

**City of Tea
Planning & Zoning Meeting
November 9, 2021
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held November 9, 2021, at 5:30 p.m. President Joe Munson called the meeting to order at 5:31 p.m. with the following members present; Stan Montileaux, Bob Venard, Todd Boots and Barry Maag. Also present was Kevin Nissen, Planning and Zoning Administrator and student intern Derek Venhuizen.

Agenda: Motion by Venard, Second by Maag to approve the November 9, 2021, agenda. All Members voted AYE.

Minutes: Motion by Montileaux, Second by Maag to approve the October 12, 2021, minutes. All Members voted AYE.

Public Comment: None

Plat: Lots 1-7, Block 8, Lots 1-13, Block 5, Lot 3, Block 2, Lots 1-20 and 28, Block 4, Boulder Addition, City of Tea.

Surveyor: KLJ

Owner: Boulder Development, Dan Lemme

The Board reviewed the plat for the next phase of the Boulder Addition. The plat does correspond with the revised Boulder Development Plan. HDR Engineering submitted review comments and had a couple corrections.

Motion by Boots, Second by Montileaux to approve the plat of Lots 1-7, Block 8, Lots 1-13, Block 5, Lot 3, Block 2, Lots 1-20 and 28, Block 4, Boulder Addition in the City of Tea. All Members voted AYE.

Plat: Lots 3-5, Block 6, Lots 1-6, Block 5, Bakker Landing Addition, City of Tea.

Surveyor: Infrastructure Design Group

Owner: Sundowner Investments

The Board reviewed the plat for lots in Subarea C of the Bakker Landing Addition Planned Development.

Subarea C was revised to include smaller tracts and added Merchant Street. The plat does correspond with the revised Boulder Development Plan. HDR Engineering submitted review comments and had a couple corrections.

Motion by Maag, Second by Venard to approve the plat of Lots 3-5, Block 6, Lots 1-6, Block 5, Bakker Landing Addition in the City of Tea. All Members voted AYE.

Ace Hardware Site Plan and Foundation Permit

Engineer: Willadsen Lund Engineer

Zoning: GB – General Business Commercial

Contractor/Architect: Jans Corporation

The Board reviewed the site and foundation plans for a new 16,500sf Ace Hardware Store located on Heritage Parkway. The existing building will stay but updated to match the new structure. The drainage plan will address the current ponding in the southwest corner and tie it into the storm sewer in Heritage. The zoning requirements for parking, landscape and building setbacks have been met. The utility shows a 2” domestic water line into the building. Board Member Maag indicated a fire sprinkler system is required for the size of building and height of stackable shelving. A separate line should be shown. The structural and foundation plans were sent to Codeworks for initial review and approval for a Foundation permit. The building isn’t planned for construction until February. Those plans will be sent for review and approval upon completion. **Motion** by Montileaux, Second by Boots to approve the site plan with HDR’s comments being addressed and moving forward with a foundation permit. All Members voted AYE.

Complete Fence Site Plan

Engineer: Design & Development Engineering

Location: 470th & 273rd

Zoning: AG – Lincoln County

The Board reviewed a site plan to construct a new business located at 27284 470th Street in Lincoln County. Complete Fence plans to build a 10,660sf building with parking in front. A large portion of the lot is in a flood risk area. The structure appears to be out of the risk area. Current utilities will be Lincoln County rural water and a holding tank which is in front of the building for future connection to city sewer. The Future Land-use Plan for this area shows commercial and is within the 2036-2045 growth area. Chairman Munson questioned the need for detention facility. Nissen will follow up with HDR on the drainage plan. **Motion** by Maag, Second by Montileaux to approve the site plan contingent upon the drainage requirements being addressed prior to submittal to Lincoln County. All Members voted AYE.

Nine Mile Lake Addition Development Engineering Plans

Engineer: JSA

Developer/Owner: Mike Runge

The Board reviewed the development engineering plans for the Nine Mile Lake Addition in the City of Tea. Phase 1 is shown as all single family residential on the south end of the development. Madison Street will act as the collector street and tie into Tea/Ellis Road. Sewer will come of the trunk line in the southeast corner of the development. A Floodplain Development Permit was issued for grading and utilities in the floodplain. HDR has final approval.

Inspection Sheets. The Board reviewed the inspection sheets submitted by Building Inspector Tim Odland and Mechanical Inspector Steve Robertson.

Other Business:

The Board discussed the need for fire sprinkler inspections. Nissen will research options with the City of Sioux Falls or the State.

MOTION by Montileaux, Second by Boots to adjourn at 6:30 p.m. All Members voted AYE.

Joe Munson – Zoning Board President

ATTEST:

Kevin Nissen – Zoning Administrator

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