

**City of Tea
Planning & Zoning Meeting
May 24th, 2022
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held May 24th, 2022, at 5:30 p.m. President Joe Munson called the meeting to order at 5:32 p.m. with the following members present; Stan Montileaux, Todd Boots and Bob Venard. Barry Maag was absent. Also present were Mason Weidenbach, Planning and Zoning Assistance and Cody Woesner, City Engineer.

Agenda: Motion by Boots, Second by Venard to approve the May 24th, 2022 agenda. All Members voted AYE.

Minutes: Motion by Boots, Second by Venard to approve the May 10th, 2022 minutes. All Members voted AYE.

Public Comment: None

Atkins-Fritz Addition Concept Plan

Engineer: Design & Development Engineering

Owner/Developer: Woody Hauser

Location; Tract 2, Atkins Fritz Acres, 468th Avenue & Gateway Blvd.

The Board reviewed plans for a new residential development in the City of Tea. The proposed residential uses will be a mix single family homes, twin homes and some 4-plex lots on the north end along Gateway Boulevard. The Board discussed the drainage and need for detention. The City will work with the US Fish and Wildlife to improve the ditch drainage. The subdivision plan shows a drainage buffer from the existing homes along High Point Street. Titan Avenue will be extended north. No additional access is shown on 468th Avenue. The City Council will discuss the proposed plan on June 20 and Preliminary Plan public hearings are tentatively set for June 28th and July 5th.

Bakker Landing Development Engineering Plan Phase 3B

Engineer: Infrastructure Design Group

Developer: C-Lemme Companies

Zoning: PD – Planned Development District

The Board reviewed the final phase of the Bakker Landing Addition adjacent to I-29 and future 85th Street. This phase will complete the 267-acre development. The plan shows a revision to the street design to accommodate larger tract development. The drainage plan was revised addressing the wetlands and additional detention. The Board recommended a new street name for the east/west portion of Bakker Landing Avenue. HDR reviewed and approved the Bakker Landing Development Engineering Plans. Motion by Venard, Second by Montileaux to approve the Bakker Landing DEP. All Members voted AYE.

Other Business: None

MOTION by Montileaux, Second by Boots to adjourn at 5:55 p.m. All Members voted AYE.

Joe Munson – Zoning Board President

ATTEST:

Kevin Nissen – Zoning Administrator

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