

**City of Tea
Planning & Zoning Meeting
June 14th, 2022
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held June 14th, 2022, at 5:30 p.m. President Joe Munson called the meeting to order at 5:32 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 Venard to approve the June 14th, 2022 agenda with the plat addition of Lots 1A, 2A, & 3A, Block 6, Spencer Heights Addition. All Members voted AYE.

Minutes: Motion by Boots, Second by Montileaux to approve the May 24th, 2022 minutes. All Members voted AYE.

Public Comment: None

Plat: Lots 1-9, Block 2, Lots 1-9, Block 3, Lots 1-9, Block 4, Lots 1-13, Block 5, Lots 1-13, Block 6, Lots 1-8, Block 7, Ninemile Lake Addition, City of Tea, SD.

Owner: Mike Runge

Surveyor: JSA Engineering

Zoning: R1 – Residential

The Board reviewed plat for Phase 1, Nine Mile Lake Addition in the City of Tea. The plat does correspond with the Development Engineering plan. HDR reviewed and approved the plat. **Motion** by Boots, Second by Maag to approve the plat of Lots 1-9, Block 2, Lots 1-9, Block 3, Lots 1-9, Block 4, Lots 1-13, Block 5, Lots 1-13, Block 6, Lots 1-8, Block 7, Ninemile Lake Addition. All Members voted AYE.

K&J Warehouse Site Plan

Contractor: Chad Javers

Location: Lot 6, Block 5, Bakker Landing Addition

Zoning: Subarea C, Bakker Landing Planned Development District

Engineer: Ehrhart Griffin & Associates

The Board reviewed the site plan for construction a 20,000 square foot warehouse in the Bakker Landing Addition. The project site is in Subarea C of the Planned Development. The Contractor is requesting approval of the site plan to move forward with initial grading. The architectural plans will be submitted for review and approval later. HDR reviewed and approved the site plan based on the City's checklist requirements. No additional discussion took place. **Motion** by Maag, Second by Montileaux to approve the site plan as submitted. All Members voted AYE.

Plat: Lots 1B & 1C, Block 6, Boulder Addition, City of Tea, SD.

Owner: Caliber Homes

Surveyor: Midwest Land Surveying

Location: 5th & Granite Ave.

Zoning: R1 - Residential

The Board reviewed a replat of Lots 1B & 1C, Block 6, Boulder Addition for the sale of twin home lots. The Surveyor submitted a building exhibit showing existing conditions meeting all zoning requirements. HDR submitted the review checklist and approval. **Motion** by Venard, Second by Maag to approve the replat. All Members voted AYE.

Plat: Lots 1A, 2A, and 3A, Block 6, Spencer Heights Addition, City of Tea, SD.

Owner: Woody Hauser

Surveyor: Midwest Land Surveying

Zoning: R2 - Residential

Location: Tanner Ct.

The Board reviewed a replat of lots 1A, 2A, and 3A, Block 6, Spencer Heights Addition in the City of Tea. The Survey submitted a building exhibit to meet zoning compliance. The Board discussed the Tanner Court private drive and the need to show a 24' access easement. There was a note referencing the easement, but it should be shown for access to the proposed lots. HDR submitted approval and completed checklist. Not additional comments were addressed. **Motion** by Montileaux, Second by Boots to approve with plat with an access easement shown as Tanner Court. All Members voted AYE.

Inspection Sheets: The Board reviewed, and signed inspection sheets submitted by Inspectors Tim Odland and Steve Robertson.

Other Business: None

MOTION by Venard, Second by Maag to adjourn at 6:10 p.m. All Members voted AYE.

Joe Munson – Zoning Board President

ATTEST:

Kevin Nissen – Zoning Administrator

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