
	PROPOSED FIRE HYDRANT
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM SEWER & SIZE
	PROPOSED SANITARY SEWER & SIZE
	PROPOSED WATER & SIZE
	LAWN SPRINKLER LINE
	WOOD FENCE
	CHAIN LINK FENCE
	BARBED WIRE FENCE
	CENTERLINE
	PROPERTY LINE
	CONC. CURB & GUTTER
	PROPOSED APPROACH
	PROPOSED SIDEWALK

	PROPOSED CONTOURS
	WATER
	WELL
	TEST HOLE AND NUMBER
	STREET LIGHT
	TRAFFIC SIGNAL LIGHT
	PEDESTRIAN SIGNAL LIGHT
	GUY ANCHOR
	POWER POLE
	UTILITY CLOSURE
	SIGN
	SPRINKLER HEAD
	GAS METER
	MAILBOX
	HEDGE, BRUSH, SHRUBS, WOODS
	DECIDUOUS TREE & SIZE
	CONIFEROUS TREE & SIZE

REVISIONS

REVISION 1:	BY:	DATE:
REVISION 2:	BY:	DATE:
REVISION 3:	BY:	DATE:
REVISION 4:	BY:	DATE:
REVISION 5:	BY:	DATE:

LEGEND OF SYMBOLS

DESIGNED BY:	TJV
DRAWN BY:	TJV
CHECKED BY:	PGS
ACAD FILE:	70143 - Title Sheet
DATE:	9-7-2021



SHEET NO.

P-2

WILLOW CREEK RIDGE ADDITION
PRELIMINARY SUBDIVISION PLANS
CROOKS, SOUTH DAKOTA

REVISION #1

SUPPLEMENTAL PROVISIONS:

CURRENT CITY OF CROOKS DESIGN STANDARDS FOR PUBLIC IMPROVEMENTS SHALL BE IMPLEMENTED INTO THIS PROJECT. SUPPLEMENTAL PROVISIONS OR DEVIATIONS ARE NOT ANTICIPATED.

EXPECTATIONS FOR COST RECOVERIES:

PROPERTY IS SUBJECT TO THE BASIN "A" LIFT STATION AND SANITARY TRUNK SEWER COST RECOVERY CONTAINED.

OWNERSHIP AND MAINTENANCE OF IMPROVEMENTS:

IT IS ANTICIPATED THAT THE CITY OF CROOKS WILL OWN AND MAINTAIN ALL PUBLIC STREETS, SEWERS, WATER MAINS, STORM SEWER SYSTEMS, AND PUBLIC SPACE INCLUDED IN THIS PLAN UNLESS OTHERWISE NOTED.

WETLAND MITIGATION:

THERE ARE NO WETLANDS ON THIS PROPERTY.

IMPACTS TO FLOOD PLAIN:

SUBJECT PROPERTY FALLS WITHIN ZONE AE, AREAS DETERMINED TO BE OUTSIDE THE 1.0% ANNUAL CHANCE FLOODPLAIN, AS EVIDENCED BY FEMA MAP NUMBERS: 46099C0275D & 46099C0270E.

STORMWATER QUANTITY CONTROL:

IT IS ANTICIPATED THAT DETENTION IS REQUIRED TO REDUCE DEVELOPED FLOW RATES TO SINGLE FAMILY FLOW RATES.

STORMWATER QUALITY CONTROL:

STORMWATER QUALITY TREATMENT FOR THE DEVELOPMENT IS ANTICIPATED TO NOT BE REQUIRED.

ROADWAY ASSESSMENTS:

ANY ASSESSMENTS FOR HWY 137 WILL BE ADMINISTERED BY THE MINNEHAHA COUNTY.

ACCESS RESTRICTIONS:

AN ACCESS PERMIT FOR DIANNE STREET HAS BEEN GRANTED.

CROOKS BASIN "A" LIFT STATION:

THE CITY OF CROOKS IS PLANNING A PROPOSED LIFT STATION AND TRUNK SEWER PROJECT TO SERVE WINDSWEPT RIDGE ADDITION. ANTICIPATED CONSTRUCTION OF LIFT STATION TO BE IN SUMMER OF 2021. DEVELOPER ACKNOWLEDGES THAT THERE WILL BE AN ASSESSED COST RECOVERY FOR THE CONSTRUCTION OF THE LIFT STATION AND TRUNK SEWER.

REVISION #1



SHEET NO.

P-3

GENERAL NOTES

DESIGNED BY: TVV
DRAWN BY: TVV
CHECKED BY: PGS
ACAD FILE: 70143 - Title Sheet
DATE: 9-7-2021

REVISIONS

REVISION 1:	BY:	DATE:
REVISION 2:	BY:	DATE:
REVISION 3:	BY:	DATE:
REVISION 4:	BY:	DATE:
REVISION 5:	BY:	DATE:

WILLOW CREEK RIDGE ADDITION

PRELIMINARY SUBDIVISION PLANS
CROOKS, SOUTH DAKOTA

REVISIONS

REVISION 1:	DATE:
REVISION 2:	DATE:
REVISION 3:	DATE:
REVISION 4:	DATE:
REVISION 5:	DATE:

