

**City of Tea  
Planning & Zoning Meeting  
April 26<sup>th</sup>, 2022  
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held April 26<sup>th</sup>, 2022, at 5:30 p.m. President Joe Munson called the meeting to order at 5:31 p.m. with the following members present; Todd Boots, Barry Maag, and Bob Venard. Stan Montileaux was absent. Also present were Kevin Nissen, Planning and Zoning Administrator.

**Agenda: Motion** by Maag, Second by Venard to approve the April 26<sup>th</sup>, 2022 agenda. All Members voted AYE.

**Minutes: Motion** by Boots, Second by Maag to approve the April 12<sup>th</sup>, 2022 minutes. All Members voted AYE.

**Public Comment: None**

**5:40 Public Hearing – Revised Bakker Landing Preliminary Plan**

**Developer:** C-Lemme Companies, LLC

**Engineer:** Infrastructure Design Group, Inc.

The Board held a public hearing to discuss the revised Preliminary Development Plan for the Bakker Landing Addition. The final phase was revised to include larger lots, new street design and drainage plan. The subareas in this phase are along future 85<sup>th</sup> Street and proposed I-29 interchange with primarily commercial uses. Subarea B is to accommodate numerous commercial and business park uses visual impact along I-29 and 85<sup>th</sup> Street. Subarea D is frontage lots along Sundowner Avenue and 85<sup>th</sup> Street and designed to accommodate commercial, office and business park uses with no outside storage. The street design changed slightly. One street name was missing and should be labeled a “Drive”. The East/West portion of Bakker Landing should be labeled a street and potentially renamed to avoid addressing issues. **Motion** by Magg, Second by Boots to approve the Revised Preliminary Plan with HDR’s and the City comments addressed. All Members voted AYE.

**5:45 Rezone Public Hearing – Phase 1 & 2A, Ninemile Lake Addition, City of Tea**

**Owner/Developer:** Mike Runge

**Engineer:** JSA Engineering

The Board held a public hearing for the first phase of the Ninemile Lake Addition in the City of Tea. The rezone exhibit reflects the frontage lots along Tea/Ellis Road as multi-family and the rest R1 - Single family residential. The City Park and Nine Mile Creek area are shown as NRC – Natural Resource Conservation. The proposed rezone does correspond with the Development Engineering Plans. **Motion** by Venard, Second by Magg to recommend approval of the rezone for Ninemile Lake Addition. All Members voted AYE.

**Inspection Sheets. None**

**Other Business: None**

**MOTION** by Magg, Second by Venard to adjourn at 5:55 p.m. All Members voted AYE.

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Joe Munson – Zoning Board President

ATTEST:

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Kevin Nissen – Zoning Administrator

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