

**City of Tea
Planning & Zoning Meeting
August 10th, 2021
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held August 10th, 2021, at 5:30 p.m. Vice-president Bob Venard called the meeting to order at 5:35 p.m. with the following members present; Stan Montileaux, Barry Maag and Todd Boots. Joe Munson was absent. Also present was Kevin Nissen, Planning and Zoning Administrator and Mason Weidenback, Intern.

Agenda: Motion by Maag, Second by Montileaux to approve the August 10th, 2021, agenda. All Members voted AYE.

Minutes: Motion by Maag, Second by Boots to approve the July 27th, 2021, minutes. All Members voted AYE.

Public Comment: None

5:35 Public Hearing: TIF#2 Bakker Landing Addition, City of Tea.

Submitted by: C-Lemme Companies, LLC

Prepared by: Tobin Morris

The Board held a public hearing to discuss the next TIF District in the Bakker Landing Addition. Toby Morris, Colliers Securities LLC presented TIF#2 to the Board. Morris informed the Board the TIF would be controlled by the City which is different from the first one. Funds collected from the TIF will go to City infrastructure projects. The TIF will expire in 2041.

Resolution Approving and Recommending of Tax Incremental District Plan #2

The Board reviewed the resolution for the TIF District #2. **Motion** by Boots, Second by Maag to approve the Resolution for Tax Incremental District Plan #2. All Members voted AYE.

5:45 Public Hearing: Chapter 20 – Cannabis Establishment, Tea Zoning Ordinance Amendment

The Board held a public hearing to amend the Tea Zoning Ordinance to include Cannabis Establishments. Currently, the State has set standards for Medical only. The ordinance will regulate the four cannabis uses as describe in the definitions. The Board discussed the setbacks for sensitive uses. These setbacks may change based on State Law. **Motion** by Maag, Second by Montileaux to approve the amendment to the Tea Zoning Ordinance to include Chapter 20 Cannabis Establishments. All Members voted AYE.

Inspection Sheets. None

Other Business. Nissen informed the Board of a setback error was made on the rear yard setback for BP#21-226. The site plan shows a 20-foot rear yard setback, and it should be 25 feet. The Builder made the correction to the site plan and replaced the foundation.

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

Bob Venard – Zoning Board Vice-President

ATTEST:

Kevin Nissen – Zoning Administrator

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