

**City of Tea  
Planning & Zoning Meeting  
February 14<sup>th</sup>, 2023  
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held February 14, 2023, at 5:30 p.m. President Member Joe Munson called the meeting to order at 5:37 p.m. with the following members present; Stan Montileaux, Todd Boots and Bob Venard. Barry Maag was absent. Also present was Kevin Nissen, Planning and Zoning Administrator and Ben Scholtz, HDR Engineering.

**Agenda: Motion** by Boots, Second by Montileaux to approve the February 14<sup>th</sup>, 2023 agenda. All Members voted AYE.

**Minutes: Motion** by Venard, Second by Montileaux to approve the January 10<sup>th</sup> and 24<sup>th</sup>, 2023 minutes. All Members voted AYE.

**Consent Agenda:**

Motion by Venard, Second by Montileaux to approve the following consent agenda items.

1. Lot 2A, Block 11, Bakker Landing 1<sup>st</sup> Addition, City of Tea, SD.

All Members voted AYE.

**Public Comment:** None

**Tea Area School Addition Site Plan and Foundation Permit**

**Engineer:** Stockwell Engineering

**Architect:** Koch Hazard Architects

**Location:** 500 W. Brian Street

**Zoning:** R1 – Residential

The Board reviewed the site plan for additional classrooms, gym, and auditorium to the high school building. Ben Scholtz, HDR Engineering presented the remaining site plan items. Drainage on the east side was discussed at length. The plan shows adding drain tile to capture neighboring runoff. A large portion of the school drainage will be collected in storm sewer reducing the current flows in this area. Wayne Larson, Tea Area School plans to address the drainage along the east property line with the engineer. The increased flows will be collected in the existing detention pond. Building plans were submitted to Tom Paisley, Lookout Plan and Code Review. Tom approved of moving forward with the foundation work. The remaining code items for the building will be addressed by Koch Hazard Architects and resubmitted for approval. **Motion** by Montileaux, Second by Boots to approve the site plan contingent upon HDR final checklist items completed and the foundation permit. All Members voted AYE.

**Tea Auto Repair Center Site Plan**

**Engineer:** EGA Engineering

**Owner:** Rickie McCaulsky

**Location:** 715 Figzel Court

**Zoning:** GB – General Business Commercial

The Board reviewed the site plan for a 3,300sf mechanic shop on Figzel Court. Scholtz informed the Board all site plan checklist items have been completed and recommends approval.

**Embrace Church Site Plan and Foundation Permit**

**Engineer:** McLaury Engineering

**Architect:** Arise Design

**Location:** Lot 22, Block 1, Artisan Addition (300 N. Heritage Parkway)

**Zoning:** GB – General Business Commercial

Nissen updated the Board on the building and site plan review for Embrace Church. Lookout Code Review and HDR Engineering requested changes prior to approval. Plans will be on the next agenda.

**Revised Tea Zoning Ordinance.**

Nissen met with SECOG to begin working on the corrections discussed at the workshop. The Board recommended working with SECOG to complete the document prior to the next workshop meeting.

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

**Other Business:**

Nissen discussed adding a sixth Board Member and amending the Bylaws.

**MOTION** by Venard, Second by Boots to adjourn at 7:00 p.m. All Members voted AYE.

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Joe Munson – Zoning Board President

ATTEST:

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