**City of Tea**

**Planning & Zoning Meeting**

**October 22nd, 2024 5:30 PM**

**Tea City Hall**

1. **Call to Order**

Vice President Todd Boots called the meeting to order at 5:32 p.m. with the following board members present: Barry Maag, Bob Venard, and Stan Montileaux. Board President Joe Munson was not in attendance. Tea City Hall staff members Kevin Nissen, Planning and Zoning Administrator, and Ellen Martin, Assistant Planner were also present.

1. **Approval of the Agenda**

**Motion** by Maag, Seconded by Montileaux to approve the agenda. All members voted AYE.

1. **September 24th,2024 Minutes**

**Motion** by Venard, Seconded by Maag to approve the September 24th, 2024 Minutes. All members voted AYE.

1. **5:35 Public Hearing** **– Conditional Use Permit 24-09 Motor Vehicle Sales & Service, 1715 & 1725 Mindy Street, City of Tea.**

The Board held a public hearing to discuss the Conditional Use Permit application submitted by Mike Schulte for motor vehicle sales and service in a light industrial district. Motor vehicle sales will be a smaller part of the business, mainly focusing on repairing and restoring classic and foreign cars. The back side of the lot will be for specialty indoor storage of vehicles. Only 5-6 vehicles will be outside at any given time for sale. Sarah and Mike Schulte were present to answer any questions, no one from the public came to comment.

**Motion** by Venard, Seconded by Montileaux to approve Conditional Use Permit 24-09 Motor Vehicle Sales & Service, 1715 & 1725 Mindy Street, City of Tea. All members voted AYE.

1. **Foreign and Classic Auto Werks Interior Remodel – 1725 Mindy St.- BP#20240326**

The Board reviewed the building plans for the Auto Werks Foreign and Classic Repairs and Sales. The plans have been approved by Plans Examiner Tom Paisley.

**Motion** by Maag, Seconded by Venard to approve the Foreign and Classic Auto Werks Interior Remodel. All members voted AYE.

1. **Plat of Tracts 27A & 27B, Landmark Industrial Park Addition, City of Tea.**

The Board reviewed the plat listed above. One lot is being split into two.

**Motion** by Montileaux, Seconded by Maag to approve Plat of Tracts 27A & 27B, Landmark Industrial Park Addition, City of Tea. All members voted AYE.

1. **Other Business**

The Board discussed the Conditional Use Permit granted on September 10th, 2024. Vice-President Boots indicated some concern that the business may be doing auto repair even though the permit is for auto sales only. The Board discussed the upcoming expiration date of the medical cannabis license for Pure Bliss at their temporary location. Kevin gave the Board an update on the Tea Comprehensive Plan.

**Motion** by Venard, Seconded by Maag to adjourn the meeting at 5:55 p.m.

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Todd Boots - Zoning Board Vice President

ATTEST:

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Kevin Nissen – Zoning Administrator

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