

**City of Tea**  
**Planning & Zoning Meeting**  
**March 14<sup>th</sup>, 2023**  
**Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held March 14<sup>th</sup>, 2023, at 5:30 p.m. Vice-President Todd Boots called the meeting to order at 5:32 p.m. with the following members present; Stan Montileaux, Barry Maag and Bob Venard. Joe Munson was absent. Also present was Kevin Nissen, Planning and Zoning Administrator.

**Agenda: Motion** by Venard, Second by Maag to approve the March 14<sup>th</sup>, 2023 agenda. All Members voted AYE.

**Minutes: Motion** by Venard, Second by Montileaux to approve the February 14<sup>th</sup>, 2023 minutes. All Members voted AYE.

**Consent Agenda:**

**Motion** by Maag, Second by Montileaux to approve the following consent agenda items.

1. Plat of Tracts 35, 36, and 37, Landmark Industrial Park Addition, City of Tea.
2. Plat of Lot 11, Block 2, Bakker Landing 1<sup>st</sup> Addition, City of Tea.
3. Plat of Lots 9-12, Block 1, Lots 1, 2, 13, 14, 15, 16 and 17, Block 2, Lots 1-15, Block 3, Lots 1-6, Block 4, GC Estates Addition, City of Tea.
4. Plat of Lots 1A, 2B, 2A, 2B, 3A, 3B, Block 5, Boulder Addition, City of Tea.
5. Plat of 4A, 5A, and 6A, Block 4, Nine Mile Lake Addition, City of Tea.
6. Plat of Lots 17 & 18, Block 4, and Lot 2, Block 10, Pinnacle Estates Addition, City of Tea.
7. Plat of 3A & 3B, Block 8, Bakker Landing 1<sup>st</sup> Addition, City of Tea.

All Members voted AYE.

**Public Comment:** None

**Embrace Church Site and Building Plans**

**Architect:** Arise Architecture

**Engineer:** McLaury Engineering

**General Contractor:** RCM Construction

**Location:** 300 N. Heritage Parkway

The Board reviewed the site plan to construct a new facility consisting of 586 seat sanctuary, K-6 athletic center and classrooms and offices. McLaury Engineering completed the site plan checklist and was approved by HDR Engineering. A second access was granted to allow better traffic flow. The access aligns with the access across the street. Future parking spaces are shown on the north side. Detention was planned with the development to the east of the lagoons. Utilities run along the back side of the lot and future connection shown. A fire hydrant will be moved along the parking lot for better access. Landscape, dumpster screening and signage requirements are approved. The building plans were reviewed by Lookout Plan & Code review. Redline comments were addressed and reviewed by Tom Paisley. **Motion** Montileaux, Second by Venard to approve the site plan for the Embrace Church. All Members voted AYE. **Motion** by Montileaux, Second by Maag to approve the building plans and permit for Embrace Church. All Members voted AYE.

### **Tea Area High School Addition Variance Application:**

**Architect:** Koch Hazard Architects

**Engineer:** Stockwell

**General Contractor:** Jans Corporation

**Location:** 500 W. Brian Street

The Board reviewed an application for a variance on the height in a residential district. The maximum height in R1-Residential is 35 feet. The auditorium will reach 52 feet at its highest point. The rest of the building is under the height requirement. **Motion** by Maag, Second by Venard to recommend approval to the City Council. All Members voted AYE.

### **Tea Area High School Addition site and building plans:**

**Architect:** Koch Hazard Architects

**Engineer:** Stockwell

**General Contractor:** Jans Corporation

**Location:** 500 W. Brian Street

The P&Z Board reviewed the Site Plan to construct a new addition onto the High School consisting of classrooms, theater with balcony seating – Total seating 1195, and gym area with seating.

Stockwell revised the site plan to include a grass swale along the east side property line. The drainage will be collected in storm sewer. The school plans to meet with adjacent landowners prior to construction.

The building plans were reviewed by Lookout Plan & Code review. Redline comments were addressed and reviewed by Tom Paisley. **Motion** by Maag, Second by Montileaux to approved the building plans and BP 23-20. All Members voted AYE.

### **Thornton Flooring Building Plans (Foundation approved 9/12/22)**

**Architect:** RSA Architectural and Design

**Engineer:** Norman Engineering

**General Contactor:** Jans Corporation

**Location:** 2300 N. Bakker Landing Avenue

The Board reviewed the building plans for a 99,892sf show room and warehouse in the Bakker Landing Addition. The structural and site plan were approved in September. The Architect submitted the remaining plans to Lookout Plan & Code review. Redline comments were addressed and approved by Tom Paisley. Motion Venard, Second by Maag to approve the building plans and permit 22-304. All Members voted AYE.

### **Mueller Development Concept Plan**

Location: Gateway and Sundowner

Engineer: Norman Engineering

The Board reviewed the concept to develop the Mueller section at Sundowner and Gateway Boulevard. The Future Land-use Plan indicates regional commercial and business park uses with larger scale retail and entertainment typically located along high traffic corridors serving the community and customers outside of Tea. Access will be limited off Sundowner and Gateway Boulevard.

### **K&J Contractor Shops Site Plan**

Engineer: EGA Engineering

Location: 2015 Merchant Street

Contractor: Javers Construction

The Board review the site plan to construct an 18,990sf building in the Bakker Landing Addition. The floor plan indicates subdividing the building into 4 units. HDR Engineering submitted a recommendation to approve based on the completion of the site plan checklist. **Motion** by Maag, Second by Venard to approve the site plan for a new construction in Bakker Landing Addition. All Members voted AYE.

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

**Other Business: None**

**MOTION** by Venard, Second by Maag to adjourn at 6:16 p.m. All Members voted AYE.

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Todd Boots – Zoning Board Vice-President

ATTEST:

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