

**City of Tea
Planning & Zoning Meeting
December 13th, 2022
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held December 13th, 2022, at 5:30 p.m. President Joe Munson called the meeting to order at 5:34 p.m. with the following members present; Stan Montileaux, Todd, Boots and Bob Venard. Member Barry Maag was absent. Also present was Kevin Nissen, Planning and Zoning Administrator.

Agenda: Motion by Venard, Second by Montileaux to approve the December 13th, 2022 agenda. All Members voted AYE.

Minutes: Motion by Montileaux, Second by Venard to approve the November 9th, 2022 minutes. All Members voted AYE.

Public Comment: None

Plat of Tract 1, GC Estates Addition, City of Tea, SD.

Owner: Woodrow Hauser

Engineer: Design & Development Engineering

Surveyor: Midwest Land Surveying

Zoning: AG - Agriculture

The Board reviewed a plat for Tract 1, GC Estates Addition in the City of Tea for development. The plat was reviewed by HDR and recommends approval. **Motion** by Boots, Second by Montileaux to approve the plat. All Members voted AYE.

5:40 Public Hearing – Conditional Use Permit 22-08, Home Business

Applicant: Heather Herrick

Location: 601 E. High Pointe Street

Zoning: R2 – Residential District

The Board reviewed the application to for a home business located at 601 E. High Pointe Street. The homeowner plans to operate a massage therapy business and have up to 4-5 clients a week. The hours of operation will be appointment only. Heather is licensed with the State. **Motion** by Montileaux, Second by Boots to approve the CUP 22-08 for a home business. All Members voted AYE.

5:45 Rezone Public Hearing – Rezone Tract 1, GC Estates Addition, City of Tea from AG – Agriculture to R2-Residential.

Applicant: Woodrow Hauser

Engineer: Design & Development Engineering

The Board reviewed the application to rezone Tract 1, GC Estates Addition from AG – Agriculture to R2 – Residential District. The proposed zoning does correspond with the Future Land-use Plan and GC Estates Development Engineering Plans. The zoning does allow single family and multifamily development. A zoning exhibit is on file at City Hall P&Z Department. **Motion** by Boots, Second by Montileaux to approve the rezone of Tract 1, GC Estates Addition in the City of Tea. All Members voted AYE.

Empire Companies Building Plans & BP 22-345

Engineer: DGR Engineering

Location: Lot 5, Block 5, Bakker Landing Addition, 2035 Merchant St.

Zoning: Subarea C, Bakker Landing PD

The Board reviewed the architectural plans to construct a new 16,012sf office/warehouse for Empire Companies. The project site is located at 2035 Merchant Street. The Foundation plans were reviewed and approved on September 13th. Codeworks submitted redline comments to the City and Contractor. **Motion** by Boots, Second by Venard to approve the final architectural plan of a new construction office/warehouse located at 2035 Merchant Street in Tea. All Members voted AYE.

2021 International Building Codes & Amendments (IBC, IRC, IMC, IEBC, IPMC)

The Board reviewed the amendments to the 2021 building codes. The amendments were reviewed by Sioux Falls Building Services and HBA. It is the recommendation to approve the building codes with the amendments in efforts to keep all contractors on the same page when working in both cities.

Plat of Lots 3, 4, 5, Block 8, Bakker Landing 1st Addition, City of Tea, SD.

Owner: Sundowner Investments

Engineer/Surveyor: IGA

Zoning: PD – Bakker Landing Planned Development

The Board reviewed the replat of lots 3, 4, 5, Block 8, Bakker Landing 1st Addition in the City of Tea. The lots are platted for sale and correspond with the Bakker Landing Development Engineering Plan. The plat was reviewed by HDR and recommends approval. **Motion** by Montileaux, Second by Venard to approve the plat. All Members voted AYE.

Revised Tea Zoning Ordinance.

The Board discussed setting workshop meeting on January 24th, 2023.

Inspection Sheets: The Board reviewed and sign the inspection sheets submitted by Tim Odland and Steve Robertson.

Other Business:

The Board discussed the 2023 meeting dates. Motion by Venard, Seconded by Montileaux to approve the 2023 meeting dates as presented. All Members voted AYE.

- **2023 P&Z Meeting Dates**

January 10 th	February 14 th
March 14 th	April 11 th
April 25 th	May 9 th
May 23 rd	June 13 th
June 27 th	July 11 th
July 25 th	August 8 th
August 22 nd	September 12 th
September 26 th	October 10 th
November 14 th	December 12 th

MOTION by Venard, Second by Montileaux to adjourn at 6:40p.m. All Members voted AYE.

Joe Munson – Zoning Board President

ATTEST:

Kevin Nissen – Zoning Administrator

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