

**City of Tea
Planning & Zoning Meeting
November 9th , 2022
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held November 9th, 2022, at 5:30 p.m. President Joe Munson called the meeting to order at 5:35 p.m. with the following members present; Stan Montileaux, Barry Maag and Bob Venard. Member Todd Boots was absent. Also present was Kevin Nissen, Planning and Zoning Administrator.

Agenda: Motion by Montileaux, Second by Maag to approve the November 9th, 2022 agenda. All Members voted AYE.

Minutes: Motion by Montileaux, Second by Maag to approve the October 11th, 2022 minutes. All Members voted AYE.

Public Comment: None

5:40 Public Hearing – Conditional Use Permit 22-06, Off Premise Sign

Applicant: Lamar Outdoor Advertising

Location: 1910 E. Gateway Boulevard (46992 271st St.)

Zoning: GB – General Business Commercial

The Board reviewed the application to for an Off-Premise sign located at 1910 E. Gateway Boulevard. The billboard will be two sided with digital and static sides. The height and size will meet the zoning requirements for off-premise signs. The Board discussed limiting the number of signs with the new zoning ordinance along this corridor into Tea. Setbacks could be established from each other. **Motion** by Montileaux, Second by Maag to approve the CUP 22-06. All Members voted AYE.

5:45 Public Hearing – Conditional Use Permit 22-07, Group Home Daycare

Location: 2430 N. Alberta Trail

Applicant: Brooke DeBoer

Zoning: R1 – Residential District

The Board reviewed the application for aa home daycare located at 2430 N. Alberta Trail. Brooke plans to have up to 12 children. She has 2 years daycare experience and doesn't plan to become State certified at this time. The hours of operation are from 7am to 5:30pm. The Board did discuss the need for a fence in the back yard due to the adjacent lake. The Owner indicated no outside play time will be allowed until the fence is constructed in the Spring. Motion by Montileaux, Second by Maag to approve the CUP with the fence installed in the Spring. All Members voted AYE.

Squealers Parking Lot Site Plan

Location: 840 Gateway Lane

Engineer: DGR Engineering

The Board reviewed the site plan for additional parking at Squealers. There was a lengthy discussion on the access onto Heritage Parking and the distance from the intersection and possible issues down the road. As the City continues to grow, the stacking at the turning lane could impact the access. However, the parking lot usage will be primarily after 5:00pm and not impacting the morning rush hour. The City Engineer recommended an agreement with the owner that the access could be removed if traffic becomes and issue at the new access point. **Motion** by Montileaux, Second by Venard to approved the site plan. All Members voted AYE.

Heritage Mixed-Use Commercial Building and Site Plan BP22-438

Location: 100 & 200 N. Heritage Parkway

Owner: Kelan Bludorn

Architect: Design Arc Group, LLC

Zoning: GB-General Business Commercial

The Board reviewed the site plan for both buildings and building plans for Phase 1 construction of a mixed-use commercial and residential development. The lower level is commercial in front and garages in the back for the upper level 1–3-bedroom apartments. There will be 30 units in phase 1. The stamped building plans were reviewed by Lookout Code and Plan Consulting for code compliance. HDR Engineering reviewed and approved the site plan requirements for Phase 1 & 2. HDR requested additional drainage calculations since Nine Mile Creek crosses at 1st Street. The detention facility for this subdivision, including the residential behind, is east of the lagoons. Additional screening was discussed on the east side of the parking lot to buffer the housing. **Motion** by Montileaux, Second by Venard to approve the site and building plans with the additional screening. All Members voted AYE.

Bakker Landing Strip Mall Site and Building Plan BP22-439

Location: Lot 10, Block 2, Bakker Landing Addition (108 Venture Place)

Zoning: Subarea A, Bakker Landing Planned Development

Engineer: Norman Engineering

Owner: Lloyd Companies

The Board reviewed the site and building plans for a strip mall located at 108 Venture Place or just east of Casey's General Store. The site plan shows a drive-up unit for a future Starbucks. The parking requirements included the spaces in the drive-up lane. The

The Dill Pickle Bar Building Permit

Location: 1920 Gateway Boulevard

Zoning: GB – General Business Commercial

The Board reviewed the building remodel plans for a 1380sf existing building located at 1920 E. Gateway Boulevard. The building is a change in use and is required to bring the structure to code based on the new occupancy. Building plans were submitted to Codeworks for review. The building owner plans to install the water and sewer mains to the structure in the spring. Currently, the building has a holding tank and Lincoln County rural water. Hard surface parking lot will be completed at the same time. **Motion** by Montileaux, Second by Venard to approve the building plans and permit for the Dill Pickle Bar. All Members voted AYE.

Plat of Lots 1A, 1B, 1C, 1D, 2A, 2B, 2C, 2D, Block 5, Pinnacle Estates Addition, City of Tea, SD.

Owner: Nielson Construction

Engineer: EGA

Zoning: PD – Pinnacle Estates Planned Development District

The Board reviewed the replat of 1A, 1B, 1C, 1D, 2A, 2B, 2C, 2D, Block 5, Pinnacle Estates Addition in the City of Tea for sale of the single family attached units. An exhibit was attached to the plat showing the new setbacks. The plat was reviewed by HDR and recommends approval. **Motion** by Venard, Second by Montileaux to approve the plat. All Members voted AYE.

Plat of Lots 4A, 4B, 5A, 5B, Block 5, Boulder Addition, City of Tea, SD.

Owner: Blair Jensen

Engineer/Surveyor: Midwest Land Surveying

Zoning: R1 - Residential

The Board reviewed the replat of lots 4A, 4B, 5A, 5B, Block 5, Boulder Addition in the City of Tea. The lots are being subdivided for sale of single family attached units. An exhibit was attached to the plat showing the new setbacks. The plat was reviewed by HDR and recommends approval. **Motion** by Venard, Second by Montileaux to approve the plat. All Members voted AYE.

Plat: Lot 10A, Block 5, Kerslake 2nd Addition, City of Tea, SD.

Location: Katie Road & Kerslake

Surveyor: Norman Engineering

Owner: East River Electric

The Board reviewed the replat of Lot 10A, Block 5, Kerslake 2nd Addition in the City of Tea. The lot is subdivided into two lots for sale. Lot 10 has an existing utility station on the lot. An exhibit was attached to the plat showing the existing lot. The plat was reviewed by HDR and recommends approval. **Motion** by Montileaux, Second by Venard to approve the plat of Lot 10A, Block 5, Kerslake 2nd Addition. All Members voted AYE.

Revised Tea Zoning Ordinance

Nissen handed out the zoning districts for review.

Inspection Sheets: The Board reviewed and sign the inspection sheets submitted by Tim Odland and Steve Robertson.

Other Business: None

MOTION by Venard, Second by Montileaux to adjourn at 6:29p.m. All Members voted AYE.

Joe Munson – Zoning Board President

ATTEST:

Kevin Nissen – Zoning Administrator
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