

**City of Tea  
Planning & Zoning Meeting  
May 25<sup>th</sup>, 2021  
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held May 25<sup>th</sup>, 2021, at 5:30 p.m. President Joe Munson called the meeting to order at 5:34 p.m. with the following members present; Stan Montileaux, Barry Maag, Bob Venard, Todd Boots. Also present were Kevin Nissen, Planning and Zoning Administrator and Mason Weidenbach, Planning Intern.

**Agenda: Motion** by Venard, Second by Maag to approve the May 25<sup>th</sup>, 2021, agenda. All Members voted AYE.

**Minutes: Motion** by Boots, Second by Montileaux to approve the May 11<sup>th</sup>, 2021, minutes. All Members voted AYE.

**Public Comment: None**

**5:35 CUP 21-04 On-Sale Alcoholic Beverage Establishment**

**Owner: Jaymie Zoss**

**Name: Valkyrie and the Beast, Escape Rooms and Axe Throwing**

**Location: 315 Heritage Parkway**

The Board held a public hearing to review the Condition Use application for an on-sale Alcoholic Beverage establishment within 500 feet of a church. GB-General Business Commercial District requires a CUP for On/off Sale Alcoholic Beverage Establishments. We have a setback requirement of 500 feet from a church or school. The owner submitted a business description with the primary focus on Escape Rooms and Axe throwing but will be applying for a Malt Beverage License. The beer sales will be a secondary use to the planned activities. A floor plan was submitted showing two escape rooms and three axe throwing lanes. I did receive a call from Rising Hope Counseling questioning the CUP notice. They did not attend the meeting. The owner did discuss parking with the adjacent businesses and since their hours are primarily after 5, they did not have a problem with the use. There are 22 parking spaces available. A mutual parking agreement may need to be established if parking becomes an issue.

The Board questioned the need for sprinkler based on the change in use and size of the building exceeding 5000sf. I requested a scaled floor plan to determine the occupancy load and whether it becomes a Group A2 or B. A Group B occupancy has an occupancy load of less than 50 and no need for increased fire protection. The Owner estimates a maximum occupancy of 25. The City of Tea utilizes the Sioux Falls Building Code amendments but escape rooms are not addressed in the current code. They are the new version. Sioux Falls determines the max occupancy as the total number of players for each room and not the footage. Tim Odland is working with the owner for code compliance. Plans will need to be reviewed by Codeworks. A scaled drawing is required for the building permit and approval. **Motion** by Maag, Second by Montileaux to approve CUP 21-05 located at 315 Heritage Parkway. All Members voted AYE.

**Zooks Coffee Bar Interior Build 21-139**

**Contractor: Olsen Development**

**Owner: Linda Kokenge**

**Location: 815 Gateway Lane - Suite 1**

The Board reviewed the building plans for a restaurant located at 815 Gateway Lane and in the front portion of the Daycare center. The 1500sf restaurant will have a drive-up lane and inside dining. The building does have a sprinkler system and plans were reviewed by Codeworks. The interior building is projected to cost \$60,000. **Motion** by Venard, Second by Maag to approved BP #21-139. All Members voted AYE.

**Coffee Kiosk Site Plan – 306 E. 1<sup>st</sup> Street**

**Owner: Jennifer McNaughton**

**Location: 306 E. 1<sup>st</sup> Street (1<sup>st</sup> Street Storage)**

The Board discussed the location of a coffee Kiosk in front of the 1<sup>st</sup> Street Storage Units. The structure doesn't require water or sewer connection and treated as an accessory structure on the lot. The setback is 25 feet from the front property line. The owner submitted a site plan showing the location and potential traffic model utilizing both entrances. The Board did discuss the gravel lot and increased traffic tracking gravel onto the street as a concern but did not require any improvements. No additional concerns were discussed.

**Absolute Water Proofing & Concrete Site and Building Plans 21-140**

Contact: Brett Goeden

Engineer: Design & Development Engineering

**Location:** 200 E. Lipton Ave (Carl Soukup Addition)

**Zone:** Lt. Industrial

The Board reviewed the site plan and office building plans for a 10,500 building in the Carl Soukup Addition.

The site plan checklist was completed and approved by HDR Engineer. The utilities will come off Lipton Street. Drainage is detained in the southern part of the development. The plan does show a fenced in storage area for materials. The storage yard requirement is a dustless surface such as asphalt millings or rock. The building plans were sent to Codeworks for review. The floorplan is primarily work truck storage with an office and restroom. The foundation and structural plans were approved with an additional egress door in the back for the building. The plan was corrected. Since the last P&Z meeting the owner has submitted the Electrical, Plumbing and Mechanical plans. They were sent to Codeworks for review. **Motion** by Boots, Second by Maag to approve BP 21-140. All Members voted AYE.

**Plat: Lot 1 of Tract B, Block 6, Zelmer 1<sup>st</sup> Addition, City of Tea, SD.**

**Owner:** TAO Management, LLC

**Surveyor:** Sayre Associates

**Location:** Between Ace Hardware and Get-n-Go

**Zone:** GB – General Business Commercial

The Board reviewed the plat of 1.045 acres of land sale. The property is zoned GB – General Business Commercial and does comply with the lot requirements for the district. The plat was reviewed by HDR and recommends approval. **Motion** by Maag, Second by Venard to approve the plat Lot 1 of Tract B, Block 6, Zelmers 1<sup>st</sup> Addition in the City of Tea. All Members voted AYE.

**Plat: Lot 12, Block 5, Evertt’s Place Addition, City of Tea, SD.**

Owner: Herman Otten

Surveyor: Midwest Land Surveying

Zone: R1 - Residential

The Board reviewed the plan for a single-family residential lot located in Evertt’s Place Addition. The plat corresponds with the Development Engineering Plans and reviewed by HDR. **Motion** by Boots, Second by Montileaux to approve the plat of Lot 12, Block 5, Evertt’s Place Addition in the City of Tea. All Members voted AYE.

**Draft Medical Cannabis Ordinance**

The Board reviewed the setbacks and zoning districts for the medical cannabis uses. The Board will review the ordinance for discussion at the next meeting.

**Inspection Sheets.** None

**Other Business** – Nissen proposed to move the June meetings back one week to off-set the City Council meeting dates. The Board agreed with the recommended changes. The meetings will be on June 15<sup>th</sup> and June 29<sup>th</sup>.

**MOTION** by Maag, Second by Venard to adjourn at 6:41 p.m. All Members voted AYE.

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Joe Munson – Zoning Board President

ATTEST:

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Kevin Nissen – Zoning Administrator

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