

**City of Tea  
Planning & Zoning Meeting  
May 9<sup>th</sup>, 2023  
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held May 9<sup>th</sup>, 2023, at 5:30 p.m. President Joe Munson called the meeting to order at 5:39 p.m. with the following members present; Stan Montileaux, Barry Maag, Todd Boots and Bob Venard. Also present was Kevin Nissen, Planning and Zoning Administrator.

**Agenda: Motion** by Boots, Second by Montileaux to approve the May 9<sup>th</sup>, 2023 agenda. All Members voted AYE.

**Minutes: Motion** by Montileaux, Second by Montileaux to approve the April 25<sup>th</sup>, 2023 minutes. All Members voted AYE.

**Plat: Lots 3A & 3B, Block 8, Bakker Landing Addition**

Owner: Sundowner Investment

Engineer: Infrastructure Design Group

Location: Investment & Bakker Landing Avenue

The Board reviewed the replat of Lots 3A & 3B, Block 8, Bakker Landing Addition. The plat was revised to adjust Lot 3A to six acres. HDR reviewed and approved the revised plat. **Motion** by Boots, Second by Maag to approve the replat of Lots 3A & 3B, Block 8, Bakker Landing Addition. All Members voted AYE.

**Plat: Tract 1, Ron Mueller Addition**

Owner: Ron Mueller

Surveyor: Midwest Land Surveying

Location: Gateway Boulevard & Sundowner Ave.

The Board reviewed the plat of Tract 1, Ron Mueller Addition for land sale. The 61.20-acre tract is under contract with closing later this month. The next step is to begin the subdivision development process. **Motion** by Maag, Second by Montileaux to approve the plat contingent upon HDR's final approval. All Members voted AYE.

**Lamar Sign Permit – 1920 E. Gateway Boulevard**

Landowner: Richard Peters

Zoning: GB – General Business Commercial

The Board reviewed the plans for an off-premise sign located at 1920 Gateway Boulevard. The proposed sign is 210sf and 30 feet tall. The zoning requirements are a maximum of 288sf and 40 feet tall. CUP #22-06 was approved for the location last fall. The Board discussed the plans submitted for the project and requested new construction plans prior to approval. **Motion** by Boots, Second by Maag to deny the plans and permit for an off-premise sign at 1920 Gateway Boulevard. All Members voted AYE.

**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 site plan to construction two buildings on Lot 10, Block 5, Bakker Landing Addition for Contractor Shops. The utility plan indicates a 1-inch water main off Industrial Street. The

Board recommends at least a 2" service. The Board took no action until HDR review comments are addressed.

**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 Boots to adjourn at 6:00 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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