

City of Tea
Planning & Zoning Meeting
May 11th, 2021
Tea City Hall

A regular meeting of the Tea Planning & Zoning Board was held May 11th, 2021 at 5:30 p.m. President Joe Munson called the meeting to order at 5:31 p.m. with the following members present; Stan Montileaux, Barry Maag, Bob Venard, Todd Boots. Also present was Kevin Nissen, Planning and Zoning Administrator.

Agenda: Motion by Boots, Second by Venard to approve the May 11th, 2021 agenda. All Members voted AYE.

Minutes: Motion by Venard, Second by Montileaux to approve the April 27th, 2021 minutes. All Members voted AYE.

Public Comment: None

5:35 CUP 21-03 Public Hearing: Home Daycare

Owner: Casandra Eimers

Name: Casandra's Little Hands Daycare

Location: 650 W. High Pointe Street

The Board held a public hearing to review the Condition Use application submitted by Casandra Eimers for a Home Daycare located at 650 W. High Pointe Street. Casandra is working through the process to become State certified. She plans to start small with 3-5 kids plus her own. Zoning does allow up to 12 kids including her own under the age of 6. The home was constructed in 2017 and does have a safe pickup and drop off area. The State will inspect the home and property prior to opening. The public commented on the lack of fence and a cattle yard with a barbwire fence behind the home. The Board discussed fencing with the owner. She does plan to put up a fence in the future but not at this time. No additional conditions were set. **Motion** by Boots, Second by Montileaux to approved CUP #21-03 with no conditions set. All Members voted AYE.

5:45 Rezone Public Hearing: Revision 2 Boulder Preliminary Plan

Developer: Boulder Development, LLC

Engineer: KLJ

Location: Tract 4, except Titan Add., City of Tea, SD

The Board reviewed the rezone application and zoning exhibit for Tract 4, Boulder Addition. The proposed zoning for the 42-acre tract is as follows: Approx. 33.97 acres R1 – Residential, 4.35 acres R2 – Residential and 3.83 NRC – Natural Resource Conservation. The Phase 3 Preliminary Development Plan wase revised to include increased detention and new street design. The proposed zoning does correspond with the Development plan. **Motion** by Montileaux, Second by Boots to approved Revision 2 Boulder Preliminary Plan. All Members voted AYE.

Gruen-Wald Engineering Building Addition 21-112

Engineer: Duane Boice

Location: 1101 N. Heritage Parkway

Contractor: Waldner Construction

The Board reviewed the building permit and plans for a 72 x 160 addition to the open-air storage building. The building does have a dry sprinkler system which will be expanded into this area. Codeworks reviewed and approved the addition. **Motion** by Venard, Second by Montileaux to approved BP #21- 112. All Members voted AYE.

Inspection Sheets. The Board reviewed the inspection sheets submitted by Building Inspector Tim Odland.

Other Business – Boots informed the Board the HBA will be touring the City of Tea on May 20th.

MOTION by Venard, Second by Boots to adjourn at 6:03 p.m. All Members voted AYE.

ATTEST:

Kevin Nissen – Zoning Administrator

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