

**City of Tea  
Planning & Zoning Meeting  
June 28<sup>th</sup>, 2022  
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held June 28<sup>th</sup>, 2022, at 5:30 p.m. President Joe Munson called the meeting to order at 5:33 p.m. with the following members present; Stan Montileaux, Todd Boots, Barry Maag and Bob Venard. Also present was Kevin Nissen, Planning and Zoning Administrator.

**Agenda: Motion** by Boots, Second by Montileaux to approve the June 28<sup>th</sup>, 2022 agenda with the plat addition of Lots 7A & 7B, Block 1, Bakker Landing 1<sup>st</sup> Addition. All Members voted AYE.

**Minutes: Motion** by Boots, Second by Maag to approve the June 14<sup>th</sup>, 2022 minutes. All Members voted AYE.

**Public Comment: None**

**5:40 Public Hearing: GC Estates Addition Preliminary Development Plan**

**Engineer:** Design & Development Engineering

**Developer:** Wood Hauser, M&W Services, Inc.

**Zoning:** Agricultural

The Board held a public hearing on a proposed residential development on the corner of 468<sup>th</sup> & Gateway Boulevard. Nissen presented the GC Estates Preliminary Development Plan. The plan includes single family and multi-family residential. The proposed zoning is R2 – Residential. The utilities are planned to be extended off Titan Avenue and will service approximately 93 new units. The proposed use does correspond with the Tea Future Land-use Plan as medium density residential. HDR Engineering submitted plan review comments addressing issues with downstream drainage and the need to work with adjacent landowners and the Federal land to improve runoff. The 468<sup>th</sup> culvert crossings and drainage channel west into the Atkin Wildlife Production Area should be cleaned from debris and silt. The Board opened the public hearing for comments. Those in attendance addressed drainage as the biggest concern. Other questions included maintenance of the proposed detention facilities and the potential increased ground water issues. **Motion** by Maag, Second by Boots to recommend approval to the City Council contingent upon the drainage comments and HDR's checklist being addressed in the Phase 1 Development Engineering Plan. All Members voted AYE.

**Nielson Construction Site Plans: Tracts 21 & 22, Landmark Industrial Park**

**Owner:** Kelly Nielson

**Engineer:** Design & Development Engineering

**Zoning:** LI – Light Industrial

The Board reviewed site plans for two tracks on Beech Avenue, Landmark Industrial Park in the City of Tea. The proposed Contractor Shops are permitted in the zoning district. This development will maintain ditch section drainage to a large detention facility. HDR submitted review comments and recommends approval. **Motion** by Maag, Second by Montileaux to approve the site plan submitted by Nielson Construction on Tracts 21 & 22, Landmark Industrial Park in the City of Tea. All Members voted Aye.

**Jeren Buildings Site Plan: Tract 10, Landmark**

**Engineer:** Design & Development Engineering

**Owner:** Jeren Properties

**Location:** Sundowner & Manville Street

The Board reviewed the site plan to construct two buildings on Tract 10, Landmark Industrial Park. This lot is not annexed into the city at the time of review. The Board discussed the approach off Sundowner and limited access to an arterial street. This access would not be approved. The access off Manville will need to meet the engineering design standards. The Plan shows connection to City water and sewer. Annexation would be required at the time of connection. The second proposed cold storage building doesn't show the need for city services. HDR submitted

the site plan checklist requirements. **Motion** Maag, Second by Montileaux to deny the site plan as presented and recommend all checklist items completed prior to second submittal. All Members voted AYE.

**Plat: Lots 2-16, Block 4, Lots 8-16, Block 6, Pinnacle Estates Addition, City of Tea, SD.**

**Owner:** Kelly Nielson

**Surveyor:** Midwest Land Surveying

**Zoning:** PD – Pinnacle Planned Development

The Board review the plat of Lots 2-16, Block 4, Lots 8-16, Block 6, Pinnacle Estates Addition in the City of Tea. The plat does meet the Pinnacle DEP. HDR submitted a recommendation to approve. **Motion** be Montileaux, Second by Venard to approve the plat of Lots 2-16, Block 4, Lots 8-16, Block 6, Pinnacle Estates Addition, City of Tea. All Members voted AYE.

**Plat: Lot 1, Block 9, Lots 1-2, Block 11, Tract 3A, Bakker Landing Addition, City of Tea, SD.**

**Owner:** Sundowner Investments

**Surveyor:** Infrastructure Design Group

**Zoning:** Subarea B – Bakker Landing Planned Development

The Board reviewed a plat of Lot 1, Block 9, Lots 1-2, Block 11, Tract 3A, Bakker Landing 1<sup>st</sup> Addition in the City of Tea. The plat checklist had a few comments to address but were minor. Motion by Boots, Second Venard to approve the plat of Lot 1, Block 9, Lots 1-2, Block 11, Tract 3A, Bakker Landing Addition, City of Tea contingent upon the final checklist items addressed with HDR Engineering. All Members voted AYE.

**Plat: Lots 1-12, Block 8, Lots 1, 1A, 2, 2A, 3, 3A, 4, 4A, 5, 5A, 6, 6A, Block 11, Nine Mile Lake Addition, City of Tea, SD.**

**Owner:** Mike Runge

**Surveyor:** JSA Engineering

**Zoning:** R1 – Residential

The Board reviewed a plat of phase 2A, Nine Mile Lake Addition in the City of Tea. The lots are zoned R1 – Residential and correspond with the DEP. HDR submitted a recommendation to approve. **Motion** by Maag, Second by Montileaux to approve the plat of Lots 1-12, Block 8, Lots 1, 1A, 2, 2A, 3, 3A, 4, 4A, 5, 5A, 6, 6A, Block 11, Nine Mile Lake Addition, City of Tea, SD. All Members voted AYE.

**Plat: Lots 7A & 7B, Block 1, Bakker Landing Addition, City of Tea, SD.**

**Owner:** Raeco Properties

**Surveyor:** Midwest Land Surveying

**Zoning:** Subarea B – Bakker Landing Planned Development District

The Board reviewed the re-plat of lot 7, Bakker Landing Addition. Midwest Land Surveying submitted an exhibit showing the existing building on Lot 7A. The 7B will be for future development. Utilities will need to be extended into the lot from Enterprise Avenue. HDR submitted a recommendation to approve. **Motion** by Montileaux, Second by Venard to approve the plat of Lots 7A & 7B, Bakker Landing 1<sup>st</sup> Addition in the City of Tea. All Members voted AYE.

**Inspection Sheets:** None submitted for this meeting.

**Other Business:** Nissen gave the Board an updated on the Gateway Boulevard project. All lanes should be open by the 4<sup>th</sup> of July. Landscaping will be completed this fall.

**MOTION** by Maag, Second by Venard to adjourn at 7:04 p.m. All Members voted AYE.

ATTEST:

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Kevin Nissen – Zoning Administrator

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