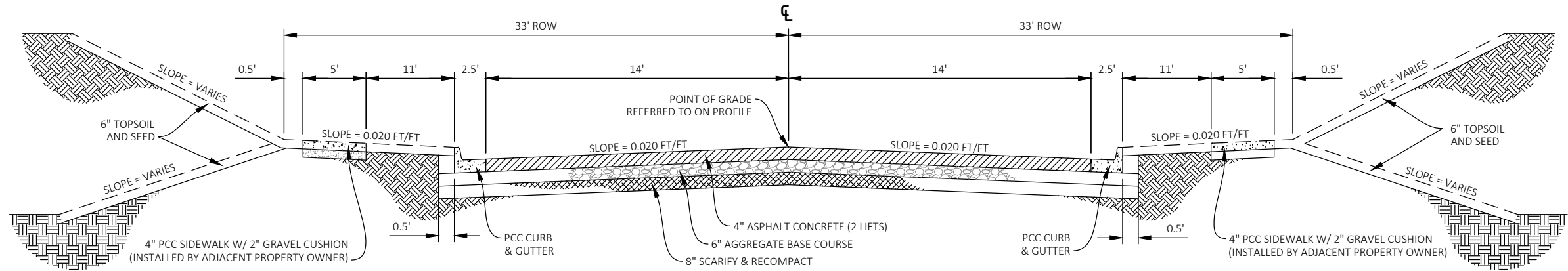
TYPICAL SECTIONS

DESIGNED BY:	TJV
DRAWN BY:	TJV
CHECKED BY:	PGS
ACAD FILE:	70143 - Title Sheet
DATE:	9-7-2021

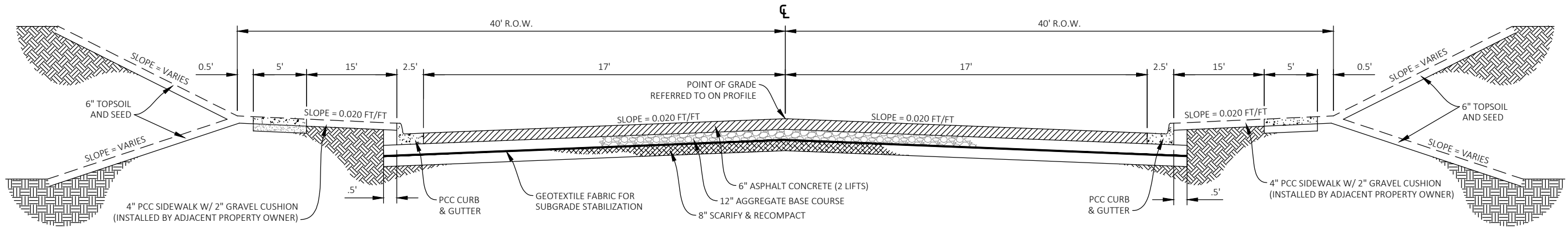


SHEET NO.

P-4



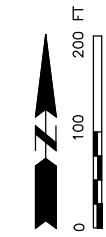
66' R.O.W. WITH 33' BACK OF CURB TO BACK OF CURB (LOCAL STREET)
(HANNA TRAIL, WINDSWEPT TRAIL, WINDSWEPT CIRCLE, & HIGHCROSS STREET)
NOT TO SCALE



80' R.O.W. WITH 39' BACK OF CURB TO BACK OF CURB (COLLECTOR)
(DIANE STREET)
NOT TO SCALE

REVISION #1

LEGEND:
- - - 1460 - - - EXISTING 1 FOOT CONTOURS (NAVD 88)
- - - EXISTING DRAINAGE BASIN
→ EXISTING DIRECTION OF DRAINAGE



REVISION #1

WILLOW CREEK RIDGE ADDITION
PRELIMINARY SUBDIVISION PLANS
CROOKS, SOUTH DAKOTA

REVISIONS	
REVISION 1:	DATE:
REVISION 2:	DATE:
REVISION 3:	DATE:
REVISION 4:	DATE:
REVISION 5:	DATE:

