

City of Tea
Planning & Zoning Meeting
August 13th, 2019
Tea City Hall

A regular meeting of the Tea Planning & Zoning Board was held August 13th, 2019 at 5:30 p.m. President Joe Munson called the meeting to order at 5:33 p.m. with the following members present: Bob Venard, Stan Montileaux, Rick Baker and Barry Maag. Also present was Kevin Nissen, Planning and Zoning Administrator.

Agenda: Motion by Maag, Second by Venard to approve the August 13th, 2019 agenda. All Members voted AYE.

Minutes: Motion by Venard, Second by Montileaux to approve the July 23rd, 2019 minutes. All Members voted AYE.

Public Comment: None

Squealers Site Plan and Building Permit #19-138

Location: 840 Gateway Lane

Owner: Squealers Smoke Shack, Dustin Kuipers

Zone: GB – General Business Commercial

Architect: DesignArc Group, LLC

Engineer: Sayre Associates

The Board reviewed the site plan to construct a 5815sf restaurant in the Gateway Park Addition. The parking was a concern by staff and P&Z Board. The site plan does meet minimum zoning requirements for off-street parking based on the number of seats. It does not account for patio and upper roof garden seating. The site plan was revised adding 24 parking spaces and removing the volleyball courts for a total of 86 spaces. Other zoning requirements such as dumpster screening, landscaping and building setbacks have been met. The Board is concerned with the access to the site. The initial plan is to access the restaurant through the hotel parking lot. The design access to the south will not be constructed by Mr. Olsen. The land was sold and the access will be built at a later date. An access easement was created through the hotel and filed with the County. Utilities are constructed to the site off Gateway lane. The lot is required to have on-site detention. HDR reviewed the site plan and submitted a letter of approval. **Motion** by Venard, Second by Baker to approve the site plan for Squealers Smoke Shack located at 840 Gateway Lane. All Members voted AYE.

The Board reviewed the Architectural stamped building plans for the restaurant. The floorplan shows a full-service restaurant with bar seating and a casino. The total occupancy load is 308 which includes patio and roof garden seating. Building code does require sprinkler fire protection and two egress locations from the roof garden. Codeworks reviewed the plans recommends approval. **Motion** by Maag, Second by Montileaux to approve Building Permit #19-138 to construct the restaurant. All Members voted AYE.

Octane Ink Site Plan and Building Permit #19-137

Location: 800 E. Prescott Street

Owner: Chad Javers

Zone: GB – General Business Commercial

Designer/Engineer: Engineering & Technical Services

Engineer: EGA

The Board review the site plan for a 9770sf building located in the Gateway Park Addition. The site plan was submitted by Ehrhart Griffin & Associates. The plan shows access off Prescott Street and future Remington Avenue. All zoning requires have been met. The site does require detention and is in the front yard setback along Prescott. Utilities come off Prescott St. HDR reviewed and submitted a letter of approval. **Motion** by Baker, Second by Maag to approve the site plan for Octane Ink as submitted by EGA. All Members voted AYE.

The Board reviewed the building plans to construct a new retail/printing use business located at 800 E. Prescott Street. The main floor is primarily retail, printing and shop space. The second floor is offices and storage. The building does require a fire sprinkler system. The occupancy load is 35 for the building. Codeworks reviewed the plans for code compliance. **Motion** by Maag, Second by Venard to approved Building Permit #19-137. All Members voted AYE.

5:45 Rezone Public Hearing: Rezone approx. 95.5 acres of the unplatted portion of the NW ¼, Section 25, Range 100, Township 51 in the City of Tea from AG – Agriculture (Rural Service District) to PD – Planned Development District. (Exhibit on file at City Hall)

Development: Serenity Park Addition

Owner/Applicant: Kelly Nielson, Nielson Development, LLC

Location: East of Nine Mile Creek and north of future Brian Street.

Engineer: Design and Development Engineering

Zoned: Ag – Agriculture (Rural Service District)

The Board reviewed the application to rezone 95.5 acres located in the remaining unplatted NW ¼ of Section 25 from Agriculture to PD – Planned Development District. (See Zoning Exhibit) Kelly Nielson was present to discuss the initial development plan. The plan shows a mixed-use development consisting on commercial, multi-family residential, small lot private drive single family homes, senior living single-family homes and single-family residential with multiple private and public green spaces. I've attached the Planned Development zoning guidelines that is currently in draft form. We will finalize the setbacks, lot sizes and final densities when development plans are submitted. The proposed density for 95 acres is 3.95 units per acre and well within the guidelines established in the updated Tea Comprehensive Plan for single and medium density residential. Single Family low density residential is 1-4 units per acre. **Motion** by Baker, Second Montileaux to recommend approval to the City Council.

Plat: Lots 4C and 4D, Block 1, Carl W. Soukup's Addition, City of Tea.

Owner: John Schwartzle

Surveyor: JSA Engineering

Schwartzle submitted a replat of his office lot moving the lot line a couple feet north. The site plan was revised to show 10' side yard setback. Based on the Codeworks review, a building set less the 10' from a property line is required to have increased firewall protection on that side. Schwartzle decide it was less expensive to replat the lot than construct the fire walls. HDR reviewed and approved the plat. **Motion** by Baker, Second by Maag to approve the re-plat of Lots 4C and 4D, Block 1, Carl W. Soukup's Addition in the City of Tea. All Members voted AYE.

Plat: Lots 3 and 4, Block 4, Evertt's Place Addition, City of Tea.

Owner: Herman Otten

Surveyor: Midwest Land Surveying

The Board reviewed the plat of two lots in the Evertt's Place Addition. The lots correspond with the Development Engineering Plans. HDR reviewed and approved the plat. **Motion** by Venard, Second by Montileaux to approve the plat of Lots 3 and 4, Block 4, Evertt's Place Addition in the City of Tea. All Members voted AYE.

Plat: Lots 1A, 1B, 1C, 1D, 2A, 2B, 2C, 2D, 3A, 3B, 3C, 3D, Block 9, Heritage Addition, City of Tea.

Owner: Brady Hyde, Empire Homes

Surveyor: JSA Engineering

The owner submitted a re-plat to subdivide the lots for sale. The common wall will have a zero setback. Each lot has its own utilities. The plat does meet the lot requirements for R2 – Residential. HDR reviewed and submitted a letter of approval. Motion by Maag, Second by Baker to approve the re-plat of Lots 1, 2, and 3, Block 9, Heritage Addition for townhomes. All Members voted AYE.

Inspection Sheets

No inspection sheets were submitted by Building Inspector, Tim Odland.

Other Business:

Nissen informed the Board Phase 2, Heritage Addition Construction Plans were submitted for approval by HDR Engineering.

MOTION by Baker, Second by Venard to adjourn at 6:35 p.m. All Members voted AYE.