

**City of Tea
Planning & Zoning Meeting
November 5th, 2019
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held November 5th, 2019 at 5:30 p.m. President Joe Munson called the meeting to order at 5:34 p.m. with the following members present; Barry Maag, Bob Venard, Rick Baker and Stan Montileaux were present. Also present was Kevin Nissen, Planning and Zoning Administrator.

Agenda: Motion by Maag, Second by Montileaux to approve the November 5th, 2019 agenda. All Members voted AYE.

Minutes: Motion by Venard, Second by Maag to approve the October 8th, 2019 minutes. All Members voted AYE.

Public Comment: None

5:40 Public Hearing: Serenity Park Preliminary Plan

Development: Serenity Park Addition

Owner/Applicant: Kelly Nielson, Nielson Development, LLC

Location: East of Nine Mile Creek and north of future Brian Street.

Engineer: Design and Development Engineering

Zoned: PD – Planned Development

Total Development Area: 95.5 Acres, Density: 4.57 units/Acre

Proposed Multi-family Units:

Approx. 71 apartment units

4 Plex – 102 units

Town Home – 62 units

Proposed Single Family Homes:

55+ community - 47

Small lot homes – 39

Standard Lots – 116

Total Units: 437

The Board reviewed the Preliminary Development Plans for Serenity Park Addition. The development is zoned PD – Planned Development with standard R2 – Residential lots, small lot single-family, senior living and multi-family. The subarea along Co. Hwy 106 is zoned GB – General Business Commercial and a small subarea along Brian Street will become Neighborhood Commercial upon adoption of the Revised Zoning Ordinance. The Subarea PD requirements have been discussed and approved. The Board's primary discussion included drainage and open space dedication for future park areas. The Preliminary drainage plan does incorporate multiple detention areas throughout the development. Additional detention is planned on the corner of Kenley Street and Katie Avenue and will act as a private aesthetic feature for the development and maintained by the HOA. One of the challenges to developing this tract of land was the wetland issue. The Developer shows an expanded greenway along Nine Mile Creek and serve as wetland mitigation site. The area will also supply additional storage capacity for heavy rain events. HDR will review the detention drainage coefficients with the Tea Master Drainage Plan. The Board also discussed the open space dedication requirements. The density for the development is 437 total units which requires 5.83 acres of usable open space dedicated to the City. The Board agreed to apply credit for the greenway along the east side for future bike trails and connection to Co. Hwy 106. There was a lengthy discussion on the detention and small park area on the corner of Kenley and Katie Avenue. The useable space is small, and the detention isn't usable by the City for the highway project. If the City determines this space can improve the drainage for Hwy 106, credit could be utilized. At this point, the space will be private park and fountain. The Developer has approximately 2.96 acres to dedicate or cash in lieu. The payout for the remain acres is \$66,600. The Board recommends the Pinnacle Park become the main recreation facility for both subdivisions and the cash in lieu be applied to improvements. As development occurs east of the park, additional park land should be dedicated and expanding the Pinnacle park. HDR reviewed the preliminary development plans and submitted checklist comments to Dave Jibben, Design & Development Engineering. Plan changes have been submitted on 11/13/19. The Developer plans to install sewer from Brian Street within Phase 1. There will be a cost share with the City for oversizing. Brian Street extension may start in 2021. The City will have oversizing of the street, utilities and bike path. Also, there be additional costs for the Nine Mile Creek crossing. HDR will provide cost estimates. The Developers Agreement will be submitted with the Development Engineering Plans and Plat. The City requests a copy of the Private Drive Maintenance Agreement and

HOA. Motion by Maag, Second by Montileaux to recommend approval of the Serenity Preliminary Development Plan. All Members voted AYE.

Ma's and Pa's Development Engineering Plans

Owner/Developer: Herman Otten

Engineer: Design & Development Engineering

Location: Future W. Maple Street & Elsie Ave.

The Board reviewed HDR's subdivision checklist items and Development Engineering Plans for the Ma's & Pa's Addition in Lincoln County. The Board had a lengthy discussion on the proposed drainage plan. The arrows indicate some of the water will drain back to Elsie and then in the ditch going west. The Board would like to see all the water from Elsie head west and not impact existing drainage in the street.

Gruen-Wald Building Addition #19-183

Owner: Duane Boice

Contractor: Empire Building

The Board reviewed the build plans for a 48 x 75 addition to the existing building. The plans were submitted to Codeworks for review. Foundation Plans were approved, and a permit was issued. The addition does trigger the need for a sprinkler system based on the size of the building. Empire construction submitted utility plans to connect to a 6" line stubbed into the lot off Heritage Parkway. Building Sprinkler Inc. submitted plans for the sprinkler system. Motion by Baker, Second by Montileaux to approved permit #19-183. All Members voted AYE.

Plat: Lots 4-11, Block 3, High Pointe Estates 3rd Addition, City of Tea, SD.

Owner: Nielson Development

Surveyor: Midwest Land Surveying

Location: N. Cole Ave.

Zoning: R1 – Residential District

The Board reviewed the plat of Lots 4-11, Block 3, High Pointe Estates 3rd Addition. The plat does correspond with the High Pointe Development Engineering Plans and requirements for R1 – Residential. Motion by Venard, Second by Maag to approve the plat. All Members voted AYE.

Plat: Plat of Lots 12-15, Block 1, Lots 11-13, Block 2 Lots 23 & 24, Block 6 and Lots 4 & 5, Block 11, Heritage Addition, City of Tea.

Owner: Mike Runge

Engineer: JSA Engineering

Developer: Mike Runge, Heritage Development, LLC

The Board reviewed the plat of Lots 12-15, Block 1, Lots 11-13, Block 2 Lots 23 & 24, Block 6 and Lots 4 & 5, Block 11, Heritage Addition in the City of Tea. The lots correspond with the approved Heritage Development Engineering plans and was review by HDR Engineering. Motion by Venard, Second by Maag to approve the plat. All Members voted AYE.

Inspection Sheets

Tim Odland and Steve Robertson submitted inspection sheets for review and approval.

Other Business: None

MOTION by Baker, Second by Venard to adjourn at 6:15 p.m. All Members voted AYE.

Joe Munson, Zoning Board President

ATTEST:

Kevin Nissen – Zoning Administrator
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