EXISTING CONDITIONS	
DESIGNED BY:	TJV
DRAWN BY:	TJV
CHECKED BY:	PGS
ACAD FILE:	P-5 Existing Conditions
DATE:	9-7-2021



P-5

LEGEND

= R-1 - SINGLE FAMILY RESIDENTIAL

= R-2 - MULTI-FAMILY RESIDENTIAL

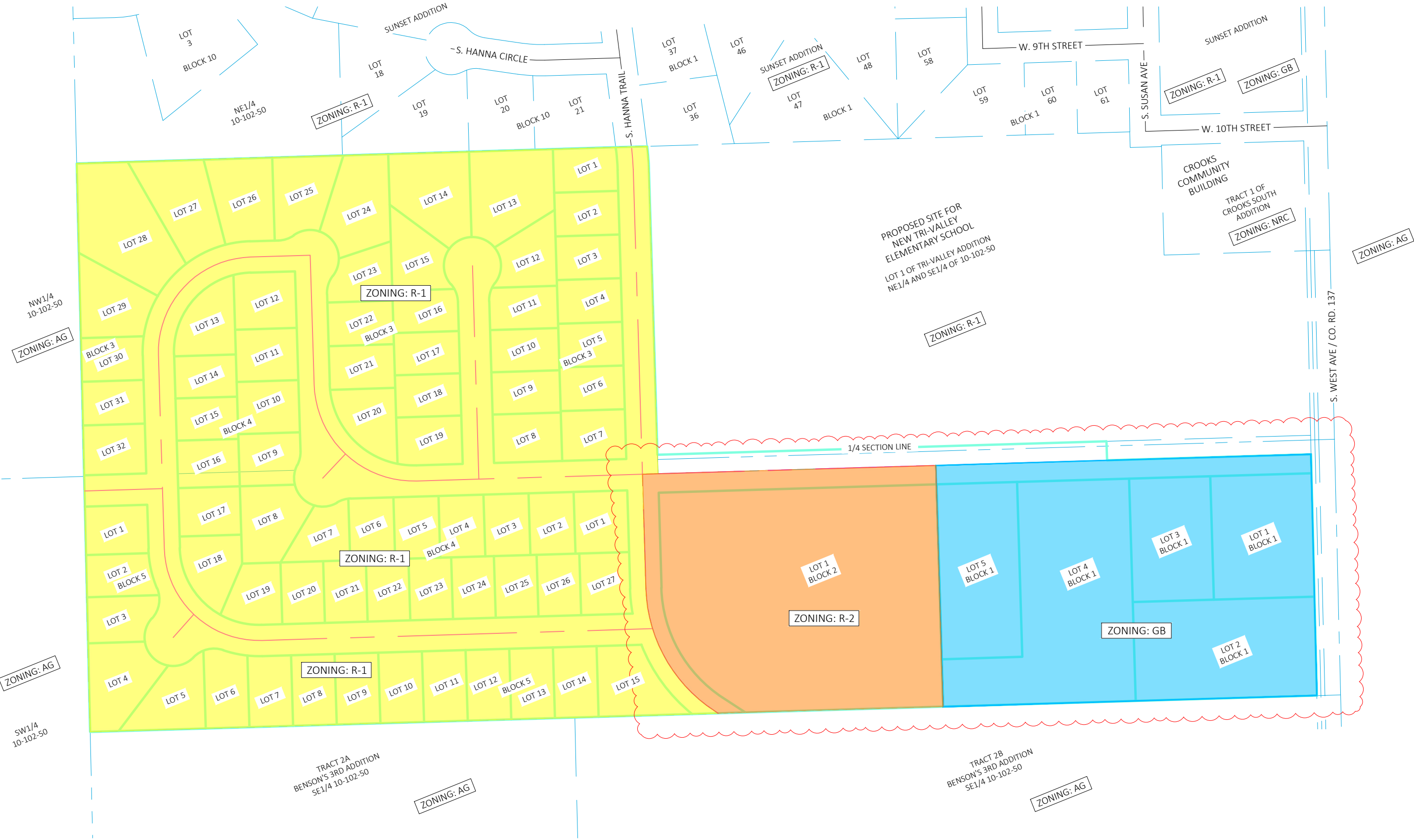
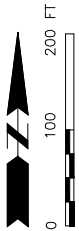
= GB - GENERAL BUSINESS

ZONE	PREVIOUS	CURRENT	DIFFERENCE
R-1	33.1	33.1	0.0
R-2	11.8	7.0	- 4.8
GB	4.3	9.1	+ 4.8

CURRENT LEGAL DESCRIPTION:
TRACT 1 OF BENSON'S 3RD ADDITION IN THE NE1/4 AND SE1/4 OF SEC. 10-T102N-R50W OF THE 5TH P.M., MINNEHAHA COUNTY, SOUTH DAKOTA. CONTAINING: 49.3± ACRES

TO BE PLATTED AS:
LOTS 1-5, BLOCK 1, LOT 1, BLOCK 2, LOTS 1-31, BLOCK 3, LOTS 1-27, BLOCK 4, AND LOTS 1-15, BLOCK 5, WILLOW CREEK RIDGE ADDITION TO THE CITY OF CROOKS, MINNEHAHA COUNTY, SOUTH DAKOTA.

REVISION #1



WILLOW CREEK RIDGE ADDITION
PRELIMINARY SUBDIVISION PLANS
CROOKS, SOUTH DAKOTA

REVISIONS

REVISION 1:	BY:	DATE:
REVISION 2:	BY:	DATE:
REVISION 3:	BY:	DATE:
REVISION 4:	BY:	DATE:
REVISION 5:	BY:	DATE:

LAND USE/ZONING LAYOUT

DESIGNED BY:	TJV
DRAWN BY:	TJV
CHECKED BY:	PGS
ACAD FILE:	P-6 Land Use & Zoning Layout
DATE:	9-7-2021



SHEET NO.

P-6

LEGEND

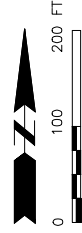
= PHASE 1 CONSTRUCTION (STREETS IN 2022)
(LOTS STARTING IN 2023 - UNDETERMINED)

= PHASE 2 CONSTRUCTION (2023 - 2024)

= PHASE 3 CONSTRUCTION (2024 - 2026)

= PHASE 4 CONSTRUCTION (2024 - UNDETERMINED)

*ESTIMATED TIMELINES



REVISION #1

WILLOW CREEK RIDGE ADDITION
PRELIMINARY SUBDIVISION PLANS
CROOKS, SOUTH DAKOTA

REVISIONS	
REVISION 1:	DATE:
REVISION 2:	DATE:
REVISION 3:	DATE:
REVISION 4:	DATE:
REVISION 5:	DATE:

