

**City of Tea  
Planning & Zoning Meeting  
August 9<sup>th</sup>, 2022  
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held July 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 and Bob Venard. Stan Montileaux and Barry Maag were absent. Also present was Kevin Nissen, Planning and Zoning Administrator.

**Agenda: Motion** by Boots, Second by Venard to approve the August 9<sup>th</sup>, 2022 agenda. All Members voted AYE.

**Minutes: Motion** by Boots, Second by Venard to approve the July 26<sup>th</sup>, 2022 minutes. All Members voted AYE.

**Public Comment:** Michael LeVan was present to discuss the planning and approval process for Tea.

**Plat: Lot 5, Block 2, Bakker Landing 1<sup>st</sup> Addition, City of Tea, SD.**

**Owner:** Sundowner Investments

**Surveyor:** Infrastructure Design Group

**Zoning:** PD -Subarea A

The Board reviewed a plat of 2.76 acres along Bakker Landing Avenue. The plat is for land sale and is within Subarea A, Bakker Landing Planned Development District. The south property line will have access off Venture Place. HDR reviewed and approved the plat. **Motion** by Venard, Second by Boots to approve the plat. All Members voted AYE.

**Plat: Lot 10, Block 2, Bakker Landing 1<sup>st</sup> Addition, City of Tea, SD.**

**Owner:** Sundowner Investments

**Surveyor:** Infrastructure Design Group

**Zoning:** PD -Subarea A

The Board reviewed a plat of 1.78 acres located just east of Casey's and along Venture Place. The plat is for land sale and with Subarea A, Bakker Landing Planned Development. HDR reviewed and approved the plat. **Motion** by Boots, Second by Venard to approve the plat. All Members voted AYE.

**Jeren Buildings Site Plan: Tract 10, Landmark**

**Engineer:** Design & Development Engineering

**Owner:** Jeren Properties

**Location:** Sundowner & Manville Street

The Board reviewed the site plan resubmittal to construct two buildings on Tract 10, Landmark Industrial Park. The Board tabled the site plan unit annexation and checklist items were completed. Jeren Properties submitted a signed Pre-annexation Agreement and made the corrections to the site plan. The **Motion** Venard, Second by Boots to deny the site plan as presented and recommend all checklist items completed prior to second submittal. All Members voted AYE.

**Inspection Sheets:** None submitted for this meeting.

**Other Business:** Nissen gave the Board an update on the City of Tea GIS mapping project. The plan is to go online the first week in September. The public will be able to pull up building permit documents, plats, and zoning information for most of the newer subdivisions in Tea. The Board also discussed the Gateway Boulevard ribbon cutting set for August 24<sup>th</sup> @ 10:00 a.m.

**MOTION** by Venard, Second by Boots 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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