

**City of Tea
Planning & Zoning Meeting
April 25th, 2023
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held April 25th, 2023, at 5:30 p.m. Vice - President Todd Boots called the meeting to order at 5:39 p.m. with the following members present; Stan Montileaux, Barry Maag, and Bob Venard. Also present was Kevin Nissen, Planning and Zoning Administrator. Joe Munson was absent.

Agenda: Motion by Maag, Second by Venard to approve the April 25th, 2023 agenda. All Members voted AYE.

Minutes: Motion by Montileaux, Second by Venard to approve the April 11th, 2023 minutes. All Members voted AYE.

Public Comment: None

Nielson Construction Site and Building Plans

Engineer: Norman Engineering

Location: 210 Beech Ave., Landmark Industrial Park

Zoning: Light Industrial

The Board reviewed a site plan to construct a 6,000sf industrial use building in the Landmark Industrial Park. The primary use is for a contractor shop. The drainage plan will direct surface flows to the regional detention for the development. The Board required the site plan to show a screened dumpster location and meet the landscape standards for street trees. HDR Engineering reviewed the plan and recommended approval. **Motion** by Maag, Second by Venard to approve the site plan for 210 Beech Avenue. All Members voted AYE.

Nielson Construction Building Plans

Architect: Perspective Architecture

Location: 210 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. **Motion** by Maag, Second by Venard to approve the building plans for the new construction. All Members voted AYE.

Heritage Addition Development Engineering Plan – Block 12 & 13

Engineer: JSA Engineering

Developer/Owner: Jim Lammers

Location: Heritage Parkway & Gateway Boulevard

The Board reviewed the DEP's for the final phase Heritage Addition in Tea. The street design includes public and private roads. The public roads will be designed as access roads and utilizing small right-of-ways and parking on one side. Public sidewalk will be constructed on one side as well. The plan indicated a private roadway for the multi-family residential. A HOA will need to be submitted prior to building permits. The commercial east of Reichelt Avenue will have access from E. Author Circle.

There's a 30-foot access easement designed for the remaining commercial lots. The proposed zoning is General Business Commercial and R2 – Residential. The drainage plan shows detention in the SE corner. The Board did question the plans for the Historical site along Heritage Parkway. The plans don't show this area. HDR will submit final approval.

TEMPO Development Engineer Plans – Lot 2

Engineer: Lund Engineering

Developer/Owner: Tom McKnelly

Location: Tea/Ellis Road & Cody Trail

Nissen informed the Board phase 2 plans were submitted for Lot 2 improvements along Tea/Ellis Road. This lot was part of the A&T Rentals Preliminary Plan. It is my recommendation that the Engineer should submit a DEP and then a final site plan. HDR will notify the Engineer. The site plan shows a lot will have access off Cody Trail and two buildings. Future utilities will come from a Heritage Parkway sewer extension project to Cody Trail. The grading plan indicates a detention facility near Nine Mile Creek. HDR will continue to review the development plans and re-submit to the Board.

Inspection Sheets: None

Other Business: None

MOTION by Maag, Second by Venard to adjourn at 6:12 p.m. All Members voted AYE.

Todd Boots – Zoning Board Vice-President

ATTEST:

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