PHASING LAYOUT	
DESIGNED BY:	TJV
DRAWN BY:	TJV
CHECKED BY:	PGS
ACAD FILE:	P-7 Phasing Layout
DATE:	9-7-2021



10' UE

STE & DE

DE

SSE

SSE & WME

MAE

UTILITY EASEMENT (ADJACENT TO ALL PUBLIC ROW)

STORM SEWER & DRAINAGE EASEMENT (SUBDIVISION FACILITY)

DRAINAGE EASEMENT

SANITARY SEWER EASEMENT (PUBLIC)

SANITARY SEWER AND WATER MAIN EASEMENT (PUBLIC)

MUTUAL ACCESS EASEMENT

PROJECT LIMITS

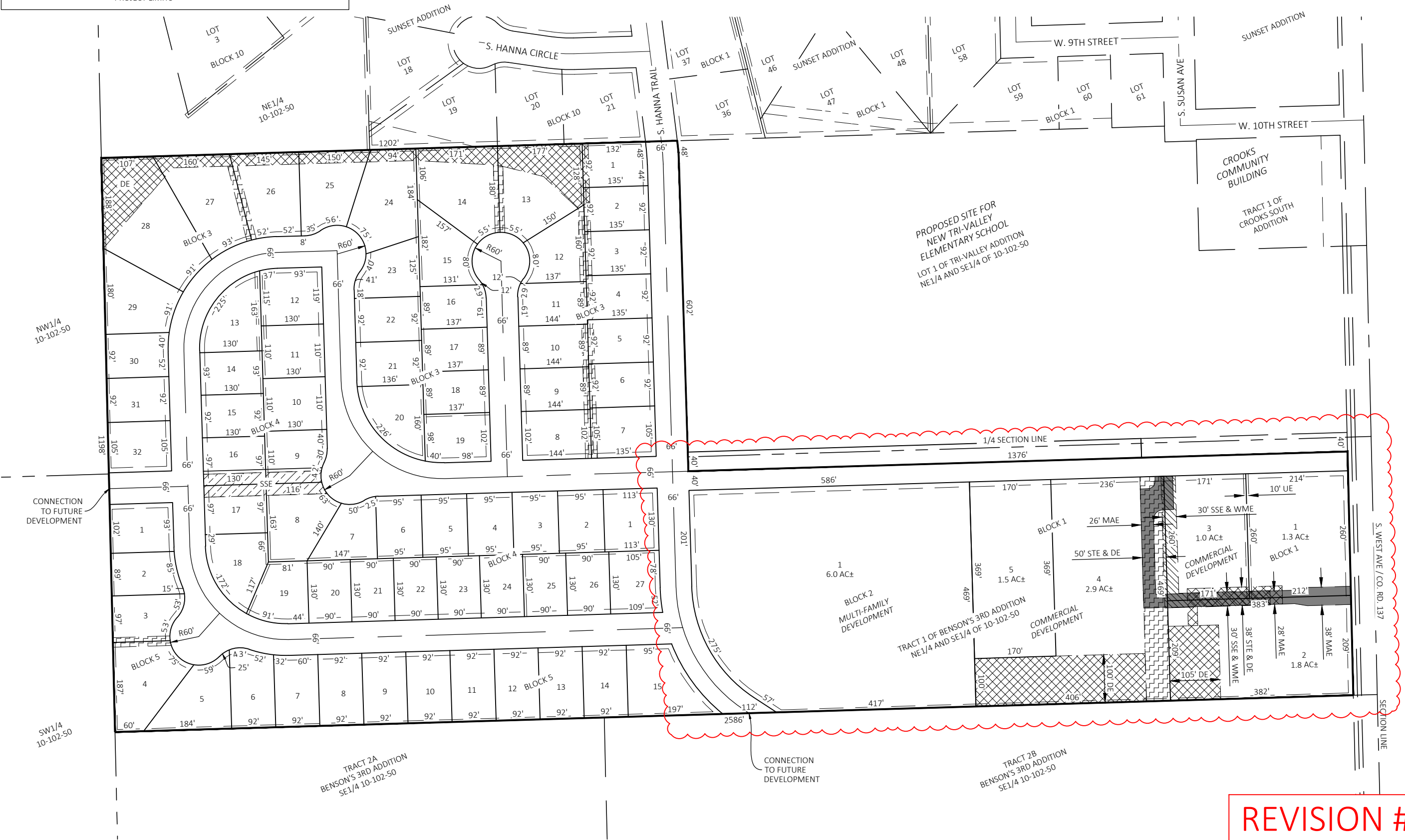
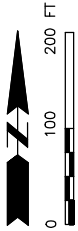
- NOTES:
- THERE SHALL BE A 10' UTILITY EASEMENT ADJACENT TO ALL ABUTTING PUBLIC STREET R.O.W
 - THERE SHALL BE A 5' WIDE UTILITY EASEMENT ALONG ALL ABUTTING BACK/REAR SINGLE FAMILY PROPERTY LINES

CURRENT LEGAL DESCRIPTION:

TRACT 1 OF BENSON'S 3RD ADDITION IN THE NE1/4 AND SE1/4 OF SEC. 10-T102N-R50W OF THE 5TH P.M., MINNEHAHA COUNTY, SOUTH DAKOTA. CONTAINING: 49.3± ACRES

TO BE PLATTED AS:

