

City of Tea
Special Planning & Zoning Meeting
October 23rd, 2023, 5:30 PM
Tea City Hall

1. Call to Order:

Todd Boots called the meeting to order at 5:30 p.m. with the following board members present: Barry Maag, Bob Venard, and Stan Montileaux. President Joe Munson was not in attendance. Also present was Tea City Hall staff members Justin Weiland, City Administrator, Kevin Nissen, Planning and Zoning Administrator and Ellen Martin, Assistant Planner.

2. Approval of the Agenda:

Motion by Maag, Seconded by Montileaux to approve the October 23rd, 2023, agenda. All members voted AYE.

3. Consent Agenda:

- Plat of Lot 1, Block 13, Heritage Addition, City of Tea, SD.

The Board reviewed the plat listed above. An overview of the plat was given by Kevin Nissen. The plat has been reviewed and approved by HDR.

- DeBoer Showroom Interior Build – 108 Venture Place, Bakker Landing

The Board reviewed the building plans for the DeBoer Showroom. The plans have been reviewed and approved by Tom Paisley with minor corrections.

Motion by Venard, Seconded by Maag to approve Plat of Lot 1, Block 13, Heritage Addition, City of Tea, SD, and the DeBoer Showroom Interior Build. All members voted AYE.

4. Minutes:

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

5. Peter's Strip Mall Site Plan & Foundation Building Plans: 1930 E. Gateway Boulevard

The Board reviewed the site plan and foundation building plans for Peter's Strip Mall at 1930 E Gateway Blvd. The plan has been reviewed by HDR with a note to include a detention facility and drainage arrows on the plans.

Motion by Montileaux, Seconded by Maag to approve the plans for Peter's Strip Mall. All members voted AYE.

6. 5:40 p.m. Rezone Public Hearing:

- Rezone Lot 1, Block 3, Gateway Addition from Ag/Rural Service District to GB – General Business Commercial.

The Board reviewed the application to rezone the lot listed above from AG/Rural Service District to GB – General Business. The rezone corresponds with the development plans of this area. No one from the public attended to comment.

Motion by Maag, Seconded by Venard to approve the Rezone of Lot 1, Block 3, Gateway Addition from Ag/Rural Service District to GB – General Business Commercial. All members voted AYE.

7. 5:45 p.m. Conditional Use Public Hearing:

- Day Care Center located at 910 N. Main Ave. – Jana & Mitchell Schenk.

The Board reviewed the application for a daycare center at 910 N Main Ave. An overview of the application was given by Kevin Nissen. The location was previously a daycare center so there are no building code changes required. The building plans have been reviewed by Tom Paisley. Jana Schenk was present for any questions/comments.

Motion by Montileaux, Seconded by Venard to approve the conditional use permit for a day care center at 910 N Main Ave. All members voted AYE.

8. 5:50 p.m. Conditional Use Public Hearing:

- Home Day Care located at 320 S. Prairie Ave. – Jovelyn Galvin.

The Board reviewed the application for a home day care at 320 S Prairie Ave. An overview of the application was given by Kevin Nissen. The home is a suitable location for a day care with a safe pick-up/drop-off location. Neighbors are not opposed to a day care. The backyard is not fully fenced in, but the owner has plans to add a fence. The owner is also working on getting licensed with the state to run a home day care. Jovelyn Galvin was present for any questions/comments.

Motion by Venard, Seconded by Montileaux to approve the conditional use permit for a day care at 320 S Prairie Ave. All members voted AYE.

9. 6:00 p.m. Public Hearing, Tax Increment Financing District #3, Bakker Landing:

The Board hosted a public hearing regarding the creation of a new Tax Increment Financing District (TIF #3) on the northern edge of the Bakker Landing Addition. The following Tea City Council members were present: Mayor Casey Voelker, Joe Weiss, Jim Erck, and Terry Woessner. Justin Weiland presented the Board with information regarding the potential TIF District. Mayor Casey Voelker spoke in support of TIF District #3. Members of the Harrisburg School Board attended the meeting and spoke in opposition of creating TIF District #3.

Motion by Maag, Seconded by Montileaux to approve the Resolution to create Tax Increment Financing District Number Three. All members voted AYE.

Motion by Venard, Seconded by Montileaux to adjourn the meeting at 6:30 p.m. All members voted AYE.

Joe Munson - Zoning Board President

ATTEST:

Kevin Nissen – Zoning Administrator
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