

**City of Tea
Planning & Zoning Meeting
April 13, 2021
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held April 13th, 2021 at 5:30 p.m. President Joe Munson called the meeting to order at 5:32 p.m. with the following members present; Stan Montileaux, Bob Venard, Barry Maag, Todd Boots. Also present were Kevin Nissen, Planning and Zoning Administrator and Cody Woessner, HDR Engineering.

Agenda: Motion by Venard, Second by Montileaux to approve the April 13th, 2021 agenda. All Members voted AYE.

Minutes: Motion by Maag, Second by Venard to approve the March 10th, 2021 minutes. All Members voted AYE.

Public Comment: None

Tea Law Enforcement Site and Building Plans BP 21-78

Architect/Engineer: Banner Associates

Location: 520 Figzel Court, Lots 3 & 4, Block 2, Zelmer 2nd Addition

Zoning: GB – General Business Commercial

The Board reviewed the site plan to construct a 6390sf Law Enforcement Center for the City of Tea. The facility will be located on two lots at 520 Figzel Court. The lots are zoned GB – General Business Commercial and all zoning requirement for setbacks, landscaping, parking, and screening have been met. The Board discussed the drainage and utility plans. Cody Woessner, City Engineer was present to discuss the site plan checklist items and recommended approval. The Architectural stamped building plans were reviewed and approved by Codeworks based on the 2015 IBC. The building is required to have a storm shelter and a fire sprinkler system. **Motion** by Boots, Second by Maag to approve the site plan and building permit 21-78. All Members voted AYE.

Preferred Siding Storage Building Plans BP 21-80

Owner: Thomas Wipf

Location: Lot 8, Block 5, Hagedorn Industrial Park Addition – Linda Ave.

Zoning: Lt. Industrial as per Lincoln County Zoning Ordinance

Engineer: Design & Development Engineering

The Board reviewed plans to construct a 5,610sf storage building located on Linda Avenue. This is the second building to be constructed on the site. The building will not have water or sewer but will be heated with individual wall units. Codeworks reviewed and approved the structural plans. **Motion** by Maag, Second by Venard to approve the site plan with the roof drainage directed into the detention drainage basin. All Members voted AYE.

Auburn Apartments Site Plan

Location: Lot 3C, Block 1, Costello Addition (815 E. Prescott St.)

Engineer: EGA Engineering

Owner: Auburn, LLC

Zoning: R2 – Residential District

The Board reviewed the revised site plan addressing the drainage comments from the previous meeting. New storm sewer is shown taking runoff into the detention facility. The Board questioned the runoff from the building and if the building roof design would take the water into the designated inlets. HDR will check with the project Engineer. **Motion** by Maag, Second by Venard to approve the site plan with HDR verification the drainage is contained within the detention basin. All Members voted AYE.

Plat: Lots 4B, 4C, 5B, 5C, Block 6, Boulder Addition, City of Tea, SD

Owner: Blair Jensen,

Zoning: R1 – Residential, Twin home

Surveyor: Midwest Land Surveying

Location: Granite Avenue

The Board reviewed the re-plat of Lots 4B, 4C, 5B, 5C, Block 6, Boulder Addition in the City of Tea for twin homes. The center lot line is the common wall and zero setback. The re-plat was reviewed and approved by HDR and corresponds with the subdivision plans. **Motion** by Maag, Second by Venard to approve the plat. All Members voted AYE.

Plat: Lots 10 & 11, Block 5, Evertt's Place Addition, City of Tea, SD

Owner: Herman Otten

Zoning: R1 - Residential

Surveyor: Midwest Land Surveying

Location: W. Clara Circle

The Board reviewed the plat Lots 10 & 11, Block 5, Evertt's Place Addition in the City of Tea. The plat was reviewed and approved by HDR and corresponds with the subdivision plans. **Motion** by Venard, Second by Maag to approve the plat. All Members voted AYE.

Plat: Lots 3 & 3A, Block 2, Bakker Landing Addition, City of Tea, SD

Owner: Sundowner Investments – Joel Ingle

Zoning: - PD – Bakker Landing Planned Development

Surveyor: Infrastructure Design Group

Location: Bakker Landing Avenue

The Board reviewed the plat of Lots 3 and 3A, Block 2, Bakker Landing Addition for sale. The lots back up to I-29 and in Subarea A of the PD. The plat was reviewed and approved by HDR. **Motion** by Maag, Second by Venard to approve the plat. All Members voted AYE.

Plat: Tracts A and B of Fogelman's Second Addition, Lincoln County, SD.

Owner: Gregory Fogelman

Location: E. 272nd St. (Across from Landmark Industrial Park)

Zoning – Ag

Surveyor: Norman Engineering

The Board reviewed a plat of Tracts A and B, Fogelman's Second Addition in Lincoln County. The Owner is selling Tract B and will maintain Tract A. The property line between the two tracts in along a drainage channel. The Owner plans to maintain the drainage channel. The plat was reviewed and approved by HDR. **Motion** Maag, Second by Montileaux to approve the plat. All Members voted AYE.

Plat: Tract 1A & 1B of Radermacher Addition, Lincoln County, SD.

Owner: Paul Baustian

Location: Section 6, Lincoln County (471st Avenue)

Surveyor: Midwest Land Surveying

The Board reviewed a plat of Tracts 1A & 1B of Radermacher Addition in Lincoln County. The property owners are platting the existing home sites as shown on the exhibit for refinancing. The plat does show an access easement to Tract 1A. HDR reviewed and approved the plat. **Motion** by Montileaux, Second by Boots to approve the plat. All Members voted AYE.

Other Business

Board Member Boots recommend the Board look at Building Design Standards within the Revised Tea Zoning Ordinance.

Inspection Sheets. The Board reviewed inspections sheets submitted by Building Inspector, Tim Odland.

MOTION by Maag, Second by Venard to adjourn at 6:36 p.m. All Members voted AYE.

Joe Munson – Zoning Board President

ATTEST:

Kevin Nissen – Zoning Administrator

Published at the approximate cost of \$ _____