LOTS 1-5, BLOCK 1, LOT 1, BLOCK 2, LOTS 1-32, BLOCK 3, LOTS 1-27, BLOCK 4, AND LOTS 1-15, BLOCK 5, WILLOW CREEK RIDGE ADDITION TO THE CITY OF CROOKS, MINNEHAHA COUNTY, SOUTH DAKOTA. CONTAINING: 49.3± ACRES



WILLOW CREEK RIDGE ADDITION
PRELIMINARY SUBDIVISION PLANS
CROOKS, SOUTH DAKOTA

REVISIONS	
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REVISION 4:	DATE:
REVISION 5:	DATE:

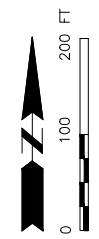
LOT LAYOUT	
DESIGNED BY:	TJV
DRAWN BY:	TJV
CHECKED BY:	PGS
ACAD FILE:	P-8 Lot Layout
DATE:	9-7-2021



REVISION #1

NOTES:

1. SUMP PUMP COLLECTION SYSTEM TO BE INCLUDED WITH ALL SINGLE FAMILY LOTS AND SHOWN ON ENGINEERING SUBMITTALS.






WILLOW CREEK RIDGE ADDITION
PRELIMINARY SUBDIVISION PLANS
CROOKS, SOUTH DAKOTA

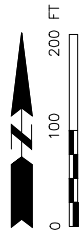
REVISIONS	
REVISION 1:	BY: DATE:
REVISION 2:	BY: DATE:
REVISION 3:	BY: DATE:
REVISION 4:	BY: DATE:
REVISION 5:	BY: DATE:

PROPOSED DRAINAGE LAYOUT
 DESIGNED BY: TVV
 DRAWN BY: TVV
 CHECKED BY: PGS
 ACAD FILE: P-9 Proposed Drainage Layout
 DATE: 9/7/2021



LEGEND

-  SANITARY SEWER STRUCTURE
-  SANITARY SEWER PIPE
-  SEWER FLOW DIRECTION



REVISION #1

WILLOW CREEK RIDGE ADDITION
PRELIMINARY SUBDIVISION PLANS
CROOKS, SOUTH DAKOTA

REVISIONS

REVISION 1:	DATE:
BY:	DATE:
REVISION 2:	DATE:
BY:	DATE:
REVISION 3:	DATE:
BY:	DATE:
REVISION 4:	DATE:
BY:	DATE:
REVISION 5:	DATE:
BY:	DATE:

SANITARY SEWER LAYOUT

DESIGNED BY:	TJV
DRAWN BY:	TJV
CHECKED BY:	PGS
ACAD FILE:	P-10 Utility Layout
DATE:	9-7-2021

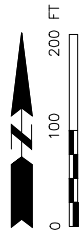


SHEET NO.

P-10

LEGEND

- (H) WATER FIRE HYDRANT
- (V) WATER VALVE
- 8"W WATER MAIN PIPE



REVISION #1

WILLOW CREEK RIDGE ADDITION
PRELIMINARY SUBDIVISION PLANS
CROOKS, SOUTH DAKOTA

REVISIONS	
REVISION 1:	DATE:
REVISION 2:	DATE:
REVISION 3:	DATE:
REVISION 4:	DATE:
REVISION 5:	DATE:

WATER DISTRIBUTION LAYOUT	
DESIGNED BY:	TJV
DRAWN BY:	TJV
CHECKED BY:	PGS
ACAD FILE:	70143 Subdivision Layout
DATE:	9-7-2021

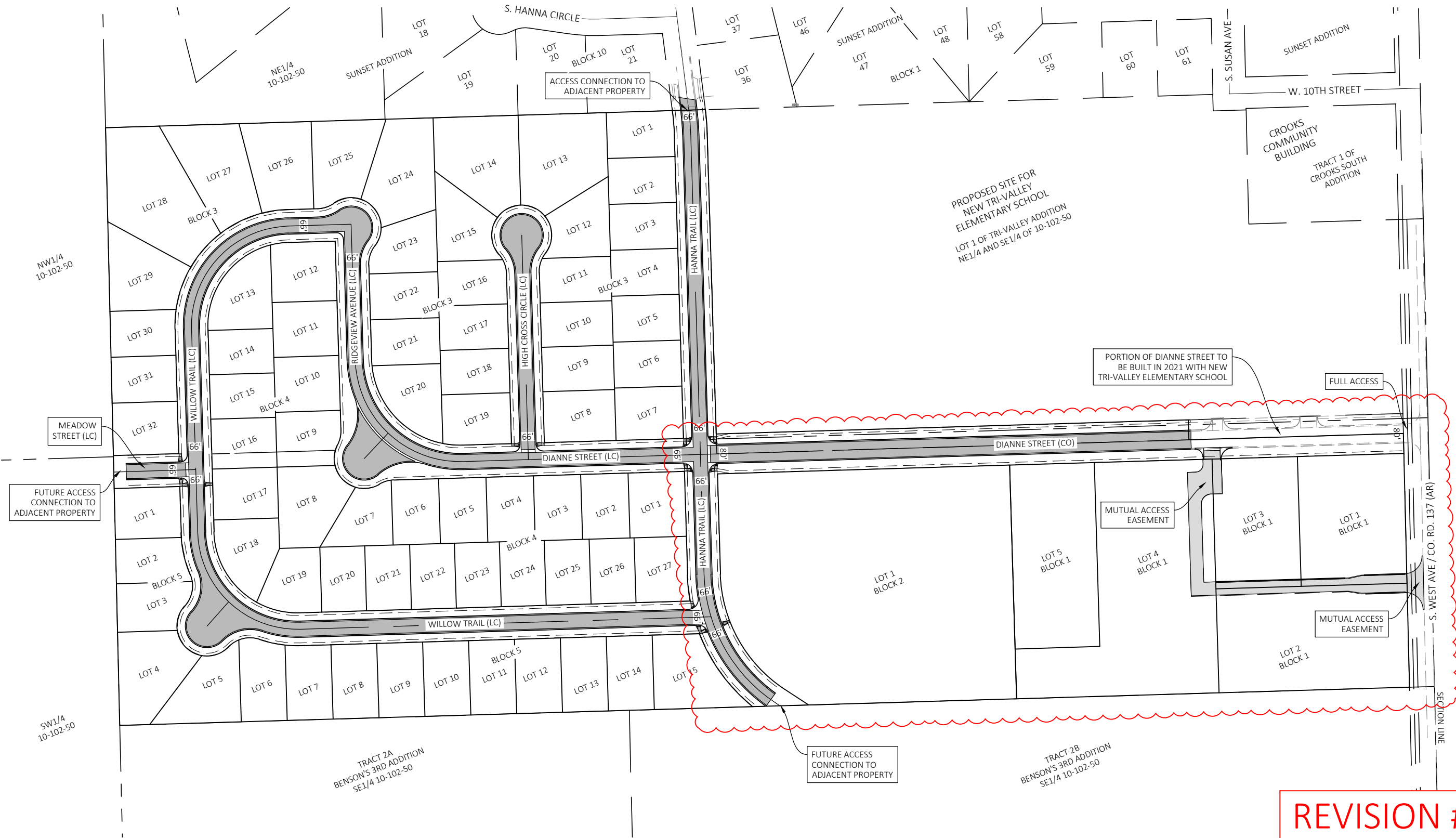
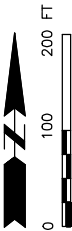


