

**City of Tea  
Planning & Zoning Meeting  
February 13<sup>th</sup>, 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: Stan Montileaux, Bob Venard, and Barry Maag. President Joe Munson was not in attendance. Also present were Tea City Hall staff members Kevin Nissen, Planning and Zoning Administrator, and Ellen Martin, Assistant Planner.

**2. Approval of the Agenda:**

**Motion** by Maag, Seconded by Venard to remove item 8 from the February 13<sup>th</sup>, 2024, agenda. **Motion** Venard, Seconded by Montileaux to approve the revised agenda. All members voted AYE.

**3. January 9th, 2023 Minutes:**

**Motion** by Maag, Seconded by Venard to the January 9<sup>th</sup>, 2023 minutes with the correction of changing the “attestor” from Joe Munson to Todd Boots. All members voted AYE.

**4. Consent Agenda:**

- Plat: Lots 1 & 2, Block 7, Pinnacle Estates Addition, City of Tea, SD.
- Replat Tracts 33A and 34A, Southwest Industrial Park, Lincoln County, SD.
- 240 Beech Avenue Interior Build – Contractor shop

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

**5. Tea Commerce Addition Preliminary Plan – Review only**

Kevin Nissen informed the Board that there will be a special meeting held at the end of the month to allow a public hearing for the Tea Commerce Addition Preliminary Plan. The addition will be zoned mostly commercial. Existing streets will be extended to the new development and new streets added. HDR has not given a final approval.

**6. Revised GC Estates Preliminary Development Plan**

The Board reviewed the revised GC Estates Development Plan. Woody House was in attendance to give an overview of the changes being made and answer any questions. Several of the lots will be changing from single-family to twinhomes. There will be no change in zoning. HDR has given their approval for Phase 2 of the development plan.

**Motion** by Maag, Seconded by Venard to approve the revised GC Estates preliminary plan. All members voted AYE.

**7. Orthopedic Institute Interior Build**

The Board reviewed the building plans for the interior of the Orthopedic Institute. An overview of the plans was given by Kevin Nissen.

**Motion** by Venard, Seconded by Montileaux to approve the interior building plans for the Orthopedic Institute. All members voted AYE.

~~8. 240 Beech Avenue Interior Build~~

**9. Block 12, Townhomes Site Plan – Review only**

The Board reviewed the site plan for Lot 25, Block 12 in the Nine Mile Lake Addition. The lot contains several 12-unit townhomes. The Board expressed concerns regarding drainage and snow removal.

**10. FEMA Preliminary Maps**

Kevin Nissen gave the Board an update regarding the new floodplain maps provided by FEMA.

**11. Other Business:**

Special Meeting – February ~~26~~, 2024 @ 5:30.

The date of the special meeting was changed to February 27<sup>th</sup>, 2024 at 5:30 p.m.

March Meeting rescheduled to March 13 @ 5:30.

**12. Adjourn:**

**Motion** by Maag, Seconded by Montileaux to adjourn the meeting at 6:36 p.m. All members voted AYE.

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Todd Boots - Zoning Board Vice President

ATTEST:

\_\_\_\_\_  
Kevin Nissen – Zoning Administrator  
Published at the approximate cost of \$\_\_\_\_\_