

**City of Tea
Planning & Zoning Meeting
July 12, 2022
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held July 12th, 2022, at 5:30 p.m. Vice-President Todd Boots called the meeting to order at 5:35 p.m. with the following members present; Stan Montileaux and Barry Maag. Bob Venard and Joe Munson were absent. Also present was Kevin Nissen, Planning and Zoning Administrator.

Agenda: Motion by Maag, Second by Montileaux to approve the July 12th, 2022 agenda. All Members voted AYE.

Minutes: Motion by Montileaux, Second by Maag to approve the June 28th, 2022 minutes. All Members voted AYE.

Public Comment: None

Plat: Lot 1 & 2, Block 7, Bakker Landing 1st Addition, City of Tea, SD.

Owner: Sundowner Investments

Surveyor: Infrastructure Design Group

Zoning: Subarea C – Bakker Landing Planned Development

The Board reviewed a plat of Lots 1 and 2, Block 7, Bakker Landing 1st Addition in the City of Tea. The plat corresponds with the Development Engineering Plans for phase 2. **Motion** by Maag, Second Montileaux to approve the plat of Lots 1 and 2, Block 7, Bakker Landing 1st Addition, City of Tea. All Members voted AYE.

Plat: Lot 5, Block 2, Bakker Landing 1st Addition, City of Tea, SD.

Owner: Sundowner Investments

Surveyor: Infrastructure Design Group

Zoning: Subarea A – Bakker Landing Planned Development

The Board reviewed a plat of Lot 5, Block 2, Bakker Landing 1st Addition in the City of Tea. The plat does correspond with the Revised Development Engineering Plan for Phase 1. HDR reviewed and recommends approval. **Motion** by Montileaux, Second Maag to approve the plat of Lot 5, Block 2, Lots 1-2, Bakker Landing 1st Addition, City of Tea. All Members voted AYE.

Plat: Lot 6, Block 10, Bakker Landing 1st Addition, City of Tea, SD.

Owner: Sundowner Investments

Surveyor: Infrastructure Design Group

Zoning: Subarea D – Bakker Landing Planned Development

The Board reviewed a plat of Lot 6, Block 10, Bakker Landing 1st Addition in the City of Tea. The plat does correspond with the Revised Development Engineering Plan for Phase 3B. HDR reviewed and recommends approval. **Motion** by Montileaux, Second Maag to approve the plat of Lot 6, Block 10, Bakker Landing 1st Addition, City of Tea. All Members voted AYE.

Nielson Construction Contractor Shops BP 22-204 & 205:

Owner: Kelly Nielson

Location: Tracts 33&34, Landmark Industrial Park

Engineer: Design & Development Engineering

Zoning: LI – Light Industrial

The Board reviewed building plans for two buildings located on 230 and 240 Beech Avenue, Landmark Industrial Park in the City of Tea. Both plans have similar floor plans to the previous buildings constructed on Beech.

Codeworks reviewed the plans for approval. **Motion** by Maag, Second by Montileaux to approve the building plans and permits as submitted by Nielson Construction. All Members voted Aye.

Ruff Land Kennels BP22-206 – Foundation Permit

Contractor: SunKota Construction

Engineer: JSA Engineering

Location: Lots 5 & 6, Block 1, Hagedorn Industrial Park

Zoning: Lt. Industrial

The Board reviewed structural building plans for a 14,425sf addition to the Ruff Land Kennels building on Mindy Street. The Contractor requested a foundation permit to begin working at the site as the final building plans are completed for submittal. Codeworks reviewed the foundation plans and recommends approval. **Motion** by Montileaux, Second by Maag to approve the foundation plans and permit for Ruff Land Kennels. All Members voted AYE.

Ultimate Property Solutions BP22-207 – Foundation Permit

Contractor/Owner: Thomas Wipf

Engineer: Design & Development Engineering

Location: 310 N. Linda Ave Bldg #2, Hagedorn Industrial Park

The Board reviewed the structural plans for building #2 on the site. The site plan was approved in 2018 and Lincoln County issued a permit for building #1. The property has been annexed and falls under the City's jurisdiction for this phase. The structural plans were submitted to Codeworks for review and recommends approval. **Motion** Montileaux, Second by Maag to approve the foundation permit as the remaining plans are submitted for approval. All Members voted AYE.

Inspection Sheets: None submitted for this meeting.

Other Business: None

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

Todd Boots – Zoning Board Vice-President

ATTEST:

Kevin Nissen – Zoning Administrator

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