STREET CLASSIFICATION

CODE	TYPE OF STREET	ROW WIDTH	STREET WIDTH	PEDESTRIAN ACCESS
LC	LOCAL STREET	66' ROW	33' BF-BF	4' WIDE SIDEWALK
CO	COLLECTOR STREET	80' ROW	39' BF-BF	5' WIDE SIDEWALK
AR	ARTERIAL STREET	100'+ ROW	65' OR MORE BF-BF	5' WIDE SIDEWALK

NOTES:

1. SIDEWALK SHALL BE INSTALLED BY THE ADJACENT LAND OWNER.



WILLOW CREEK RIDGE ADDITION
PRELIMINARY SUBDIVISION PLANS
CROOKS, SOUTH DAKOTA

REVISIONS

REVISION 1:	DATE:
REVISION 2:	DATE:
REVISION 3:	DATE:
REVISION 4:	DATE:
REVISION 5:	DATE:

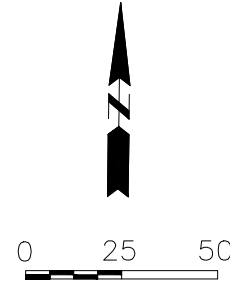
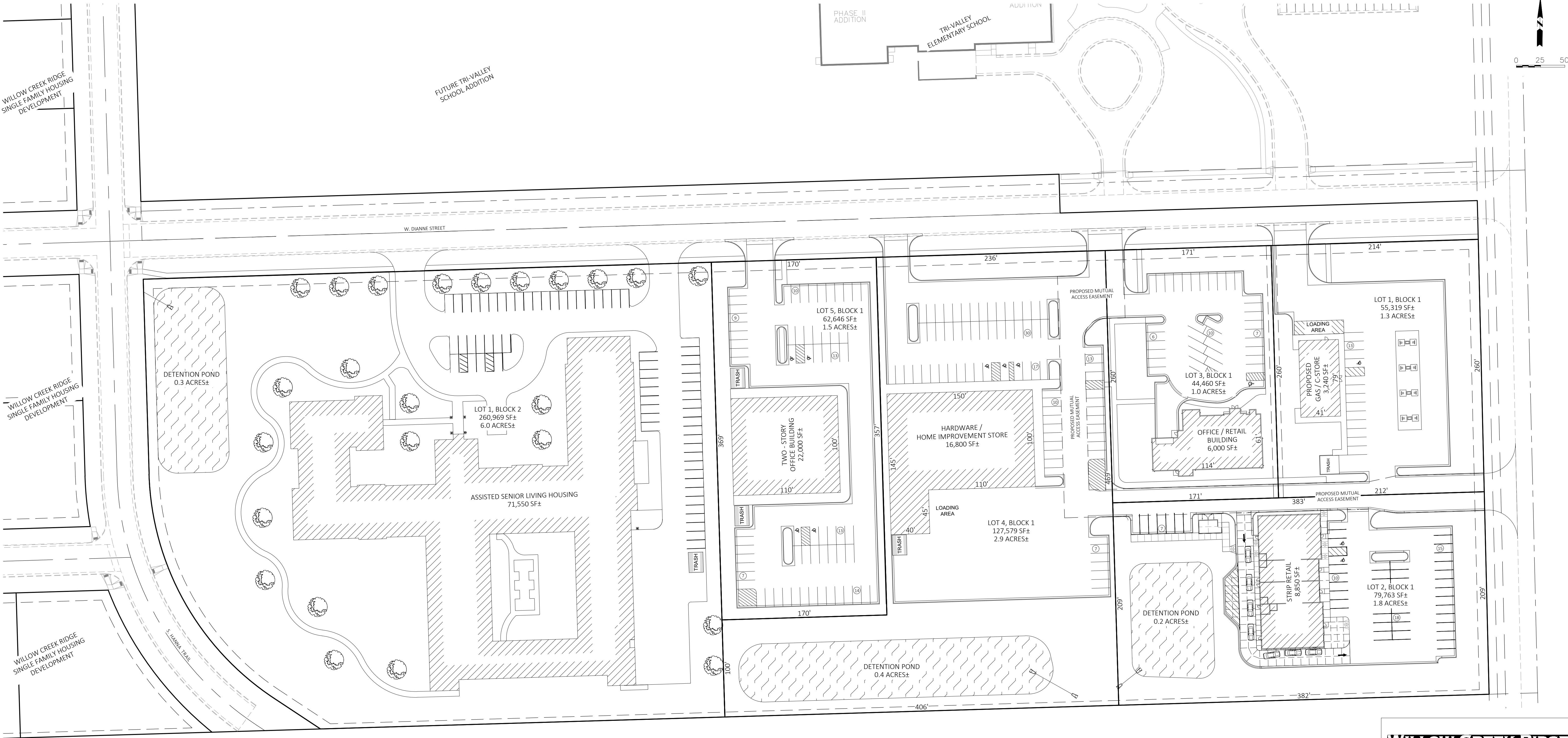
ACCESS LAYOUT

