

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

A regular meeting of the Tea Planning & Zoning Board was held July 9, 2019 at 5:30 p.m. Vice-President Bob Venard called the meeting to order at 5:31 p.m. with the following members present: President Joe Munson (arrived 5:40), Stan Montileaux, Rick Baker and Barry Maag. Also present were Kevin Nissen, Planning and Zoning Administrator, Ben Scholtz, HDR Engineering.

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

Minutes: Motion by Baker, Second by Montileaux to approve the June 25th, 2019 minutes. All Members voted AYE.

Public Comment: None

Plat: Plat of Tracts 2, 3, & 4, Heritage Addition, City of Tea

Owner: Jim Lammers

Engineer: JSA Engineering

Developer: Mike Runge, Heritage Development, LLC

The Board reviewed the plat for land transfer of Tracts 2, 3, & 4, Heritage Addition. Mr. Runge plans to move forward with Phase 2 within Tract 4. The plat does correspond with the Heritage Development Engineering Plans. **Motion** by Baker, Second by Maag to approve the plat with the requested changes from HDR from the plat review checklist. All Members voted AYE.

5:45 Rezone Public Hearing – 1st Reading Ordinance #267; Rezone the South ½ of Lot 3, Block 1, Carl W. Soukup Addition from GB – General Business Commercial District to LI – Light Industrial District.

Applicant: SDK Properties

Location: Lipton & Carla Ave.

The Board held a public hearing to consider rezoning the south ½ of Lot 3, Block 1, Carl W. Soukup Addition. The application included a zoning exhibit of the area. The propose rezone does correspond with the Final Development plans. The lot was platted as one lot instead of two as shown on the development plans. Since the lot fronted 271st, the lot was zoned GB – General Business. **Motion** by Baker, Second by Maag to recommend approval of the rezone of the south 1/2 Lot 3, Block 1, Carl Soukup Addition from GB – General Business Commercial to LI – Light Industrial District. All Members voted AYE.

5:50 Rezone Public Hearing – 1st Reading Ordinance #266; Rezone Tract 4, Heritage Addition from AG – Agriculture (Rural Service District) to R1 – Single Family Residential.

Owner: Jim Lammers

Applicant: Mike Runge, Heritage Development, LLC

The Board held a public hearing to consider rezoning Tract 4, Heritage Addition from AG-Agriculture to R1 – Single Family Residential. The application included a rezone exhibit showing the location and proposed lots. The rezone does correspond with the Heritage Development Engineering Plans. Mr. Runge did submit the annexation fee for 18.77 acres since the tract will be moving out of a rural service district. **Motion** by Maag, Second by Venard to recommend approval of the rezone of Tract 4, Heritage Addition from AG – Agriculture to R1 – Residential District. All Members voted AYE.

Ideal Weddings & Events Building Plans and Permit #19-109

Owner Contact: Blake Dede, Ideal Weddings

Architect: By Design, LLC

Contractor: RAECO Builders, LLC

Engineer: KCDS Inc.

The Board reviewed the building plans to construct 13,000sf retail and warehouse building for Ideal Weddings & Events. The Site plan was approved at a previous meeting. The building is a S-1/B occupancy group and will be fully sprinkled. The plans have been reviewed and approved by Codeworks. **Motion** by Baker, Second by Venard to approve the plans contingent upon the final review from Codeworks. All Members voted AYE.

Octane Ink Site Plan Initial Review

Engineer: EGA

Location: Lot 5, Block 2, Gateway Addition

Contractor: Chad Javers

The Board reviewed the initial site plan submittal for Octane Ink. HDR Engineering has not reviewed the plans. The building is 9,770sf with access off Prescott and Remington Avenue. Water and Sewer are shown coming off Prescott. The building will be retail and printing. The parking and dumpster screening requirements have been met. The street and interior trees should be calculated off 1 tree per 50 feet of frontage and 1 tree per 18 parking spots. Detention is located within the front yard setback and Prescott right-of-way. The Board tabled the site plan until HDR completed the site plan checklist.

Gateway Park Revised Preliminary Plans

Owner/Developer: Arlyn Olson

Engineer: Sayre Associates

Mr. Olson submitted a revised preliminary development plan to the Board for discussion. The plan removes Remington Avenue and adds a couple cul-de-sacs. The lot layout remains pretty much the same. Mr. Olson would like to utilize 50' Right-of-ways and no on-street parking. The Tea Subdivision Ordinance does allow for 50' access road Right-of-Ways. I don't know if two cul-de-sacs technically qualify as access roads. The Board and Planning Staff recommended the road loop around from Prescott to Heritage. Also, the cul-de-sacs are deigned to minimum standards. The Board recommends an increase in diameter to handle large truck traffic. Finally, the changes include more R2-Residential along Nine Mile Creek. This increase will trigger an open space dedication. The Developer's Agreement will need to be amended.

Revised Tea Zoning Ordinance

The Board reviewed a draft zoning ordinance submitted by SECOG. The Board focused on the commercial districts. The draft zoning ordinance adds another commercial district. There was a lengthy discussion on the uses. The Board will discuss the Mixed Use and Industrial districts at the next meeting.

Inspection Sheets

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

Other Business:

The Board discussed a drainage issue in the Spencer Heights Addition. Nissen informed the Board Mr. Zelmer, Developer was contacted to correct the problem. The new construction home was graded without a channel for the water to drain onto Spencer Lane.

Ben Scholtz discussed the Hwy 106 design options with a landscaped median or use a decorative concrete for less maintenance. The Board indicated they would like to see a design with less maintenance.

MOTION by Baker, Second by Montileaux to adjourn at 6:54 p.m. All Members voted AYE.

Joe Munson, Zoning Board President

ATTEST:

Kevin Nissen – Zoning Administrator

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