

**City of Tea
Planning & Zoning Meeting
February 9th, 2021
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held February 9th, 2021 at 5:30 p.m. President Joe Munson called the meeting to order at 5:32 p.m. with the following members present; Stan Montileaux, Bob Venard, Barry Maag, Bob Venard, Todd Boots. Also present was Kevin Nissen, Planning and Zoning Administrator.

Agenda: Motion by Maag, Second by Venard to approve the February 9th, 2021 agenda. All Members voted AYE.

Minutes: Motion by Boots, Second by Montileaux to approve the January 12th, 2021 minutes. All Members voted AYE.

Public Comment: None

5:35 Public Hearing – Conditional Use Permit #21-01 Home Daycare, Walk & Roll Child Care

Location: 700 S. James Ave.

Owner: Sean & Chrystal Glasgow

The Board held a public hearing on a home business daycare located at 700 S. James Ave. The licensed daycare was in operation as CUP#12-01 and located at 305 W. 7th Street. Moving to a new location does require renewal of the CUP and public hearing to notify residents in the neighbor of the home daycare. Walk & Roll Child Care currently has up to 12 children and licensed with the State. The owners plan to construct a fence in the Spring. The Board set no conditions on the home business. **Motion** by Montileaux, Second by Maag to approve CUP#21-01. All Members voted AYE.

Plat: Lots 4A, 4B, 4C, 4D, 5A, 5B, 5C, & 5D, Block 9, Heritage Addition, City of Tea, SD

Owner: Luers Enterprises

Zoning: R2-Residential

Surveyor: JSA Engineering

The Board reviewed the replat of Lot 4 and 5, Block 9, Heritage Addition into individual townhome lots. The Development Plans does show individual utilities to each lot. The common wall was determined from the existing foundation. The plat was reviewed and approved by HDR. **Motion** by Maag, Second by Venard to approve the replat. All Members voted AYE.

Plat: Lots 4A, 4B, 5A & 5B, Block 8, Heritage Addition, City of Tea, SD

Owners: Kasey Hahn, Hahn Custom Homes

Zoning: R1-Residential

Surveyor: Midwest Land Surveying

The Board reviewed the twin-home re-plat for Lots 4 & 5, Block 8, Heritage Addition. The lots have separate utilities and front and rear yards. The plat was reviewed and approved by HDR. **Motion** by Venard, Second by Maag to approve the replat. All Members voted AYE.

King Contractor Shops Site Plan

Owner: Cypress Risk Management

Engineer: EGA

Location: 2020 E. Industrial Street

Zoning: Subarea C – Bakker Landing Planned Development

The Board reviewed the site plan for two 18,000 sf building in the Bakker Landing Addition. The Occupancy use is Contractor Shops. The site plan indicates parking in front of each unit. Zoning requires a minimum 1 space per 2 employees. The site plan shows 61 outside stalls or roughly 3 spots per unit or six employees. The discussed the dumpster requirements and requested a dumpster location be shown on the plans. Individual dumpsters stored in each unit as specified on the plans, will not work in this case. It will be difficult to maneuver a large truck within the complex to pick up small dumpsters. The Board requires a screened dumpster location shown in front of the site. The Board had a lengthy discussion on the water service tying into the hydrant service and not the water main. The Board requires the water service tie into the 8" water main. A 2" water service should be shown. The drainage plan shows surface runoff collected on site and piped to the drainage easement. HDR submitted an approval letter. The Board tabled the plans until the required changes are shown.

Gateway Lane Car Wash Site Plan

Owner: Rick Kattenberg, Impact Construction

Engineer: DGR Engineering

Location: 800 Gateway Lane

Zoning: GB – General Business Commercial

The Board reviewed the site plan for a 4400 sf car wash located in the Gateway Addition. The site plan shows two access points onto Gateway Lane for in and out traffic with a loop to direct vehicles into one of 4 bays. The vacuum bays/parking stalls are in front. The drainage detention site is in the center loop area and piped to located storm sewer. Dumpster site is shown in front and required street trees are places on two sides of the property. HDR reviewed and approved the Car Wash Site Plan. Motion Maag, Second by Boots to approve the Gateway Lane Carwash. All Members voted AYE.

Other Business

Vice-President Bob Venard brought up the need to require Knox lock boxes for all commercial and industrial projects. Maag indicated the City of Tea does not have enforcement authority since the City didn't adopt the International Fire Code. The City can recommend installation as a cost saving to the business.

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

MOTION by Venard, Second by Boots to adjourn at 6:27 p.m. All Members voted AYE.

Joe Munson – Zoning Board President

ATTEST:

Kevin Nissen – Zoning Administrator

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