

**City of Tea
Planning & Zoning Meeting
February 9, 2022
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held February 8th, 2022, at 5:30 p.m. Vice-President Todd Boots called the meeting to order at 5:32 p.m. with the following members present; Bob Venard and Barry Maag. Stan Montileaux and Joe Munson were absent. Also present were Kevin Nissen, Planning and Zoning Administrator and Cody Woessner, City Engineer.

Agenda: Motion by Boots, Second by Montileaux to approve the January 17th, 2022. All Members voted AYE.

Minutes: Motion by Maag, Second by Montileaux to approve the December 14th, 2021, minutes. All Members voted AYE.

Public Comment: None

5:35 Public Hearing: Conditional Use Permit 22-03, Medical Cannabis Dispensary located at 115 E. Lipton St., Ste C, Tea, South Dakota.

Owner: Pam Javers

Business Name: The Tea Tree, LLC

Zoning: Lt. Industrial District

The Board held a public hearing to discuss a medical cannabis dispensary located at 115 E. Lipton Street in Suite C. The City Council approved a variance on the setback from a Church/preschool. Scott Javers was present to discuss the interior construction and security plans from Midwest Alarm. Owner Pam Javers informed the Board the hours of operation will be 9am to 9pm but may have shorten hours to start. The business will have 4 allocated parking spaces and 3 additional spaces in front of the overhead door. They discussed entering into a mutual parking agreement with the other tenants for more spaces, if needed. The minimum parking for this space is 7 stalls and signage for handicap parking. The Board set no additional restrictions on the CUP 22-03. Motion by Maag, Second by Venard to approve the CUP 22-03 for a Medical Dispensary at 115 E. Lipton. All Members voted AYE.

BP 21-219 Creston Property Management Building Plans, 2320 Bakker Landing Avenue.

The Board reviewed the building plans for a 12,720 sf Office/Property Management business located in the Bakker Landing Development. The site plan and foundation permit were approved July 6th, 2021. The building does show a sprinkler system for fire protection. The 1520sf upper mezzanine will be used as an employee breakroom. The plans were sent to Codeworks for review and approval. We are waiting for a final mechanical plan. Motion by Maag, Second by Venard to approve the building permit and plans contingent upon approval of the mechanical plan. All Members voted AYE.

BP 21-267 Josmer Building 3 plans, 200/210 E. High Pointe Street.

The Board reviewed building plans for a 11,900sf building at 200/210 E. High Pointe Street. The site foundation plans were approved October 4, 2021. The interior build shows a reception area, offices and restroom. The use for this side will be a coach/training facility. The second 4000sf unit will remain unfinished for now. The building will look like the other two. Plans were sent and reviewed by Codeworks. Dave St. Pierre is requiring a fire barrier wall to divide the spaces. **Motion** by Venard, Second by Maag to approve the building plans. All Members voted AYE.

Benson Lawn and Landscape Site and Building Plans

Owner: Adam Benson

Location: 2025 E. Merchant Street

Engineer: EGA

The Board reviewed the site plan to construct a 4800sf Contractor office building located in the Bakker Landing Development. EGA submitted a site plan for review. HDR submitted the review checklist items and final plans for approval. The back equipment storage area will be fenced with opaque fencing. No retail sales from this location and parking will be employee only. The building plans were sent to Codeworks for review. Codeworks is requiring stamped structural plans since it is a post frame building. Interior floor plans consist of a restroom and office. The Board recommends approval of the foundation permit in order to start utility and dirt work in March. Motion by Venard, Second by Maag to approve the site plan and structural plans contingent upon Codeworks approval. All Members voted AYE.

Karlson Contractor Shops Site Plan

Owner: Scott Karlson

Engineer: EGA

Contractor: Javers Construction

Location: Kerslake Place – Lot 2, Block 4, Kerslake Addition, Lincoln County.

The Board reviewed the site plan to construct contractor shops in the Kerslake Addition. The 14,386sf building will have 6 units. The holding tank is located along Kerslake Place to allow for future city connection. The City has limited development plan information for grading and drainage. There's a large detention facility upstream and a wide drainage easement/channel that runs along the back side of this lot and then west to Nine Mile. Currently, this channel and culverts under Kerslake and Katie are partially filled with sediment. The drainageways and culverts need to be cleaned out to better serve the area and a future detention site should be discussed on the west end of the Kerslake Development prior to Nine Mile Creek. The City and County should continue to work with the road district to improve the drainage through the development. The site plan checklist items were completed and reviewed by HDR. **Motion** by Maag, Second by Venard to approve the Karlson Contractor Shops site plan contingent upon HDR's final approval. All Members voted AYE.

Voss Distribution Site Plan

Owner: Zac Voss

Engineer: EGA

Zoning: PD - Subarea C, Lt. Industrial

Location: 2301 N. Enterprise Ave.

The Board reviewed the site plan to construct a 20,000sf warehouse for product distribution in the Bakker Landing Development. The property is located in Subarea C which includes warehousing/distribution as a permitted use.

Plat: Lots 6A, 6B, 6C, 6D, Block 9, Heritage Addition, City of Tea.

Owner: APK Properties, Brady Hyde

Surveyor: JSA

Zoning: R2-Residential

The Board reviewed the plat and HDR review comments for a replat of Lots 6A, 6B, 6C, 6D, Block 9, Heritage Addition for single-family attached units. The plat exhibit shows the existing common walls and setbacks. **Motion** by Venard, Second by Maag to approve the re-plat of Lots 6A, 6B, 6C, 6D, Block 9, Heritage Addition, City of Tea. All Members voted AYE

Plat: Lots 2B, 3B, Block 6, Hagedorn Industrial Park Addition, City of Tea.

Owner: Monty Hagedorn

Surveyor: EGA

Zoning: Residential

The Board reviewed the plat and HDR review comments to replat two lots along Linda Avenue and 1st Street. The Owner requested to move his north property line south a few feet giving Lot 2B additional land for sale. The

replat does not impact setbacks. **Motion** by Maag, Second by Venard to approve the re-plat of Lots 2B and 3B, Block 6, Hagedorn Industrial Park Addition, City of Tea. All Members voted AYE.

Inspection Sheets. The Board reviewed the inspection sheets submitted by Building Inspector Tim Odland and Mechanical Inspector Steve Robertson.

Other Business:

MOTION by Venard, Second by Maag to adjourn at 6:21 p.m. All Members voted AYE.

Todd Boots – Zoning Board Vice-President

ATTEST:

Kevin Nissen – Zoning Administrator

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