

**City of Tea
Planning & Zoning Meeting
January 12th, 2021
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held January 12th, 2021 at 5:30 p.m. Vice-President Bob Venard called the meeting to order at 5:39 p.m. with the following members present; Stan Montileaux, Bob Venard, Todd Boots. Also present was Kevin Nissen, Planning and Zoning Administrator. President Joe Munson and Barry Maag were absent.

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

Minutes: Motion by Montileaux, Second by Boots to approve the December 8th, 2020 minutes. All Members voted AYE.

Public Comment: Barbara Sabella, 1310 N. Cole Avenue was present to discuss the streetlight in front of her house. She informed the Board the light is very bright and impacts her sleep. The streetlight was recently installed as part of the subdivision requirements. The lighting plan was reviewed and approved based on the Engineering Design Standards. Board Member Boots will inspect the streetlight and report to the Board.

Plat: Lots 1A, 2A, 3A, 4A, 5A & 6A, Block 6, Boulder Addition, City of Tea, SD

Owner: Boulder Development Group

Zoning: R2-Residential

Surveyor: Midwest Land Surveying

The Board reviewed the replat for twin-home lots in the Boulder Addition. The Development Plans does show the twin home use for these lots but the two corner lots did not accommodate for two front yard setbacks and unbuildable for twin homes. Those lots were increased in size. Each lot does have two water and sewer services and zoned R2-Residential. The plat was reviewed and approved by HDR. **Motion** by Montileaux, Second by Boots to approve the replat. All Members voted AYE.

Plat: Lots 15A & 16A, Block 18, Prairie Trails Addition, City of Tea, SD

Owners: Jason & Sarah Lider, Sean & Jessica Peterson

Zoning: R1-Residential

Surveyor: JSA Engineering

The Board reviewed the re-plat for Lots 15A & 16A, Block 18, Prairie Trails Addition. The lot line revision is re-platted to address an existing fence constructed on the wrong property. The fence was install using the wrong property pin location. The plat was reviewed and approved by HDR. **Motion** by Boots, Second by Montileaux to approve the replat. All Members voted AYE.

Plat: Lots 2-13, Block 4, Heritage Addition, City of Tea, SD

Owner: Mike Runge

Zoning: R1-Residential

Surveyor: JSA Engineering

The Board reviewed the plat for single family lots 2-13, Block 4, Heritage Addition. The plat corresponds with the approved Development Engineering Plans. HDR submitted an approval letter. **Motion** by Boots, Second by Montileaux to approve the plat for lot sales. All Members voted AYE.

2020 Tea Building Permit Data Report

Nissen presented the 2020 Tea Building Permit Data summary to the Board. The City of Tea had another record year setting all time highs in number of permits, total housing units, new commercial starts, and total valuation. The Data will be posted online.

Other Business

The Board elected the 2021 Board Officers. **Motion** by Boots, Second by Montileaux to keep the officers the same as last year with President Joe Munson, Vice-President Bob Venard, and Secretary Kevin Nissen. All Members voted AYE.

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

MOTION by Boots, Second by Montileaux to adjourn at 6:04 p.m. All Members voted AYE.

Bob Venard – Zoning Board Vice-President

ATTEST:

Kevin Nissen – Zoning Administrator

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