**City of Tea**

**Planning & Zoning Meeting**

**August 13th, 2024 5:30 PM**

**Tea City Hall**

1. **Call to Order:**

President Joe Munson called the meeting to order at 5:30 p.m. with the following board members present: Todd Boots, Barry Maag, Bob Venard, and Stan Montileaux. Also present were Tea City Hall staff members Kevin Nissen, Planning and Zoning Administrator, and Ellen Martin, Assistant Planner.

1. **Approval of the Agenda**

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

1. **July 22nd, 2024 Minutes**

Motion by Boots, Seconded by Venard to approve the July 22nd, 2024 Minutes. All members voted AYE.

1. **Wagzone Pet Hotel Site and Foundation Plans, 2000 E. Venture Street.**

The Board reviewed the site and foundation plans for the Wagzone Pet Hotel at 2000 E Venture Street. The site plan meets the City of Tea's setbacks, landscaping, and zoning requirements. HDR has approved the site plan. The foundation plans have been approved by Tom Paisley. Building plans will be reviewed at a later date.

**Motion** by Boots, Seconded by Venard to approve the site and foundation plans for the Wagzone Pet Hotel at 2000 E Venture Street. All members voted AYE.

1. **American Bank & Trust Building Plans, 801 E. Gateway - BP#20240239**

The Board reviewed the building plans for American Bank & Trust at 801 E Gateway Ln. Tom Paisley has minor code review comments that need to be addressed.

**Motion** by Venard, Seconded by Maag to approve the building plans for American Bank & Trust at 801 E Gateway Ln. All members voted AYE.

1. **The Tea Tree Interior Buildout – BP#20240225**

The Board reviewed the interior buildout for the Tea Tree at 2001 Industrial St. Tom Paisley has approved the buildout plans.

**Motion** by Boots, Seconded by Montileaux to approve the interior buildout of the Tea Tree at 2001 Industrial St. All members voted AYE.

1. **Plat: Tracts 1-3, Harvard Industrial Park Addition, City of Tea, SD.**

The Board reviewed the plat listed above.

**Motion** by Maag, Seconded by Montileaux to approve Plat: Tracts 1-3, Harvard Industrial Park Addition, City of Tea, SD. All members voted AYE.

1. **Plat: Lots 1, 2, 3, 4 and 5, Tract 35, Landmark Industrial Park Addition, City of Tea.**

The Board reviewed the plat listed above.

**Motion** by Venard, Seconded by Maag to approve Plat: Lots 1, 2, 3, 4 and 5, Tract 35, Landmark Industrial Park Addition, City of Tea. All members voted AYE.

1. **Pal’s Pub Site Plan**

The Board reviewed the site plan for Pal’s Pub located on Lot 2A Block 1 Carl W Soukup’s Addition. The site plan has not been approved by HDR. The site plan is for review only, so no motion is needed.

1. **2050 Tea Future Land Use Plan**

The Board reviewed the draft of the 2050 Tea Future Land Use Plan. No motion is needed.

1. **Other Business:**

**Motion** by Boots, Seconded by Venard to adjourn the meeting at 6:26 p.m. All members voted AYE.

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Joe Munson - Zoning Board President

ATTEST:

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Kevin Nissen – Zoning Administrator

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