

**City of Tea
Planning & Zoning Meeting
July 9th, 2019
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held July 23, 2019 at 5:30 p.m. President Joe Munson called the meeting to order at 5:31 p.m. with the following members present: Bob Venard, Stan Montileaux, Rick Baker and Barry Maag. Also present was Kevin Nissen, Planning and Zoning Administrator.

Agenda: Motion by Baker, Second by Venard to approve the July 23rd, 2019 agenda. All Members voted AYE.

Minutes: Motion by Baker, Second by Maag to approve the July 9th, 2019 minutes. All Members voted AYE.

Public Comment: None

Schwartzle Office Building Plans and Permit #19-115

Owner/Contractor: John Schwartzle

Location: 100 E. Lipton Street

Zoning: General Business Commercial

The Board reviewed the building plans to construct a 4360sf office in the Carl Soukup Addition. John Schwartzle plans to operate his rental/leasing business out of this location. Codeworks reviewed the plans and submitted a recommendation to move the building to obtain a 10' side yard to avoid firewalls on that side of the building. Schwartzle revised the site plan and submitted a re-plat of the lot. The Site Plan was approved at the April 15th, 2019 Council Meeting. Codeworks approved the revised building plan. **Motion** by Maag, Second by Montileaux to approve the building permit #19-115 with final approval from Codeworks. All Members voted AYE.

Squealers Initial Site Plan Review

Engineer: Sayre Associates

Location: Lot 5, Block 1, Gateway Park Addition

Zoning: GB – General Business Commercial

The Board reviewed the site plan to construct a restaurant on Lot 5, Block 1, Gateway Addition. There was a lengthy discussion on the parking requirements, access and detention. The plan does meet the minimum parking requirements based on interior seating only. The Board questioned the need to extend private utilities west. Comments will be sent to the Engineer on the project.

Plat: Lot 5, Block 3, Bakker Landing 1st Addition

Owner: Sundowner Investments

Surveyor: Infrastructure Design Group

Location: Industrial Street and Bakker Landing Avenue

The Board reviewed the plat for land sale of Lot 5, Block 3, Bakker Landing 1st Addition in the City of Tea. The plat was reviewed by HDR Engineering. The SE pin should be shown as found. The change will be made with the final submittal. The plat corresponds with the Development Engineering Plans. **Motion** by Baker, Second by Venard to approve the plat as shown. All Members voted AYE.

Revised Tea Zoning Ordinance

The Board discussed the side yard setbacks for twin-homes. The zoning ordinance lumps all single-family attached units together. The Board recommends twin-homes have a 7' side yard setback. Single-family attached 3-8 will have 10 foot sideyards.

Inspection Sheets

No inspection sheets were submitted by Building Inspector, Tim Odland.

Other Business: None

MOTION by Baker, Second by Venard to adjourn at 6:17 p.m. All Members voted AYE.

Joe Munson, Zoning Board President

ATTEST:

Kevin Nissen – Zoning Administrator

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