

**City of Tea  
Planning & Zoning Meeting  
July 13<sup>th</sup>, 2021  
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held July 13<sup>th</sup>, 2021, at 5:30 p.m. Vice-President Bob Venard called the meeting to order at 5:38 p.m. with the following members present; Stan Montileaux and Todd Boots. Joe Munson and Barry Maag were absent. Also present was Kevin Nissen, Planning and Zoning Administrator.

**Agenda: Motion** by Montileaux, Second by Boots to approve the July 13<sup>th</sup>, 2021, agenda. All Members voted AYE.

**Minutes: Motion** by Boots, Second by Montileaux to approve the June 29<sup>th</sup>, 2021, minutes. All Members voted AYE.

**Public Comment: None**

**Auburn Apartments Site and Building Plans**

**Owner:** Auburn Limited Partnership

**Location:** 815 E. Prescott Street

**Zoning:** R2 - Residential

**Architect:** Humphreys & Partners Architects, LLC

**Engineer:** EGA Engineering

The Board reviewed the site and building plans to construct a 30-unit apartment building located at 815 E. Prescott Street. The site plan indicates sewer will be extended off Prescott and water from the Phase 1 development to the south. Drainage will be collected and detained in the existing detention facility. The parking does meet minimum requirements of 2 spaces per unit. All site plan checklist items have been reviewed and approved by HDR. The 3-Story building will have 1-, 2- and 3-bedroom units with a clubhouse on the main level and outdoor BBQ/patio area. The building plans were sent to Codeworks for review with some minor corrections. Those changes were discussed with the Architect. The building is required to be fully sprinkled. **Motion** by Boots, Second by Montileaux to approve the plans to construct a 30-unit apartment building at 815 E. Prescott Street. All Members voted AYE.

**Zalkyrie & the Beast Interior Remodel Permit**

**Location:** 315 N. Heritage Parkway

**Zoning:** GB – General Business Commercial

**Owner:**

The Board reviewed the interior floor plan for an axe and virtual reality business located at 315 N. Heritage Parkway. The business did obtain a CUP and malt-beverage license. The remodel does include adding a second restroom. The remaining improvements were minimal. The floorplan was sent to Codeworks for review and occupancy limits. The space will allow for 40 occupants and occupancy B class. **Motion** by Montilaux, second by Boots to approve the interior build permit. All Members voted AYE.

**Draft Medical Cannabis Ordinance**

Nissen presented a new draft ordinance for Medical Cannabis. This ordinance will create a separate chapter in the Tea Zoning Ordinance. The Board has a lengthy discussion on the location of the cannabis dispensaries and setbacks from each other. The Board decided on a 500-foot setback. The setback from a school, church, daycare center was set at 300-feet. The Board will hold a public hearing on August 10<sup>th</sup>.

**Inspection Sheets.** The Board reviewed the building inspection sheets submitted by Building Inspector, Tim Odland.

**Other Business.** Boots discussed possible issues with the drainage and floodplain near the storage pile in the Heritage Addition. Nissen inform the Board silt fence is installed protecting the drainageway.

**MOTION** by Montileaux, Second by Boots to adjourn at 6:20 p.m. All Members voted AYE.

ATTEST:

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Kevin Nissen – Zoning Administrator

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