

**City of Tea
Planning & Zoning Meeting
March 10, 2021
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held March 10th, 2021 at 5:30 p.m. President Joe Munson called the meeting to order at 5:34 p.m. with the following members present; Stan Montileaux, Bob Venard, Barry Maag, Todd Boots. Also present were Kevin Nissen, Planning and Zoning Administrator and Cody Woessner, HDR Engineering.

Agenda: Motion by Venard, Second by Montileaux to approve the March 10th, 2021 agenda. All Members voted AYE.

Minutes: Motion by Maag, Second by Venard to approve the February 9th, 2021 minutes. All Members voted AYE.

Public Comment: None

Plat: Lots 1, 1A, 2, 2A 3, 3A, Block 1, Ma's & Pa's Addition, City of Tea, SD

Owner: Herman Otten

Zoning: AG

Surveyor: Midwest Land Surveying

The Board reviewed the plat Lots 1, 1A, 2, 2A 3, 3A, Block 1, Ma's & Pa's Addition in the City of Tea. The plat was reviewed and approved by HDR and corresponds with the subdivision plans. **Motion** by Boots, Second by Montileaux to approve the plat. All Members voted AYE.

5:40 Rezone Public Hearing – Lots 1, 1A, 2, 2A 3, 3A, Block 1, Ma's & Pa's Addition, City of Tea from AG - Agriculture to R1-Residential District.

Location: W. Maple Ave.

Owner: Herman Otten

The Board held a public hearing to rezone Lots 1, 1A, 2, 2A 3, 3A, Block 1, Ma's & Pa's Addition from AG – Agriculture to R1 – Residential. The Development Engineering Plans show single family residential use which corresponds with the Future Land-use Plan. **Motion** by Maag, Second by Montileaux to recommend approval of the rezone to the City Council. All Members voted AYE.

Plat: Lot 1, Block 1, Boulder Addition, City of Tea, SD

Owner: Harr & Lemme

Zoning: GB – General Business Commercial

Surveyor: EGA Engineering

The Board reviewed the plat of Lot 1, Block 1, Boulder Addition for resale. The plat was reviewed and approved by HDR. **Motion** by Maag, Second by Venard to approve the plat. All Members voted AYE.

Dollar Fresh Site Plan & Building Permit #21-53

Owner: Hy-Vee Inc.

Zoning: GB – General Business Commercial

Civil Engineer: CEI Engineering & Assoc.

Architect: SGA Design Group

Location: 725 E. 1st Street (Lot 1, Block 1, Boulder Addition)

The Board reviewed the site plan for a 27,490 sf retail store located in the Boulder Addition. The site plan meets all zoning requirements for setback, parking, screening and landscaping. The Board discussed the detention/wetland area and the need to show elevations for an outflow structure. HDR was going to look at the Final Development Plan to determine the size. The project Engineer submitted a drainage study for the lot. The Site Plan Checklist was completed and approved by HDR. The Arch Stamped building plans were reviewed by the Board and Codeworks for code compliance. The building plans were approved based on the 2015 IBC codes. **Motion** by Maag, Second by Montileaux to approve the site plan and building permit 21-53. All Members voted AYE.

Advanced Auto Car Wash Site Plan and Building Permit #21-52 (Foundation Only)

Owner: Rick Kattenberg, Impact Construction

Engineer: DGR Engineering

Location: 800 Gateway Lane

Zoning: GB – General Business Commercial

The Board reviewed the site plan for a 4400 sf car wash located in the Gateway Addition. The site plan shows two access points onto Gateway Lane for in and out traffic with a loop to direct vehicles into one of 4 bays. The vacuum bays/parking stalls are in front. Motion by Venard, Second by Boots to approve the site plan and foundation building permit 21-52. All Members voted AYE.

Plat: Lot 1, Block 6, Bakker Landing Addition, City of Tea.

