

**City of Tea  
Planning & Zoning Meeting  
June 25<sup>th</sup>, 2019  
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held June 25<sup>th</sup>, 2019 at 5:30 p.m. President Joe Munson called the meeting to order at 5:31 p.m. with the following members present: Bob Venard, Stan Montileaux, Rick Baker and Barry Maag. Also present were Kevin Nissen, Planning and Zoning Administrator, Patrick Andrews, SECOG and Brian Eiesland, HDR Engineering.

**Agenda: Motion** by Maag, Second by Baker to approve the June 25<sup>th</sup>, 2019 agenda. All Members voted AYE.

**Minutes: Motion** by Maag, Second by Baker to approve the June 11<sup>th</sup>, 2019 minutes. All Members voted AYE.

**Public Comment:** None

**7:15 CUP #19-02 Public Hearing – Home Business, Daycare**

**Owner:** Abby Ahrendt

**Address:** 900 E. 1<sup>st</sup> Street

The Board reviewed the application for a Conditional Use Permit for a home daycare located at 900 E. 1<sup>st</sup> Street. Abby plans to be certified with the State. Upon inspection of the home, the driveway provides adequate space for safe drop-off and pick-up. The rear yard is fenced. **Motion** by Montileaux, Second by Venard to approve the CUP for a home business located at 900 E. 1<sup>st</sup> Street. All Members voted AYE.

**Tea Area Bus Barn and Industrial Arts Site Plan**

**Location:** Tea Area High School

**Architect:** Koch Hazard Architects

**Engineer:** Stockwell Engineers

The Board review the site plan to construct a 32,000 sf bus barn and Industrial Arts work shop. The bus barn will make up approximately 20,000 sf. Water service will be extended from Brian Street and sewer will come off the main in 468<sup>th</sup>. The drainage is a concern as the school continues to expand. Stockwell submitted a drainage assessment of the project and determined the addition of the new building would not increase runoff for a 5 & 100 year rain events. HDR is reviewing the information. The Board did request no downspouts be located on the north side of the building to avoid pushing water onto the lots to the north. The city should work with the school to construct a regional detention facility on the northwest corner of the school property. The site would retain High Pointe runoff and future school parking and high school additions. Also, it should be oversized to protect 468<sup>th</sup> and the wetlands to the west. Also, a landscape screen is shown on the north side to soften the appearance of the metal building. **Motion** by Venard, Second by Baker to approve the site plan contingent upon final approval by HDR Engineering. All Members voted AYE.

**Tea Area Bus Barn and Industrial Arts Building Plans**

**Location:** Tea Area High School

**Architect:** Koch Hazard Architects

The building plans were sent to Codeworks for review. Codeworks redlined the 1-hr firewalls within the bus barn to 2-hour walls. A second exit is needed in the east bay and exit lights required. Codeworks did not require a sprinkler system until the time the mezzanine is constructed based on his definition of a woodwork facility. Board Member Barry Maag indicted during the meeting a shop area over 2500 sf requires a sprinkler system. The fine dust created within wood working shops can be hazardous. The plans show two sawdust receptors. Codeworks does not interpret this facility has a wood working shop however, a sprinkler system is required when the Mezzanine constructed. **Motion** by Baker, Second by Montileaux to approve the building plans contingent upon final approval 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.

**Harvard Integrations Gravel Parking Lot**

**Engineer:** KLJ

The Board reviewed the plans to add a parking lot west of the existing building. The increased gravel surface will take water to the west and not increase flows in the DeGeest basin. HDR completed a quick review of the drainage.

**Revised Tea Zoning Ordinance**

The Board reviewed a draft zoning ordinance submitted by SECOG. Patrick Andrews was present to discuss the changes. The Board focused on the residential district. The draft zoning ordinance adds another commercial district. There was a lengthy discussion on the uses. The Board will discuss the commercial districts at the next meeting.

**Inspection Sheets**

No Inspection sheets were submitted for review.

**Other Business:**

No other business discussed.

**MOTION** by Baker, Second by Montileaux to adjourn at 6:45 p.m. All Members voted AYE.

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Joe Munson, Zoning Board President

ATTEST:

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Kevin Nissen – Zoning Administrator

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