

**City of Tea  
Planning & Zoning Meeting  
April 27, 2021  
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held April 27<sup>th</sup>, 2021 at 5:30 p.m. Vice-President Bob Venard called the meeting to order at 5:31 p.m. with the following members present; Stan Montileaux, Barry Maag, Todd Boots. Also present was Kevin Nissen, Planning and Zoning Administrator. President Joe Munson was absent.

**Agenda: Motion** by Maag, Second by Montileaux to approve the April 27<sup>th</sup>, 2021 agenda with the addition of BP #21-55 Koch Insurance Building. All Members voted AYE.

**Minutes: Motion** by Maag, Second by Boots to approve the April 13<sup>th</sup>, 2021 minutes. All Members voted AYE.

**Public Comment: None**

**5:35 Public Hearing: Revision 2 Boulder Preliminary Plan**

**Developer:** Boulder Development, LLC

**Engineer:** KLJ

The Board held a public hearing to review the revised Boulder Preliminary Plan. The Developer revised the plan in order to address a shortage of fill dirt for the site. To accommodate the shortage, the proposed detention site was increased to 3.83 acres. The previous plan showed a 1.84 acres detention. The road design change slightly with the addition of Granite Circle. The proposed zoning did eliminate some R2-Residential designations. Predominately the zoning for the revision is R1-Residential. HDE Engineering submitted review comments and approval. **Motion** by Montileaux, Second by Boots to approved Revision 2 Boulder Preliminary Plan. All Members voted AYE.

**Car Swap Site and Building Plans – BP#21-110**

**Owner:** RKK Properties, LLC

**Engineer:** Norman Engineering

**Architect:** Roger Hartman

**Location:** Lot 2, Block 2, Bakker Landing Addition (2400 N. Bakker Landing Avenue)

The Board reviewed the site and building plans for a 17,775sf auto sales and service business in the Bakker Landing Addition. The site plan checklist was completed and submitted to HDR for review and approval. The Board did question the drainage plan and requested runoff coefficients meet the Engineer Design Standards for Commercial lots. The Development does have detention. The building will have services off Bakker Landing Avenue and a 6” water service is shown for fire protection. The zoning requirements for parking, landscaping, and building setbacks have been met based on the Subarea B, Bakker Landing PD Standards. The building plans were submitted to Codeworks for review. A minor correction on the lighting is required for emergency lighting. **Motion** by Boots, Second by Maag to approve the site and building permit #21-110. All Members voted AYE.

**Plat: Tract 1 and Tract 2, MW Properties Addition, Section 31, Lincoln County, SD**

**Owner:** MW Properties

**Zoning:** Lincoln County – L1 Industrial

**Surveyor:** Midwest Land Surveying

**Location:** Smith Circle and Ironworks Ave.

The Board reviewed the re-plat of Lots 3A and 2A, Smith’s Addition to Tract 2, MW Properties Addition and Tract 4, Smith’s Addition to Tract 1, MW Properties Addition. Tract 1 has an existing building on the site. The City of Tea does not have subdivision plans for this area. The re-plat was reviewed and approved by HDR. **Motion** by Montileaux, Second by Maag to approve the plat. All Members voted AYE.

**Koch Insurance Site Plan and Building Permit #21-55**

**Location:** 900 N. Main Ave.

**Engineer:** Norman Engineering

**Contractor:** Beck & Hofer Construction

**Zoning:** GB – General Business Commercial

The Board reviewed the Mechanical, Electrical and Plumbing plans for the Koch Insurance building. The Foundation/structural permit was issued in March. The MEP’s were submitted to Codeworks for review. **Motion** by Maag, Second by Boots to approve BP#21-55 with Codeworks final MEP approval. All Members voted AYE.

**Revised Zoning Ordinance Update**

Nissen informed the Board of a meeting with SECOG to discuss the revisions to the new zoning ordinance. The zoning districts need to be reviewed for the permitted uses. There was a lengthy discussion on parking requirements, building design standards and how to incorporate medical and recreational marijuana facilities.

**Other Business - None**

**Inspection Sheets.** No inspection sheets submitted for this meeting.

**MOTION** by Maag, Second by Montileaux to adjourn at 6:17 p.m. All Members voted AYE.

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Bob Venard – Zoning Board Vice-President

ATTEST:

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Kevin Nissen – Zoning Administrator

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