

**City of Tea
Planning & Zoning Meeting
December 8th, 2020
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held December 8th, 2020 at 5:30 p.m. Vice-President Bob Venard called the meeting to order at 5:34 p.m. with the following members present; Stan Montileaux, Bob Venard, Todd Boots and Barry Maag via speaker phone. Also present was Kevin Nissen, Planning and Zoning Administrator. President Joe Munson was absent.

Agenda: Motion by Montileaux, Second by Montileaux to approve the December 8th, 2020 agenda. All Members voted AYE.

Minutes: Motion by Maag, Second by Montileaux to approve the November 10th, 2020 minutes. All Members voted AYE.

Public Comment: None

5:40 Rezone Public Hearing – 107 S. Deerview, Application to Rezone from R1-Residential to R2-Residential.

Applicant: Dale & Susan Dachtler

Location: 1st & Deerview Ave. (Lot 1, Blk 13, Prairie Trails Add.)

The Board held a public hearing to discuss rezoning Lot 1, Block 13, Prairie Trails Addition from R1- Residential to R2- Residential. The application wants to remodel the home into a duplex and rent the lower level. Nissen reviewed the building code requirements for a duplex with the applicant. The rezone application was withdrawn. **Motion** by Maag, Second by Montileaux to deny the rezone request. All Members voted AYE.

Plat: Lots 2A, 2B, 3A, 3B, 4A & 4B, Block 6, Heritage Addition, City of Tea, SD

Owner: John Schwartzle

Zoning: R1-Residential

Surveyor: JSA Engineering

The Board reviewed the re-plat for twin-homes on N. Main Avenue submitted by JSA Engineering and John Schwartzle Construction. The foundations are constructed and used to determine the common wall property line. The setbacks correspond with R1-Residential zoning. HDR reviewed and recommends approval of the plat. Motion by Montileaux, Second by Maag to approve the twin home plat of Lots 2A, 2B, 3A, 3B, 4A & 4B, Block 6, Heritage Addition, City of Tea, SD. **Motion** by Montileux. Second by Maag to approve the plat of Lots 2A, 2B, 3A, 3B, 4A & 4B, Block 6, Heritage Addition in the City of Tea. All Members voted AYE.

Raeco Builders Foundation/shell Building Permit #20-328

Owner: Raeco Builders, Tom Jurgens

Location: 2100 E. Industrial St.

Contractor: Raeco Builders

Subarea: B

The Board reviewed the structural plans for a 13,420sf office/warehouse building at 2100 E. Industrial Street. The owner will be constructing a building shell for sale or lease. The interior build will require additional stamped plans for approval. The structural plans were submitted to Codeworks and approved to move forward with the foundation and building exterior. **Motion** by Maag, Second by Boots to approve BP#20-328. All Members Voted AYE.

J&R Mechanical Building Permit #20-329

Owner: Josh Chapman

Contractor: Chad Javers Construction

Location: 110 W. 2nd Street

The Board reviewed the building permit and plans for a 4680sf shop located at 110 W. 2nd Street. The street side of the building will have increased architecture standards. The elevation indicates a hardboard siding and brick. The primary use for this building is product storage including vehicles. The floorplan does show offices. The structural, electrical and mechanical plans have been reviewed and approved by Codeworks. We are waiting on the plumbing plan for final permit approval. **Motion** by Boots, Second by Montileaux to approve BP #20-329. All Members voted AYE.

Fonder’s Keepers Storage Building Permit #20-342

Owner: Mark Fonder

Engineer: Infrastructure Design Group

Location: Lot 2, Block 6, Bakker Landing Addition

Contractor: NuAge Builders

Zoning: PD – Planned Development Subarea C

The Board reviewed the building plans to construct a multi-building storage complex located in Bakker Landing Addition. Stamped Engineered plans were submitted to Codeworks for review and approval. A Foundation permit was approved on November 10th as we waited for stamped plans. Dave St. Pierre indicated a firewall was needed to separate the larger buildings. Those comments were given to the Contractor. **Motion** by Boots, Second by Montileaux to approved BP #20-3342 with the changes. All Members voted AYE.

Laurie’s Warehouse Addition Site Plan

Location: Katie Rd., Lot 4B, Blk. 5, Kerslake Add.

Engineer: EGA Engineering

Contractor: Chad Javers Construction

The Board reviewed the plans to add 3400sf to the existing building. The site plan does comply with the Lincoln County zoning setbacks. HDR reviewed and recommended approval to Lincoln County. **Motion** by Montileaux, Second by Maag to approve the Laurie’s Warehouse Addition Site Plan. All Members voted AYE.

RBS Sanitation Parking lot addition Site Plan

Owner: Tom Mcknelly

Location: Tempo Addition, Lot 1A

Engineering: Lund Engineering

The Board reviewed the site plan for additional dumpster storage north of the existing building. The wetland will be mitigated off site and graded. This storage and additional runoff will be contained in a new location on site. Nine Mile Creek drainage basin requires a zero percent increase in runoff. The detention site is located along future 93rd Street. Trees are planned as screening on three sides. The Board would like to see additional evergreen or fence screening on the north and west side. A combination of a berm and plantings will work as well. A grading and floodplain development permit are required from Lincoln County to move forward. HDR submitted approval for the development site plan. **Motion** by Maag, Second by Montileaux to approve the RBS Sanitation Site grading plan. All Members voted AYE.

Other Business

The Board discussed the meeting dates for 2021. They will remain the second and forth Tuesdays of the month from April – September and the second Tuesday from October – March. The March meeting was moved to Wednesday due to conflicts.

2021 Meeting Dates

January 12 th	February 9 th
*March 10 th	April 13 th & 27 th
May 11 th & 25 th	June 8 th & 22 nd
July 13 th & 27 th	August 10 th & 24 th
September 14 th & 28 th	October 12 th
November 9 th	December 14 th

Inspection Sheets. The Board reviewed inspections sheets submitted by Building Inspector, Tim Odland.

MOTION by Montileaux, Second by Maag to adjourn at 6:25 p.m. All Members voted AYE.

Bob Venard – Zoning Board Vice-President

ATTEST:

Kevin Nissen – Zoning Administrator

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