

**City of Tea
Planning & Zoning Meeting
August 24th, 2021
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held August 24th, 2021, at 5:30 p.m. President Joe Munson called the meeting to order at 5:30 p.m. with the following members present; Bob Venard, Stan Montileaux, Barry Maag and Todd Boots. Also present was Kevin Nissen, Planning and Zoning Administrator.

Agenda: Motion by Montileaux, Second by Maag to approve the August 24th, 2021, agenda. All Members voted AYE.

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

Public Comment: None

Plat: Lot 1, Titan's 1st Addition, Lincoln County, SD.

Engineer: Stockwell Engineering

Owner: Pine Knoll Inc.

Location: N. Main Ave and Future Quintin St.

The Board reviewed a plat of Lot 1, Titan's 1st Addition for land sale only. The plat dedicates 50' right-of-way for N. Main Avenue and Quintin Street. The property may need to be replatted based on Development Engineering Plans criteria. **Motion** by Maag, Second by Venard to approve the plat of Lot 1, Titan's 1st Addition in Lincoln County. All Members voted AYE.

King Contractor Shops Foundation Plan

Owner: Cypress Risk Management

Contractor: Chad Javers Construction

Location: 2020 Industrial Street, Bakker Landing Addition

Zoning: Subarea C, Planned Development

The Board review the structural and foundation plans for King Contractor Shops located in the Bakker Landing Addition. The site plan was approved earlier by both boards. The plans were sent to Codeworks for review and approval. The architectural plans including electrical, plumbing and mechanical will be submitted for approval. **Motion** by Montileaux, Second by Boots to approve the foundation permit for King Contractor Shops. All Members vote AYE.

Scooter's Coffee Building Plans

Owner: Travis Rhodes, KTR Holdings, LLC

Location: 800 Gateway Lane, Lot 3C, Block 1, Gateway Addition, City of Tea.

Engineer: DGR Engineering

Zoning: GB – General Business Commercial

The Board reviewed the architectural stamped building plans submitted by Lloyd Companies. The 629sf coffee shop will be located at 800 Gateway Lane. The site plan was approved as a joint plan with the car wash. A revised site plan was submitted with minor changes. The building plans were reviewed and approved by Codeworks with minor comments. Those comments will be addressed with the Contractor. **Motion** by Venard, Second by Maag to approve the building plans and permit for the new construction located at 800 Gateway Lane. All Members voted AYE.

Inspection Sheets. The Board reviewed the inspections sheets submitted by Inspectors Tim Odland and Steve Robertson.

Other Business.

MOTION by Maag, Second by Boots to adjourn at 5:58 p.m. All Members voted AYE.

Joe Munson – Zoning Board President

ATTEST:

Kevin Nissen – Zoning Administrator

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