

**City of Tea
Planning & Zoning Meeting
October 8th, 2019
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held October 8th, 2019 at 5:30 p.m. Vice-president Bob Venard called the meeting to order at 5:36 p.m. with the following members present; Barry Maag and Stan Montileaux were present. Joe Munson and Rick Baker were absent. Also present was Kevin Nissen, Planning and Zoning Administrator.

Agenda: Motion by Maag, Second by Montileaux to approve the October 8th, 2019 agenda. All Members voted AYE.

Minutes: Motion by Montileaux, Second by Maag to approve the September 24th, 2019 minutes. All Members voted AYE.

Public Comment: None

Sherman Williams Building Permit #19-165

Owner: Virginia D. Brauer Trust

Contractor: Hegg Construction

Location: 2215 Bakker Landing Avenue and Industrial Street

Engineer: Norman Engineering

Zoning: Subarea C, Planned Development District

The Board reviewed the site plan HDR's review comments for a 6000sf retail building in the Bakker Landing Addition. The project site is located at 2215 Bakker Landing Avenue and under Subarea C within the Planned Development regulations. The retail use within this subarea is permitted. The Board approved a foundation permit at the previous meeting. The building plans have been reviewed by Codeworks. Motion by Maag, Second by Montileaux to approved Building Permit #19-165 for a new retail building located in Bakker Landing Addition. All Members voted AYE.

Wheel City Revised Site Plan

Engineer: Paul Korn, Sayre Associates

Location: Bakker Landing and Market Street

The Board reviewed a revised site plan for Wheel City in the Bakker Landing Addition. The site plan includes additional lot drainage and increased parking lot west of the building. Since the site is primarily hard surface, addition detention is required above the existing development requirements. Additional access off Market Street is shown. The Board requested a landscape plan showing street trees along Market and Enterprise Avenue. The Engineer indicated the NSP lines and easement is along Market Street. No trees can be planted within the easement. The Board recommended additional berms and landscaping as an option to the trees along Market Street. HDR submitted a letter of approval.

Gruen-Wald Building Addition Permit #19-183

Owner: Duane Boice

Contractor: Empire Building

Location: 1101 N. Heritage Parkway

The Board reviewed the building plans for a 47' x 75' addition onto the main building. The increase in size does trigger the need for a sprinkler system. Empire Building submitted a site plan for the water main construction. Codeworks reviewed the plans and had a few comments to address. Dave St. Pierre did recommend approval of the foundation plans. Motion by Maag, Second by Montileaux to approve the Foundation permit for the Gruen-Wald building addition. All Members voted AYE.

Inspection Sheets

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

Other Business: None

MOTION by Maag, Second by Montileaux to adjourn at 5:50 p.m. All Members voted AYE.

Bob Venard, Zoning Board Vice-President

ATTEST:

Kevin Nissen – Zoning Administrator

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