Surveyor: Infrastructure Design Group

Owner: Sundowner Investments

Zoning: PD – Planned Development

Location: Subarea C

The Board reviewed the plat of Lot 1, Block 6, Bakker Landing 1st Addition in conjunction with the Phase 3, Development Engineering Plans. The plat was reviewed and approved by HDR Engineering. Motion by Montileaux, Second by Maag to approve the plat of Lot 2, Block 8, Bakker Landing 1st Addition in the City of Tea. All Members voted AYE.

Auburn Apartments Site Plan

Location: Lot 3C, Block 1, Costello Addition (815 E. Prescott St.)

Engineer: EGA Engineering

Owner: Auburn, LLC

Zoning: R2 – Residential District

The Board reviewed the site plan to construct a 30-unit apartment building within the Costello Addition. The site is the final phase of development. Phase 1 consisted of six 8-Plex buildings (Prescott Apartments). The initial plan was to add four additional 8-plex building on this lot. The site plan shows water and sewer connects on Prescott Street. The interior drives will connect with the main access off Prescott St. The Site plan does meet all zoning requirements for parking, screening and landscaping. The Board discuss the drainage comments and plan. The increased runoff for this lot should tie into the existing detention pond located in phase 1. HDR will correspond with EGA on this issue. Motion by Venard, Second by Maag to table the site plan to address the drainage plan. All Members voted AYE.

Koch Insurance Site Plan and Building Permit #21-55 (Foundation only)

Location: 900 N. Main Ave.

Engineer: Norman Engineering

Contractor: Beck & Hofer Construction

Zoning: GB – General Business Commercial

The Board reviewed the site plan to construct a 3377sf office building at the corner of Main Ave and Brian Street. The main access is shared with the building to the north. All zoning requirements and checklist items have been reviewed and approved. The utilities are shown coming off Brian Street. A separate sprinkler line will supply fire protection. The floorplan and structure building plans were sent to Codeworks for review and approval of a foundation permit. We are waiting for the mechanical, plumbing and electrical plans to issue the final permit. Motion by Boots, Second by Venard to approve the site plan and building permit 21-55. All Members voted AYE.

King Contractor Shops Site Plan

Owner: Cypress Risk Management

Engineer: EGA

Location: 2020 E. Industrial Street

Zoning: Subarea C – Bakker Landing Planned Development

The Board reviewed the site plan for two 18,000 sf building in the Bakker Landing Addition. The Occupancy use is Contractor Shops. The site plan indicates parking in front of each unit. Zoning requires a minimum 1 space per 2 employees. The site plan shows 61 outside stalls or roughly 3 spots per unit or six employees. The Board discussed the dumpster requirements and requested a dumpster location be shown on the plans. Individual dumpsters stored in each unit as specified on the plans, will not work in this case. It will be difficult to maneuver a large truck within the complex to

pick up small dumpsters. The Board requires a screened dumpster location shown in front of the site. The Board had a lengthy discussion on the water service tying into the hydrant service and not the water main. The Board requires the water service tie into the 8" water main. A 2" water service should be shown. The drainage plan shows surface runoff collected on site and piped to the drainage easement. The landscape plan shows increased planting in front of both buildings. All site plan checklists have been reviewed and approved by HDR. Motion by Maag, Second by Venard to approve the site plan for Contractor shops in the Bakker Landing Addition. All Members voted AYE.

Pinnacle Estates Addition Phase 2 Construction Plans

Developer: Kelly Nielson

Engineer: Design & Development Engineering

The Board reviewed the phase 2 Pinnacle Estates Construction Plans. HDR has the final approval on all Development Construction plans.

Other Business

Board Member Boots informed the Board of the HBA Community Tour on May 20th. The tour will include the City of Tea.

Inspection Sheets. The Board reviewed inspections sheets submitted by Building Inspector, Tim Odland.

MOTION by Venard, Second by Boots to adjourn at 7:16 p.m. All Members voted AYE.

Joe Munson – Zoning Board President

ATTEST:

Kevin Nissen – Zoning Administrator

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