

City of Tea
Planning & Zoning Meeting
October 10th, 2023, 5:30 PM
Tea City Hall

1. Call to Order:

President Joe Munson called the meeting to order at 5:31 p.m. with the following board members present: Stan Montileaux, Todd Boots, Bob Venard, and Barry Maag. Also present was Tea City Hall staff members Justin Weiland, City Administrator, Kevin Nissen, Planning and Zoning Administrator and Ellen Martin, Assistant Planner.

2. Agenda:

Motion by Boots, Seconded by Montileaux to approve the October 10th, 2023, agenda. All members voted AYE.

3. Consent Agenda:

- **Plat of Lot 1, Block 3, Gateway Park Addition, City of Tea, SD**

The Board reviewed the plat named above. An overview of the plat was given by Kevin Nissen. The plat has been reviewed and approved by HDR pending the addition of a 10-foot easement on the west side of the lot. There is an upcoming change in zoning of the lot from Natural Resource Conservation to General Business.

Motion by Boots, Seconded by Venard to approve Plat of Lot 1, Block 3, Gateway Park Addition, City of Tea, SD. All members voted AYE.

4. Minutes:

Motion by Maag, Seconded by Venard to approve the September 26th, 2023 minutes pending spelling corrections. All members voted AYE.

5. Public Comment:

None

6. Sky Haven Heights Site Plan, Lincoln County:

The Board reviewed the Site Plan for Sky Haven Heights located in Lincoln County. An overview of the site plan was given by Kevin Nissen. The site plan has been reviewed and approved by HDR pending some minor corrections such as adding the easements and drainage analysis to the plan.

Motion by Maag, Seconded by Montileaux to approve the Sky Haven Heights site plan. All members voted AYE.

7. Building Permit Data - 2023

The Board reviewed the city's building permit data from January – September 2023. An overview was given by Kevin Nissen discussing the progress of building permits this year compared to previous years.

8. Other Business:

- October 23rd, 2023 Special Meeting – 5:30 pm

City Administrator Justin Weiland presented the Board with information regarding an upcoming meeting to discuss creating a TIF District in the City of Tea.

The Board discussed conditional use permits for home daycares. The Board also discussed changing of business addresses regarding a cannabis license.

Motion by Boots, Seconded by Maag to adjourn the meeting at 6:07 p.m. All members voted AYE.