DESIGNED BY:	TJV
DRAWN BY:	TJV
CHECKED BY:	PGS
ACAD FILE:	P-12 Access Layout
DATE:	9-7-2021



SHEET NO.

P-12



WILLOW CREEK RIDGE
Addition



WILLOW CREEK RIDGE ADDITION
CROOKS, SD

ASSISTED SENIOR LIVING HOUSING,
OFFICE AND COMMERCIAL CONCEPT PLAN

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Project No.	70143	Revisions	
Date:	8-22-2023		
Drawn By:	TVV		

C1.0

City of Crooks
Crooks Planning and Zoning Commission & Crooks City Council
Notice of Joint Hearing Petition for Zone Change

Notice is hereby given that the Crooks Planning and Zoning Commission and Crooks City Council will meet at 6pm on the 18th day of September, 2023, in the Crooks Community Center (701 S West Ave, Crooks, SD). At such time and place the Crooks Planning and Zoning Commission and Crooks City Council will hear, consider, and act upon an application submitted by DWBP, LLC for a proposal to rezone sections of the following real property from Multi-family residential (R-2) to General Business (GB) as identified in the submitted exhibit:

A portion of Tract 1 of Benson's 3rd Addition (Except Lot 1 & Tract 1 Tri-Valley Addition, Except Lot H-1, Lot H-2, & Lot H-4), lying east of S. Hanna Trail, in the NE1/4 and SE1/4 of Sec. 10-T102N-R50W of the 5TH P.M., Minnehaha County, South Dakota, containing 16.2± acres.

Notice is further given that at the time and place of aforesaid any person may appear and be heard upon all matters pertaining to said application. Interested parties may appear personally or through their designated agent(s), attorney(s), or representative(s). Anyone unable to attend may submit written comments prior to the hearing to the Crooks Municipal Office (701 S West Ave, Crooks, SD) by 5pm on the day of the hearing.

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this hearing, please contact the Crooks Municipal Office at (605) 543-5238. Anyone who is deaf, hard-of-hearing or speech-disabled may utilize Relay South Dakota at (800) 877-1113 (TTY/Voice). Notification two (2) business days prior to the hearing will enable the City to make reasonable arrangements to ensure accessibility to this hearing.

Scott Richardson
Planning & Zoning Director
City of Crooks, SD

Tobias Schantz
City Administrator
City of Crooks, SD

Published:

Published once at the approximate cost of: \$

**CITY OF CROOKS
ORDINANCE #334**

AN ORDINANCE OF THE CITY OF CROOKS, SOUTH DAKOTA, PROVIDING THAT CERTAIN REAL PROPERTY WITHIN THE CITY OF CROOKS, SOUTH DAKOTA, BE REZONED.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CROOKS, SOUTH DAKOTA, THAT:

A portion of Tract 1 of Benson's 3rd Addition (Except Lot 1 & Tract 1 Tri-Valley Addition, Except Lot H-1, Lot H-2, & Lot H-4), lying east of S. Hanna Trail, in the NE1/4 and SE1/4 of Sec. 10-T102N-R50W of the 5TH P.M., Minnehaha County, South Dakota, containing 16.2± acres be rezoned from Multi-Family Residential (R-2) to General Business (GB) pursuant to the exhibit submitted.

