

**City of Tea
Planning & Zoning Meeting
May 23rd, 2023
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held May 23rd, 2023, at 5:30 p.m. Vice-President Todd Boots called the meeting to order at 5:31 p.m. with the following members present; Stan Montileaux, Barry Maag, and Bob Venard. Also present was Kevin Nissen, Planning and Zoning Administrator. Joe Munson was absent.

Agenda: Motion by Maag, Second by Venard to approve the May 23rd, 2023 agenda. All Members voted AYE.

Minutes: Motion by Venard, Second by Maag to approve the May 9th, 2023 minutes. All Members voted AYE.

CUP 23-01 Public Hearing – Home Daycare, 2405 Lammers Ct.

Owner: Kristine Yttreness

Zoning: R1 – Residential

The Board reviewed the application for a Conditional Use Permit to start a home day care located at 2405 Lammers Court. The new construction home will be installing a sprinkler system, sod and a fence. Kristine informed the Board of her experience as a daycare provider in Sioux Falls for 6 years but doesn't intend to become State certified at this time. She plans to be open from 7am to 5pm daily. **Motion** by Venard, Second by Maag to approve the Conditional Use Permit for a home daycare business located at 2405 Lammers Ct. All Members voted AYE.

Lamar Sign Permit – 1920 E. Gateway Boulevard

Landowner: Richard Peters

Zoning: GB – General Business Commercial

Property Owner: Richard Peters

Owner: Lamar Signs

Zoning: GB-General Business Commercial

Conditional Use Permit: 22-06

The Board reviewed the building permit application and plans to construct an off-premise sign located at 1920 E. Gateway Boulevard. Basically, in front of the antique business and Big Dill. The CUP was approved in November 2022. All zoning requirements have been met. **Motion** by Maag, Second by Venard to approve the off-premise sign permit. All Members voted AYE.

Jeren Properties Building Plan & Foundation Permits

Builder: Jeren Homes

Location: 2000 & 2010 E. Manville Street, Landmark Industrial Park

Zoning: Lt. Industrial District

The Board reviewed the building plans for a contractor shop with eight units and a cold storage building with eleven units in the Landmark Industrial Park. The plans were reviewed and redline comments sent by Tom Paisley, Lookout Plan & Code Consulting. The owner is requesting a foundation permit to get started and the redline items are addressed. The site plan was reviewed and approved in 2022. At that time, the owner didn't petition to annex. An annexation agreement was signed and submitted to the City

Council for approval. **Motion** by Maag, Second by Venard to approve the foundation permits for both buildings. All Members voted AYE.

R&R Leasing Site Plan, 2005 Industrial Street

Engineer: EGA

Location: Lot 8, Block 3, Bakker Landing Addition

Contractor: Chad Javers Construction

The Board reviewed the revised site plan to construct Phase 1 buildings on Lot 8, Block 3, Bakker Landing Addition for Contractor Shops. The Board did not make a motion to approve until building plans were submitted.

RJ Wireless Site Plan, 2030 Industrial Street

Engineer: EGA

Location: Lot 10, Block 5, Bakker Landing Addition

Contractor: Chad Javers Construction

The Board reviewed the revised site plan to construct two buildings on Lot 10, Block 5, Bakker Landing Addition for Contractor Shops. The water line was increased to 2” and dumpster location was moved outside the front yard setback. The Board did not make a motion to approve until building plans were submitted.

Inspection Sheets: The Board reviewed inspection sheets submitted by Tim Odland, Tea Building Inspector and Steve Robertson, Mechanical Inspector.

Other Business: None

MOTION by Venard, Second by Maags to adjourn at 6:14 p.m. All Members voted AYE.

Todd Boots – Zoning Board Vice-President

ATTEST:

Kevin Nissen – Zoning Administrator
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