

**City of Tea**  
**Planning & Zoning Meeting**  
**April 11<sup>th</sup>, 2023**  
**Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held April 11<sup>th</sup>, 2023, at 5:30 p.m. President Joe Munson called the meeting to order at 5:34 p.m. with the following members present; Stan Montileaux, Barry Maag, Todd Boots and Bob Venard. Also present was Kevin Nissen, Planning and Zoning Administrator.

**Agenda: Motion** by Venard, Second by Montileaux to approve the April 11<sup>th</sup>, 2023 agenda. All Members voted AYE.

**Minutes: Motion** by Montileaux, Second by Maag to approve the March 14<sup>th</sup>, 2023 minutes. All Members voted AYE.

**Consent Agenda:**

**Motion** by Maag, Second by Montileaux to approve the following consent agenda items.

1. Plat of Lot 42C, Block 6, Howling Ridge Addition, City of Tea.
2. Plat of Lots 2-4, Block 1, Lots 1-6, Block 2, Lots 1, 2, 16, 17, 18, Block 5, Lots 7-12, Block 6, Lots 10-18, Block 7, Serenity Park Addition, City of Tea.

All Members voted AYE.

**Public Comment:** None

**Harvard Integration Site Plan**

**Engineer:** KLJ Engineering

**Contractor:** Shaw Construction

**Location:** Lot 1, 2, 3, 12, & 19, Block 5, Hagedorn Industrial Park, Lincoln County.

The Board reviewed the site plan for a 36,704sf warehouse addition to the Harvard Integration building in the Hagedorn Industrial Park. HDR Engineering reviewed the drainage plan last fall in preparation for this project. An onsite detention pond was constructed in the SW corner of the property.

**Nielson Construction Site and Building Plans**

**Engineer:** Norman Engineering

**Location:** 200 Beech Ave., Landmark Industrial Park

**Zoning:** Light Industrial

The Board reviewed a site plan to construct a 20,163sf industrial use building in the Landmark Industrial Park. The primary use will be manufacturing wall units. The drainage plan will direct surface flows to the regional detention for the development. The Board required the site plan show a screened dumpster location and meet the landscape standards for street trees. HDR Engineering reviewed the plan and recommended approval. **Motion** by Boots, Second by Venard to approve the site plan for Nielson Construction. All Members voted AYE.

**Nielson Construction Building Plans**

Architect: Perspective Architecture

Structural Engineer: Rise

Location: 200 Beech Ave., Landmark Industrial Park

Zoning: Light Industrial

The Board reviewed the building plans for a new construction in the Landmark Industrial Park. The building and structural plans were submitted to Tom Paisley, Lookout Plan and Code Review. Redline comments were addressed to the Contractor. The building is required to be sprinkled. **Motion** by Boots, Second by Maag to approve the building plans for the new construction. All Members voted AYE.

**Tea Athletic Park – Phase 4**

**Architect:** Confluence

Nissen presented the next phase for the Athletic Park. The city will add two additional ball diamonds and a parking lot off 7<sup>th</sup> Street. Utilities will be extended for a future concession/restroom facility. The trail system will connect to the existing pedestrian path. The project is planned to be constructed in 2023.

**Inspection Sheets:** The Board reviewed and signed the inspection sheets submitted by Tim Odland and Steve Robertson.

**Other Business: None**

**MOTION** by Boots, Second by Montileaux to adjourn at 6:13 p.m. All Members voted AYE.

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Joe Munson – Zoning Board President

ATTEST:

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Kevin Nissen – Zoning Administrator  
Published at the approximate cost of \$\_\_\_\_\_