Ayes:

Nays:

Abstain:

Adopted this ____th day of _____, 202__

F. Butch Oseby, Mayor

ATTEST:

(MUNICIPAL SEAL)

Tobias Schantz,
Municipal Finance Officer

Legislative History:

Public hearing:

First reading:

Second reading:

Amendment:

Additional reading due to substantial amendment:

Passage & adoption:

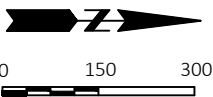
Publication date:

Effective date:

Published once at the approximate cost of:

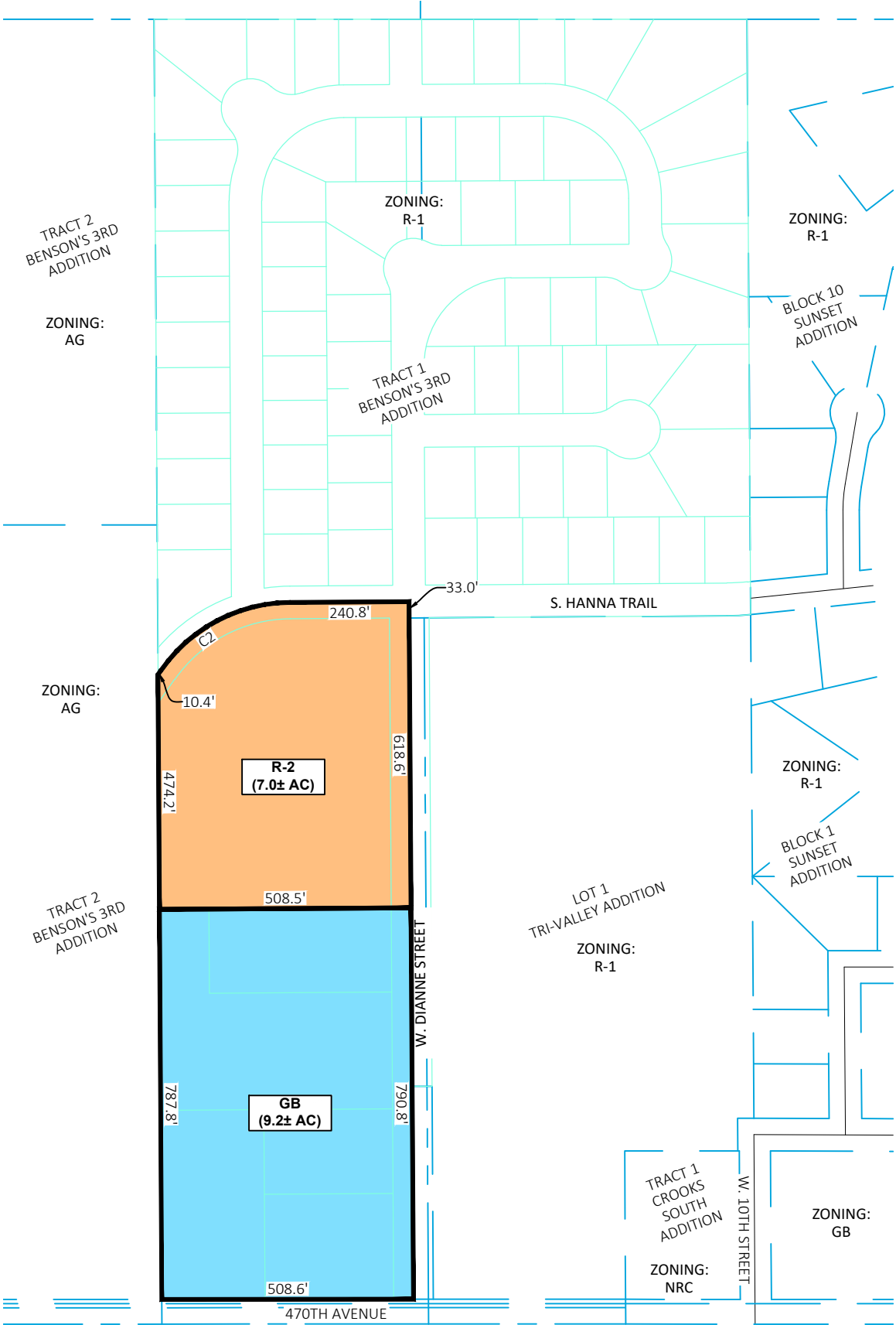
LEGEND

- = REZONE FROM AG TO R-2 - MULTI-FAMILY RESIDENTIAL
(7.0± ACRES)
- = REZONE FRO AG TO GB - GENERAL BUSINESS
(9.2± ACRES)



ZONE	PREVIOUS	CURRENT	DIFFERENCE
R-2	11.2	7.0	- 4.2
GB	5.0	9.2	+ 4.2

CURRENT LEGAL DESCRIPTION:
A PORTION OF TRACT 1 OF BENSON'S 3RD ADDITION
(EXCEPT LOT 1 & TRACT 1 TRI-VALLEY ADDITION, EXCEPT LOT H-1, LOT H-2, & LOT H-4), LYING EAST OF S. HANNA TRAIL, IN THE NE1/4 AND SE1/4 OF SEC. 10-T102N-R50W OF THE 5TH P.M., MINNEHAHA COUNTY, SOUTH DAKOTA, CONTAINING 16.2± ACRES.



Sheet No.
A

REZONE EXHIBIT
TRACT 1 BENSON'S 3RD ADDITION
WILLOW CREEK RIDGE ADDITION
CROOKS, MINNEHAHA COUNTY, SD

6810 S. Lyncrest Ave, Suite 101 Sioux Falls, South Dakota 57108-2515
Phone: (605)367-1036 Fax: (605)367-1002

PROJECT: 70143
DATE: 8-30-23
DESIGNED BY: TVV
DRAWN BY: TVV
CHECKED BY: PGS
DRAWING: 70143/Design/Zoning