

**City of Tea
Planning & Zoning Meeting
January 9th, 2024, 5:30 PM
Tea City Hall**

1. Call to Order:

Vice President Todd Boots called the meeting to order at 5:35 p.m. with the following board members present: Stan Montileaux and Barry Maag. President Joe Munson and Bob Venard were not in attendance. Also present were Tea City Hall staff members Kevin Nissen, Planning and Zoning Administrator, and Ellen Martin, Assistant Planner.

2. Agenda:

Motion by Maag, Seconded by Montileaux to approve the January 9th, 2024, agenda. All members voted AYE.

3. Minutes:

Motion by Maag, Seconded by Montileaux to approve the December 12th, 2023, minutes. All members voted AYE.

4. Plat of Tracts 48, 49, 50, Sky Haven Heights Addition, Lincoln County, SD:

The Board reviewed the plat listed above. The plat has been reviewed and approved by HDR.

Motion by Montileaux, Seconded by Maag to approve the plat of Tracts 48, 49, 50, Sky Haven Heights Addition, Lincoln County, SD. All members voted AYE.

5. Maker's Market Site and Foundation Plans:

The Board reviewed the site and foundation plans for the Maker's Market. The Board discussed concerns about the driving loop on the Southeast section of the lot and possibly requiring screening around the loop. HDR has not given their final approval.

Motion by Maag, Seconded by Montileaux to approve the Maker's Market Site and Foundation plans pending HDR approval. All members voted AYE.

6. Tea Comprehensive Plan 2024:

The Board discussed the progress on the Tea Comprehensive Plan. Kevin Nissen gave the Board a timeline of the comprehensive plan and invited the board members to be a part of the steering committee.

7. Other Business:

The Board discussed updating the by-laws to possibly have two meetings a month all year around.

8. Adjourn:

Motion by Maag, Seconded by Montileaux to adjourn the meeting at 5:55 p.m. All members voted AYE.

Joe Munson - Zoning Board President

ATTEST:

Kevin Nissen – Zoning Administrator
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