

**City of Tea  
Planning & Zoning Meeting  
May 14, 2019  
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held May 14, 2019 at 5:30 p.m. President Joe Munson called the meeting to order at 5:32 p.m. with the following members present: Bob Venard Stan Montileaux, Rick Baker and Barry Maag. Also present was Kevin Nissen, Planning and Zoning Admin.

**Agenda: Motion** by Baker, Second by Montileaux to approve the May 14<sup>th</sup>, 2019 agenda. All Members voted AYE.

**Minutes: Motion** by Baker, Second by Venard to approve the April 23<sup>rd</sup>, 2019 minutes. All Members voted AYE.

**Public Comment:** None

**Resolution for Tax Incremental District Plan #1** – Tract 1A and Lots 1-3, Block 1, Bakker Landing 1<sup>st</sup> Addition, an addition in government lots 1 & 2 of the NW ¼ and Government lots 1 & 2 of the SW ¼ of Section 19, T100N, R50W, Lincoln County.

Toby Morris, Dougherty & Company, LLC was present to discuss the Tax Increment Finance District #1 and Developer's Agreement with the Board. The TIF District is the first in Tea and located in the Bakker Landing Addition along I-29 and Hwy 106. The District is within the Harrisburg School District. **Motion** by Maag, Second by Montileaux to approved Tax Increment Finance District #1 and Developers Agreement. All Members voted AYE.

**Plat: Lot 5, Block 2, Gateway Park Addition, City of Tea.**

Surveyor: Sayre Associates

Location: Prescott & Heritage Parkway

Owner: Arlyn Olsen

Zone: Annexed as a Rural Service District – Zoned AG by Lincoln County.

The Board review the plat of Lot 5, Block 2, Gateway Park Addition. The lot corresponds with Phase 2, Gateway Park Development Engineering Plans. I've attached a copy of the Gateway DEP's for reference. HDR reviewed the plat and issued an approval letter. **Motion** by Baker, Second by Montileaux to approve the plat of Lot 5, Block 2, Gateway Park Addition, City of Tea. All Members voted AYE.

**5:45 Rezone Public Hearing –Rezone Lot 5, Block 2, Gateway Park Addition from AG – Agriculture to GB – General Business District.**

Surveyor: Sayre Associates

Location: Prescott & Heritage Parkway

Owner: Arlyn Olsen

Zone: Lincoln County zoning - AG

The Board reviewed the Rezone Application and exhibit showing the area for rezone. The property was annexed as a Rural Service District with Lincoln County AG zoning. The rezone will designate the lot as urban and will be required to pay annexation fees on 1.848 acres. The proposed zoning does correspond with the Gateway Preliminary Development Plan. The Board recommends approval of the rezone to GB - General Business Commercial District. **Motion** by Venard, Second by Maag to approve the rezone of Lot 5, Block 2, Gateway Park Addition in the City of Tea. All Members voted AYE.

**Plat: Lot 1, Block 2, Bakker Landing 1<sup>st</sup> Addition, City of Tea.**

Surveyor: Infrastructure Design Group

Location: Bakker Landing Ave.

Owner: Sundowner Investment

Zoning: Subarea B, Planned Development District

The Board reviewed the plat for Lot 1, Block 2, Bakker Landing 1<sup>st</sup> Addition in the City of Tea. The property is located within Subarea B and along I-29. The Plat is dividing Lot 2 as shown in Development Engineering Plans into small lots. The plat change does not require a revised DEP. **Motion** by Maag, Second by Baker to approve the plat of Lot 1, Block 2, Bakker Landing 1<sup>st</sup> Addition in the City of Tea. All Members voted AYE.

**Triad Construction Phase 2 Site Plan**

Engineer: Design & Development Engineering

Owner: James Wipf

Zoned: Industrial

Surveyor: Midwest Land Surveying

Location: Lot 6A, Block 3, Hagedorn Industrial Park

The Board reviewed the site plan for a 3500 sf Contractor shop located on Monty Street in the Hagedorn Industrial park. The lot was recently re-platted into Lots 6A and 6B. Water and Sewer mains are not in this portion of Monty Street. A holding tank is planned in front of the building. Mutual access easement was approved with the plat and shown on the site plan. Landscaping and parking requirements are based off Tea's zoning ordinance. **Motion** by Montileaux, Second by Maag to recommend approval to Lincoln County. All Members voted AYE,

**Frito-Lay Building Addition Site Plan**

Engineer: Design & Development Engineering

Owner: Leon Beckman

Zoned: Industrial

Surveyor: Midwest Land Surveying

Location: Lot 6A, Block 3, Hagedorn Industrial Park

The Board reviewed the site plan for a 4800 sf building addition located on Mindy Street in the Hagedorn Industrial park for warehouse space. Also, a 1650 sf maintenance building is shown on the corner of the property. Water and sewer mains are located within the street. A holding tank is planned along Mindy Street. Mutual access easement was approved with the plat and shown on the site plan. Landscaping and parking requirements are based off Tea's zoning ordinance. **Motion** by Baker, Second by Venard to recommend approval to Lincoln County for the Frito-Lay site plan. All Members voted AYE.

**Revised Heritage Preliminary Development Plan**

Engineer: JSA Engineering

Owner: Mike Runge

The Board reviewed the Revised Heritage Preliminary Development Plans to enlarge the lake/detention area to approximately 5 acres. The street layout also changed with the addition of Mary Moore Circle. The lot design, drainage and utility plans were updated and submitted for approval. The recommendation from the Board is to approve the Revised Heritage Preliminary Development Plan. JSA submitted revised DEP's and Phase 1 Construction plans to HDR for approval. **Motion** by Maag, Second by Venard to approve the Revised Heritage Preliminary Development Plan. All Members voted AYE.

**Inspection Sheets**

No Inspection sheets were submitted for review.

**Other Business:**

Nissen handed out a draft Tea Zoning Ordinance for review at the next meeting. HDR will be sending letters to Developers for erosion control requirements.

**MOTION** by Baker, Second by Montileaux to adjourn at 6:55 p.m. All Members voted AYE.

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Joe Munson, Zoning Board President

ATTEST: