

City of Crooks
Planning and Zoning Commission
Meeting minutes
January 31, 2022

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 Jongewaard, and Director Richardson. Absent with notice was Commissioner Hemme. City staff present was Finance Officer Schantz.

Approve posted agenda. Motion by Glasford to approve agenda, seconded by Jongewaard. 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. Ryan Winter spoke his intentions to develop residential land and an event venue in the CDC North Addition.

Public hearings.

- a) **Creation of Tax Increment Finance District #2 (w/ Crooks City Council).** Richardson opened hearing at 7:02 pm. Tobin Morris, TIF Consultant, spoke on the TIF and informed Commission of the area of the TIF and various other aspects of it. Morris also requested Commission delay any decision on the TIF due to legislation currently being considered at the State's legislature, which could provide grant opportunities for the project. Pat Schwebach, engineer for DWBP, spoke briefly on the area. Darrell Viereck, DWBP developer, introduced the concept for the multi-family area in the district; the plan is to construct living space for seniors. Richardson then informed developers that the indicated cost sharing of Hanna Trail needed to be revised. Commission and Council then spoke on additional amendments that needed to be made to document. No comment was received from the public on the TIF. Richardson then closed hearing at 7:22pm.
- b) **Amendment CDC North preliminary subdivision plan (w/ Crooks City Council).** Richardson opened hearing at 7:22pm. Richardson spoke on the amendment to the subdivision plan and reason for hearing. Jake Morris, DGR engineering, explained lot sizes have been changed and the road layout has been changed. Randy White, member of the CDC, spoke on the naming of the roads. Commission and Council then discussed the preliminary subdivision plan. Alderman Maras voiced a concern over the lack of sidewalks in the development. No comment was received from the public. Motion by Jongewaard to approve preliminary subdivision plan, seconded by Papke. No further discussion. All aye, motion carries. Richardson closed the hearing at 7:29pm.
- c) **Amendment 2011 Revised Subdivision Regulations – Open space fee amendment (w/ Crooks City Council).** Richardson opened hearing at 7:29pm. Richardson spoke on the amendment. Commission and Council reviewed the amendment. No comment was received from the public. Motion by Jongewaard to recommend amendment, seconded by Papke. No further discussion. All aye, motion carries. Hearing was then closed at 7:30pm.

New business. a) Resolution 2022-01. No action was taken on the item.

Old business. None.

Adjourn. Motion by Gillespie to adjourn meeting at 7:31pm, seconded by Papke. No discussion. All aye, motion carries.

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