

**City of Tea
Planning & Zoning Meeting
June 15th, 2021
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held June 15th, 2021, at 5:30 p.m. Vice-President Bob Venard called the meeting to order at 5:35 p.m. with the following members present; Stan Montileaux, Barry Maag, and Todd Boots. Also present were Kevin Nissen, Planning and Zoning Administrator and Ben Scholtz, City Engineer. Joe Munson was absent.

Agenda: Motion by Maag, Second by Montileaux to approve the June 15th, 2021, agenda. All Members voted AYE.

Minutes: Motion by Boots, Second by Maag to approve the May 25th, 2021, minutes. All Members voted AYE.

Public Comment: None

Plat: Lots 3A, 3B, and 3C, Block 1, Gateway Park Addition, City of Tea, SD.

Owner:

Surveyor: Sayre Associates

Location: Gateway Lane

Zone: GB – General Business Commercial

The Board reviewed the re-plat of Lot 3 & 4, Block 1, Gateway Park Addition to Lots 3A, 3B, and 3C. The plat is for land sale and development. The plat creates a shared access easement between Lots 3A & 3C for the Car Wash and Coffee shop. The existing access easement for Squealers is shown along the east property line on Lot 3A. The plat was reviewed by HDR and recommends approval. **Motion** by Maag, Second by Montileaux to approve the plat of Lots 3A, 3B, and 3C, Block 1, Gateway Park Addition in the City of Tea. All Members voted AYE.

Advanced Auto Spa Car Wash Revised Site Plan

Owner: Rick Kattenberg, Impact Construction

Engineer: DGR Engineering

Location: 800 & 810 Gateway Lane

Zoning: GB – General Business Commercial

The Board reviewed a revised site plan for a Scooters Coffee and Advance Auto Spa car wash located in the Gateway Addition. Shared access is shown as the primary entrance into both businesses. The detention was increased to accommodate both lots. Parking, dumpster screening, and landscape requirements meet and exceed the zoning standards. The Scooters building will need new services off Gateway Lane. The Board did question the need to extend the driveway to the property line of Lot 3B and connect to the Squealers parking lot. **Motion** by Maag, Second by Boots to approve the revised site plan. All Members voted AYE.

Cresten Property Management Site Plan

Owner: Jeff Martens – Cresten Property Management

Engineer: Norman Engineering

Location: Lot 3, Block 2, Bakker Landing (2320 N. Bakker Landing Ave.)

Zoning: PD – Subarea B

The Board reviewed the site plan for an office/Property Management Business located in the Bakker Landing Addition. The site plan was tabled until the next meeting and HDR Engineering submits review comments.

Plat: Lots 1A & 1B, Block 8, Heritage Addition, City of Tea, SD.

Owner: Kasey Hahn

Surveyor: Midwest Land Surveying

Zone: R2 - Residential

The Board reviewed the re-plat for a twin-home residential lot located in Heritage Addition. The re-plat is based on the existing common wall foundation with zero setbacks. Each unit has separate utilities. The plat was reviewed and approved by HDR. **Motion** by Boots, Second by Montileaux to approve the plat of Lots 1A & 1B, Block 8, Heritage Addition in the City of Tea. All Members voted AYE.

Boulder Addition Phase 3 Development Engineering and Construction Plans

Engineer: KLJ Engineering

Owner: Boulder Development Group

The Board reviewed the Boulder DEP for Phase 3. Scholtz reviewed the drainage and utility plan with the Board. No changes or corrections are required.

Draft Medical Cannabis Ordinance

The Board discussed the proposed zoning amendments for Medical Cannabis.

Inspection Sheets. None

Other Business – None

MOTION by Maag, Second by Boots to adjourn at 6:41p.m. All Members voted AYE.

Bob Venard – Zoning Board Vice-President

ATTEST:

Kevin Nissen – Zoning Administrator

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