

City of Crooks  
Planning and Zoning Commission  
Unapproved meeting minutes  
03/18/2019  
(The city of Crooks is an equal opportunity provider)

At 7:32 pm, planning and zoning director Richardson called the meeting to order at the Crooks community center. Richardson took roll call:

Commissioners present: Glasford, Masgai, Gillespie, Hemme, Krcil

Also present: Mayor Rounds, planning and zoning director Richardson

Absent: Atwood (with notice)

**APPROVE AGENDA.** Motion by Masgai to approve posted agenda, seconded by Hemme.

**TIF INCREMENT FINANCE DISTRICT DISCUSSION.** Richardson presented on the different options for the TIF and the potential financing of the project. Richardson stated that the TIF funds will pay for the development of the area and help finance the rec center in Crooks. The planning and zoning commission's responsibility is to determine the boundary of the district. The city may amend the boundary; however, after the district has been created, the boundary cannot be changed.

Richardson described the placement and construction of sidewalks in the right-of-way, the potential development of the recently purchased house by the Crooks HRC. Richardson encouraged the public to ask questions. Rounds stated the infrastructure improvements will involve connector paths, allowing for walkability of community. Richardson explained the results of the survey and how the input was used. The survey, according to Richardson, supported the construction of a rec center with a pool and other amenities. Rounds added commentary regarding the survey results. The monetary funds necessary for the project were discussed and compared.

In order to keep project fiscally feasible without any commercial development on the CHRC land, multi-family is needed on the CHRC land. Richardson showed public where multi-family residential development is proposed on the CHRC land. Rounds stated the multi-family housing is not low-income housing but could be senior housing that is non-owner occupied.

The planning and zoning commission then reviewed the other aspects of the plan. The board looked at the district map. Richardson then asked for a motion to approve the plan. Rounds asked that the board approve the map rather than the legal description, as the map truly shows the area desired for the district. Motion by Krcil to approve the plan's map and have legal counsel review, confirm and review legal description to match the map's, seconded by Gillespie. No further discussion. All aye, motion carries.

**ADJOURN.** Motion by Hemme to adjourn meeting at 8:30pm, seconded by Glasford. All aye, motion carries, meeting adjourned.

Respectfully submitted,  
Tobias Schantz  
Municipal finance officer/PZ secretary  
City of Crooks, SD