

**City of Tea
Planning & Zoning Meeting
December 10th, 2019
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held December 10th, 2019 at 5:30 p.m. Vice-President Bob Venard called the meeting to order at 5:30 p.m. with the following members present; Barry Maag, Rick Baker and Stan Montileaux were present. Joe Munson was absent. Also present was Kevin Nissen, Planning and Zoning Administrator.

Agenda: Motion by Maag, Second by Baker to approve the December 10th, 2019 agenda. All Members voted AYE.

Minutes: Motion by Baker, Second by Montileaux to approve the November 5th, 2019 minutes. All Members voted AYE.

Public Comment: None

CUP Public Hearing #19-03 Group Day Care, 215 N. Elsie Ave.

Owner/Applicant: Kristina Westhoff

The Board reviewed the conditional use application for a home business located at 215 N. Elsie Avenue. The owner intends to operate a small home daycare with 9 kids include 3 of her own. She was a teacher in Tea for 10 years. The home is located just south of the Legacy Elementary School and has a large driveway for safe pickup and drop-offs. The backyard is fenced. No conditions were added to the permit. Motion by Baker, Second by Maag to approve the Group Day Care at 215 Elsie Avenue with no additional conditions applied. All Members voted AYE.

Ballard Asphalt Site Plan, 27136 470th Ave., Lincoln County

Owner: Steve Ballard

Location: Sky Haven Heights

Engineer: Eric Willadsen, Willadsen Lund Engineering

The Board reviewed the site plan to construct a 6051sf contractor building/office along 470th Avenue. Ballard Asphalt will be relocating their business to 27136 470th Ave. The site plan shows a grading and landscape plan. There's a small detention area located in the SW corner of the property. The utility plan shows a holding tank in the same area. Water service will come off the Lincoln County rural water line located on the same side of the street. HDR did not have development plans for Sky Haven Heights. Motion by Baker, Second by Montileaux to recommend approval to Lincoln County for the construction of a contractor office building with HDR's comments addressed. All Members voted AYE.

Gateway Park Addition Phase 3 Development Engineering Plans

Owner: Arlyn Olsen

Engineer: Sayre

The Board reviewed the Development Engineering Plans for Phase 3 of Gateway Park Addition. Basically, the plan shows developing the lots on the south side of Gateway Lane. HDR submitted review comments. The Board discussed the drainage plan and the need to show "no rise" along Nine Mile Creek. Sayre will need to submit a cut/fill ratio to balance with in the drainage plan. Overall, most of the checklist items have been addressed. Phase 3 will need to annex and rezone. The City Engineer has final approval.

Plat: Lot 2, Block 6, Bakker Landing 1st Addition, City of Tea, SD.

Owner: Sundowner Investments

Surveyor: Infrastructure Design Group

Location: Trade Street and Enterprise Ave.

Zoning: AG/Rural Service District

The Board reviewed the plat of Lot 2, Block 6, Bakker Landing 1st Addition in Tea. Tract 2 was not included in the rezone to PD – Planned Development District. The owner plans to submit Development Engineering plans for Phase 2 which will include this lot. The lot may need to be replatted or revised upon plan approval. The plat is for land transaction. HDR submitted a letter of approval. Motion Maag, Second by Montileaux to approve the plat of Lot 2, Block 6, Bakker Landing 1st Addition. All Members voted AYE.

Re-plat: Lots 38 (A&B), Lots 39 (A&B) Lots 40 (A&B), Lots 41, (A&B), Block 6, Howling Ridge Addition, in the City of Tea

Owner/Developer: John Schwartzle

Engineer: JSA Engineering

Location: N. Main Avenue

The Board reviewed the plat of Lots 38 (A&B), Lots 39 (A&B) Lots 40 (A&B), Lots 41, (A&B), Block 6, Howling Ridge Addition, in the City of Tea. Schwartzle is re-platting these lots for resale as townhomes. Motion Baker, Second by Maag to approve the re-plat of Lots 38, 39, 40 and 41, Block 6, Howling Ridge Addition for Townhome sales. All Member voted AYE.

Ma's and Pa's Development Engineering Plans

Owner/Developer: Herman Otten

Engineer: Design & Development Engineering

Location: Future W. Maple Street & Elsie Ave.

The Board reviewed the revised Drainage plan. HDR approved the Development Engineering Plans. The Developer's Agreement was sent to Mr. Otten for review.

Inspection Sheets

Tim Odland and Steve Robertson submitted inspection sheets for review and approval.

Other Business:

The Board discussed the proposed meeting dates for 2020. The March meeting was moved up a week. All other meetings will be the 2nd or 4th Tuesday of the month at 5:30 PM.

Election of Officers will be held at the next meeting.

2020 P&Z Meeting Dates (*Date was changed from 2nd Tuesday)

January 14 th	February 11 th
*March 3 rd	April 14 th & 28 th
May 12 th & 26 th	June 9 th & 23 rd
July 14 th & 28 th	August 11 th & 25 th
September 8 th & 22 nd	October 13 th
November 10 th	December 8 th

MOTION by Maag, Second by Baker to adjourn at 6:30 p.m. All Members voted AYE.

Bob Venard, Vice - Zoning Board President

ATTEST:

Kevin Nissen – Zoning Administrator
Published at the approximate cost of \$_____