

**City of Tea
Planning & Zoning Meeting
February 27th, 2024, 5:30 PM
Tea City Hall**

1. Call to Order:

President Joe Munson called the meeting to order at 5:35 p.m. with the following board members present: Bob Venard, Barry Maag, and Stan Montileaux. Also present were Tea City Hall staff members Kevin Nissen, Planning and Zoning Administrator. Board Member Todd Boots was absent.

2. Agenda:

Motion by Maag, Seconded by Montileaux to approve the February 27th, 2024, agenda. All members voted AYE.

3. 5:35 Preliminary Engineering Plan Public Hearing: Tea Commerce Addition Preliminary Development Plan

Owner: Neel Patel, KP Real Estate

Engineer: Aaron Norman, Norman Engineering Inc

Legal Description: Tract 1 of Ronald Mueller Addition to the City of Tea, Lincoln County, South Dakota

Zoning: Rural Service District/AG

The Board held a public meeting to review a development plan for 60+ acres of Tract 1, Ronald Mueller Addition. The Tea Commerce Addition is divided into two phases based on available sewer. The land-use plan indicates General Commercial, Light Industrial and Residential uses. The Tea Future Land-use Plan shows Regional Commercial and Business Park uses. The recommendation is to zone the designated commercial and residential tracts to Mixed Use Commercial.

Phase 1 utilities will come off Gateway Boulevard. Thomas Avenue is extended south acting as the main access into the development off Gateway Boulevard. There are multiple accesses points planned off 470th Street including Commerce Street and two extensions from neighboring subdivisions. The Board discussed renaming 470th Avenue. Also, there was some discussion on Commerce Street alignment onto 470th.

The R2 tracts (6.47 acres) will require an open space dedication cash in lieu or plan for additional open space on the next tract. The open space dedication is required to be usable space and not detention sites. A note was added to the preliminary plan. Final dedication is reflected in the Developers Agreement.

Drainage is contained onsite through a series of small detention sites.

Ben Scholtz, HDR Engineering presented his review comments and recommended approval.

Motion by Venard, Seconded by Magg to recommend approval to the city council for the preliminary plans for the Tea Commerce Preliminary Development Plan. All members voted AYE.

4. Adjourn:

Motion by Venard, 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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