

**City of Tea
Planning & Zoning Meeting
May 10th, 2022
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held May 10th, 2022, at 5:30 p.m. Vice-President Todd Boots called the meeting to order at 5:33 p.m. with the following members present; Stan Montileaux, Barry Maag, and Bob Venard. Joe Munson was absent. Also present were Kevin Nissen, Planning and Zoning Administrator and Ben Scholtz, City Engineer.

Agenda: Motion by Maag, Second by Venard to approve the May 10th, 2022 agenda. All Members voted AYE.

Minutes: Motion by Boots, Second by Maag to approve the April 12th, 2022 minutes. All Members voted AYE.

Public Comment: None

Plat: Tract 6, Bakker Landing 1st Addition, City of Tea, SD.

Engineer: Infrastructure Design Group

Owner: Sundowner Investments

Zone: AG – Agriculture/Rural Service District

The Board reviewed a plat of Tract 6, Bakker Landing 1st Addition in the City of Tea. The 84.25 acre tract is the final phase of the development which includes frontage along 85th Street and future I-29 interchange. The proposed zoning is PD – Planned Development District. The Sundowner Investment Group resubmitted a Bakker Landing Preliminary Development plan showing new street and utilities plans. HDR Engineering reviewed and approved the plat for development. **Motion** by Maag, Second Venard to approve the plat of Tract 6, Bakker Landing Addition in the City of Tea. All Members voted AYE.

5:40 Rezone Public Hearing – Tract 6, Bakker Landing 1st Addition, City of Tea from AG – Agriculture/Rural Service District to PD – Planned Development District.

Owner/Developer: Joel Ingle, Sundowner Investments

Engineer: Infrastructure Design Group

The Board held a public hearing to discuss the rezone of Tract 6, Bakker Landing 1st Addition in the City of Tea. The Bakker Landing Planned Development District is composed of four subareas. The revised subarea map utilizes Subarea B & D within this final phase. Both Subareas are geared to commercial and business park uses. No changes were made to the existing Bakker Landing Addition PD Regulations. **Motion** by Montileaux, Second by Maag to approve the rezone from Rural Service District to PD – Planned Development. All Members voted AYE.

Plat: Lot 10, Block 2, Bakker Landing 1st Addition, City of Tea, SD.

Engineer: Infrastructure Design Group

Owner: Sundowner Investments

Zone: PD – Planned Development District

Location – Venture Place &

The Board reviewed a plat of Lot 10, Block 2, Bakker Landing 1st Addition in the City of Tea. Lot is located east of Casey's General Store. Utilities were extended off Bakker Landing Avenue to this lot. The plat is for land sale and development. HDR submitted review comments and recommends approval. The City requested the private drive be named Venture Place. **Motion** by Maag, Second by Venard to approve the plat of Lot 10, Block 2, Bakker Landing 1st Addition in the City of Tea. All Members voted AYE.

Ruff Land Performance Kennels, Lots 5 & 6, Block 1, Hagedorn Industrial Park

Owner:

Location: 46987 & 46982 Mindy Street

Surveyor: JSA Engineering

Zoning: LI – Light Industrial District

The Board has a short discussion on a site plan for a 14,425 addition onto the Ruff Land Performance Kennels building in the Hagedorn Industrial Park. The plan has not been reviewed by HDR Engineering. The Board tabled the site plan until the site plan checklist items have been addressed.

Inspection Sheets. The Board reviewed and signed the inspections sheets submitted by Inspectors Tim Odland and Steve Robertson.

Other Business: None

MOTION by Venard, Second by Maag to adjourn at 6:04 p.m. All Members voted AYE.

Todd Boots – Zoning Board Vice-President

ATTEST:

Kevin Nissen – Zoning Administrator

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