

**City of Tea
Planning & Zoning Meeting
October 11, 2022
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held October 11th, 2022, at 5:30 p.m. President Joe Munson called the meeting to order at 5:34 p.m. with the following members present; Stan Montileaux, Todd Boots and Bob Venard. Member Barry Maag was absent. Also present was Kevin Nissen, Planning and Zoning Administrator.

Agenda: Motion by Venard, Second by Montileaux to approve the October 11th, 2022 agenda. All Members voted AYE.

Minutes: Motion by Boots, Second by Montileux to approve the September 27th, 2022 minutes. All Members voted AYE.

Public Comment: None

Granite Avenue South Townhomes Site Plan & Building Permit

Location: 500-608 S. Granite Ave.

Owner: VanOverschelde Companies

Zoning: R2 – Residential

Engineer: JSA Engineering

The Board reviewed the site plan to construct five buildings on S. Granite Avenue. The structures will be single family attached units ranging for an 8-plex to a 14-plex and a total 55 units. The development will have 3 access points with separate utilities. The Board questioned if the water and sewer was stubbed into the lot and check on hydrant coverage on the west side of Granite. All units will have attached garages and visitor parking. Drainage is contained and pipe into the existing detention pond to the north. The site plan was reviewed by HDR Engineering with additional items need to be addressed from the site plan checklist. **Motion** by Todd, Second by Montileaux to approve the Site Plan contingent upon final approval by the City Engineer. The building plans were sent to Codeworks for review and redline comments were addressed. All buildings are sprinkled. **Motion** by Todd, Second by Montileaux to approve the building plans and permit for 500, 504, 600, 604, 608 S. Granite Avenue. All Members voted AYE.

Dairy Queen Site and Building Plans

Location: 725 N. Heritage Parkway

Engineer: Sayre Associates

Architect: John Odom

Zoning: GB – General Business Commercial

The Board reviewed the revised site plan from the 2021 submittal. The new plan increases the seating area by 600sf. The Board discussed the parking requirements and is allowing the stacking in the driveway as additional parking spaces. All other site plan requirements remain the same as approved. The architectural plans didn't change except for the dining area. The initial plans were reviewed and approved by Codeworks. The Board is requesting a revised set for our records. **Motion** by Venard, Second by Boots to approve the revised site plan and building permit. All Members voted AYE.

Strip Mall Site Plan – Discussion

Location: Lot 10, Block 2, Bakker Landing Addition

Zoning: Subarea A, Bakker Landing Planned Development

Engineer: Norman Engineering

Owner: Lloyd Companies

Nissen informed the Board the final site plan and building plans will be submitted for the November meeting.

Plat: Lots 9A and 9B, Block 5, Kerslake 2nd Addition, Lincoln County

Location: Katie Road

Surveyor: Sayre Associate

Owner: CDC Properties

The Board reviewed the replat of Lot 9, Block 5, Kerslake 2nd Addition in Lincoln County. The lots is being subdivided into two lots for sale. Lot 9A has an existing building on the lot. An exhibit was attached to the plat showing the new setbacks. The plat was reviewed by HDR and recommends approval. **Motion** by Montileaux, Second by Venard to approve the plat of Lots 9A & 9B, 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 Montileaux, Second by Boots to adjourn at 6:40 p.m. All Members voted AYE.

Joe Munson – Zoning Board President

ATTEST:

Kevin Nissen – Zoning Administrator
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