

**City of Tea  
Planning & Zoning Meeting  
January 17<sup>th</sup>, 2022  
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held January 17<sup>th</sup>, 2022, at 5:30 p.m. President Joe Munson called the meeting to order at 5:34 p.m. with the following members present; Stan Montileaux, Bob Venard, Todd Boots and Barry Maag. Also present was Kevin Nissen, Planning and Zoning Administrator.

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

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

**Public Comment: None**

**Plat: Lots 2A, 2B, 3A, 3B, Block 8, Heritage Addition, City of Tea.**

**Owner:** Kasey Hahn

**Surveyor:** Midwest Land Surveying

**Zoning:** R1-Residential

The Board reviewed the plat and HDR review comments for a replat of Lots 2 and 3, Heritage Addition for Twin home sales. The plat exhibit shows the existing common wall and setbacks. **Motion** by Boots, Second by Venard to approve the re-plat of Lots 2A, 2B, 3A, 3B, Block 8, Heritage Addition, City of Tea. All Members voted AYE.

**5:35 Public Hearing: Conditional Use Permit 22-01, Group Day Care located at 401 E. Mary Moore Drive.**

**Owner:** Shelby Rieger

**Zoning:** R1- Residential District

The Board held a public hearing to discuss a home daycare located at 401 E. Mary Moore Drive. The single-family home is located on Mary Moore Drive in Tea. The new construction home does have a large drainage easement in the back. The Board set a requirement to have a fence in the back yard. Ms. Rieger is licensed with the State and plans to operate the home daycare between 7:00 am and 5:15 pm. **Motion** by Maag, Second by Venard to approve CUP 22-01 for a home daycare located at 401 E. Mary Moore Drive. All Members voted AYE.

**5:45 Public Hearing: Conditional Use Permit 22-02, Medical Cannabis Dispensary, 2015 Merchant Street, Tea, SD.**

**Business Name:** Pure Bliss Cannabis, LLC

**Zoning:** Subarea C – Bakker Landing Planned Development District with Lt. Industrial underlining zoning requirements.

**Location:** 2015 Merchant Street, Tea, SD.

The Board held a conditional Use public hearing to discuss a medical cannabis dispensary located at 2015 Merchant Street. The Subarea C is zoned Light Industrial under the Planned Development District. Kasey Hahn was present to discuss his future building and security plan. The site plan shows meets the zoning setbacks for subarea C but will need to be completed as part of the City of Tea site plan checklist within the building permit process. His hours of operation will be the same as city ordinance which is 9:00am to 9:00pm. The City will conduct a background check and submit the application to the State upon final approval by the City. **Motion** Boots, Second by Montileaux to a approve CUP 22-02 for a Medical Cannabis Dispensary located at 2015 Merchant Street. All Members voted AYE.

**Heritage Addition Revision 4 Development Engineering Plans**

**Engineer:** JSA Engineering

The Board reviewed the revision to a portion of Block 4 along Mary Moore Drive. The initial land-use was commercial along Heritage and Mary Moore but the revision changes the land-use to single family residential.

The plan shows four additional lots with utilities services off Mary Moore Drive. The City Engineer will review and approve the revision.

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

**Other Business:**

Nissen updated the Board on 2021 Tea Building Permit Data.

**MOTION** by Venard, Second by Montileaux to adjourn at 6:03 p.m. All Members voted AYE.

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Joe Munson – Zoning Board President

ATTEST:

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Kevin Nissen – Zoning Administrator

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