

City of Tea
Planning & Zoning Meeting
June 27th, 2023, 5:30 PM
Tea City Hall

1. **Call to Order:**

President Joe Munson called the meeting to order at 5:30 p.m. with the following board members present: Stan Montileaux, Todd Boots, Bob Venard, and Barry Maag. Also present was Tea City Hall staff member Ellen Martin, Assistant Planner.

2. **Agenda:**

Motion by Maag, Seconded by Venard to approve the June 27th, 2023, agenda. All members voted AYE.

3. **Minutes:**

Motion by Boots, Seconded by Montileaux to approve the June 13th, 2023, minutes. All members voted AYE.

4. **Public Comment:**

None

5. **5:35 Public Hearing: Conditional Use Permit 23-03; Medical Cannabis Dispensary**

1930 E. Gateway Boulevard, Tea

Applicant: Kasey Hahn

Business Name: Pure Bliss Cannabis

Zoning: GB- General Business

The Board held a public hearing to review the application to open a Medical Cannabis Dispensary at 1930 E Gateway Blvd. Kasey Hahn and Korey Kyle were present to discuss their plans to build a permanent structure for their business as well as inquiring about a temporary structure to use until the permanent building is complete. Kasey states that Pure Bliss Cannabis is in compliance with the State of South Dakota cannabis regulations, and they have already acquired a permit from the state. The Board expressed concerns regarding the security of the temporary structure. The Board approved the CUP for the cannabis dispensary.

Motion by Boots, Seconded by Maag to approve the CUP for a medical cannabis dispensary in a permanent structure. All members voted AYE

The Board requested more information regarding the temporary structure and motion to table the subject until this information is provided.

Motion to Table the subject of building a temporary retail structure by Boots, Seconded by Venard. All members voted AYE.

6. **R&R Contractor Shops Building and Site Plans – Javers Construction, 2005 Industrial Street**

Contractor: Javers Construction

Structural Engineer: Reaves Building

Engineer: EGA

Zoning: Planned Development

The Board reviewed the building and site plans to construct contractor shops at 2005 Industrial Street. The site plan was submitted by Ehrhart, Griffin & Associates and reviewed and approved by HDR Engineering. The 10,140sf building will be divided into four units with offices and restrooms. The minimum parking requirement for contractor shops is 1 space per 500sf of floor space or 21 spaces. 24 spaces are shown for phase 1. Retail uses will require additional parking. The building plans were submitted to Tom Paisley, Lookout Plan & Code Consulting for code review and submitted redline comments. Contractor shops less than 12,000sf are not required to have architectural or engineered stamped drawings.

Motion by Venard, Seconded by Montileaux to approve building plans for 2005 Industrial Street with all redline comments addressed. All Members voted AYE.

Motion by Venard, Seconded by Maag to approve site plans for 2005 Industrial Street. All Members voted AYE.

7. R&J Wireless Contractor Shops Foundation Permit – Javers Construction, 2030 Industrial Street

Contractor: Javers Construction

Architect: Design Arc Group

Engineer: EGA

Zoning: Planned Development

The Board reviewed the building and site plans to for a foundation permit at 2030 Industrial St. The west building is 18,000sf and requires Architectural/Engineered Stamped Drawings. The floorplan has two larger units on the end with offices and restrooms. The other units have a restroom only. The Contractor indicated they are a few months out with those plans and requested moving forward with the foundation work. The foundation and structural building plans were submitted to Tom Paisley, Lookout Plan & Code Consulting for code review and redline comments sent to the contractor. The site plan was submitted by Ehrhart, Griffin & Associates. The site plan checklist was completed and approved by HDR Engineering.

Motion by Maag, Seconded by Montileaux to approve the site plan & foundation permit. All members voted AYE.

8. Other Business: None

Motion by Maag, Seconded by Venard to adjourn the meeting at 6:20 p.m. All members voted AYE.

Joe Munson - Zoning Board President

ATTEST:

Kevin Nissen – Zoning Administrator
Published at the approximate cost of \$ _____

