

**City of Tea
Planning & Zoning Meeting
May 28th, 2019
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held May 28, 2019 at 5:30 p.m. President Joe Munson called the meeting to order at 5:30 p.m. with the following members present: Bob Venard, Stan Montileaux, Rick Baker and Barry Maag. Also present were Kevin Nissen, Planning and Zoning Administrator and Brian Eiesland, HDR Engineering.

Agenda: Motion by Baker, Second by Venard to approve the May 28th, 2019 agenda. All Members voted AYE.

Minutes: Motion by Maag, Second by Venard to approve the May 14th, 2019 minutes. All Members voted AYE.

Public Comment: None

Tea Area Bus Barn/Industrial Arts Building

Architect: Koch Hazard

Engineer: Stockwell Engineers

Location: North High School Lot

The Board reviewed the initial site plan and building plans for a bus barn and industrial arts building located just west of the existing ball diamonds at the High School. Plans were sent to Codeworks for comments. The Board recommended looking at drainage off the building and direct runoff towards the west and future detention site. There have been some issues along the north property line. The plan shows landscape screening on the north side. Dave St. Pierre submitted code review comments. The size and use of the building as submitted does require a sprinkler system. Koch Hazard submitted a revised plan limiting the fire areas to less than 5000 sf. Final Plans will be submitted to Code Works for approval. HDR reviewed the site plan and submitted comments to address.

Plat: Lot 22, Block 1, Artisan Addition, City of Tea.

Surveyor: Midwest Land Surveying

Location: Heritage and 1st Street

Owner: Carl Soukup

Zoning: GB – General Business Commercial

The Board reviewed the plat for Lot 22, Block 1, Artisan Addition in the City of Tea. The north 4 acres is platted for resale. The access lines up with Figzel Court. **Motion** Baker, Second by Montileaux to approve the replat of Lot 22, Block 1, Artisan Addition in Tea. All Members voted AYE.

Revised Tea Zoning Ordinance

The Board reviewed a draft zoning ordinance submitted by SECOG. Patrick Andrews was present to discuss the changes. The Board focused on the residential district. The draft zoning ordinance adds another residential district. There was a lengthy discussion on the residential uses and lot sizes. The Board will continue discussions at the next meeting.

Inspection Sheets

No Inspection sheets were submitted for review.

Other Business:

No other business discussed.

MOTION by Montileaux, Second by Venard to adjourn at 6:53 p.m. All Members voted AYE.

Joe Munson, Zoning Board President

ATTEST:

Kevin Nissen – Zoning Administrator

Published at the approximate cost of \$_____