

**City of Tea
Planning & Zoning Meeting
March 13th, 2024, 5:30 PM
Tea City Hall**

1. Call to Order:

President Joe Munson called the meeting to order at 5:30 p.m. with the following board members present: Todd Boots, Bob Venard, Barry Maag, and Stan Montileaux. Also present were Tea City Hall staff members Kevin Nissen, Planning and Zoning Administrator, and Ellen Martin, Assistant Planner.

2. Agenda:

Motion by Venard, Seconded by Montileaux to approve the March 13th, 2024, agenda. All members voted AYE.

3. Minutes:

Motion by Boots, Seconded by Maag to approve the February 13th, 2024, minutes. All members voted AYE.

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

4. Consent Agenda:

The Board reviewed the plats listed below. The plats have been reviewed and approved by HDR.

- Plat of Lot 17, Block 6, Serenity Park Addition, City of Tea, SD.
- Replat of Lots 4A & 4B, Verhey Addition, Lincoln County, SD.
- Plat of Lots 13, 14, 15, Block 3, Lots 9, 10, 11 Block 4, High Pointe Estates Addition, City of Tea, SD.

Motion by Maag, Seconded by Montileaux to approve the plats listed above. All members voted AYE.

5. 5:35 Public Hearing: CUP 24-01 – Group Day Care, 105 N Jenny Ave

The Board reviewed the conditional use permit for a home group daycare at 105 N Jenny Ave. Mary Kohler is the homeowner and will run the daycare. Mary was present at the meeting to answer questions. Mary has 7 years of experience in childcare and plans to have 8-12 kids with the hours of 7 AM – 5:30 PM. The home does not currently have a fenced-in backyard, however, Mary has plans to add a fence. There have been no concerns from surrounding neighbors. Mary wants to open the daycare by April 1st, 2024.

Motion by Boots, Seconded by Montileaux to approve the Cup 24-01 for a group daycare at 105 N Jenny Ave. All members voted AYE.

6. Site Plan – R&R Leasing Phase 2, Bakker Landing Addition

The Board reviewed the site plan for Phase 2 of R&R Leasing at 2005 Industrial St. The building on the East side of the lot was approved during Phase 1 in 2023.

Motion by Venard, Seconded by Maag to approve the site plan for R&R Leasing Phase 2. All members voted AYE.

7. Other Business:

Kevin Nissen gave the board an update on the Tea Comprehensive Plan and 85th St interchange.

8. **Adjourn:**

Motion by Boots, Seconded by Maag to adjourn the meeting at 5:52 p.m.

Joe Munson - Zoning Board President

ATTEST:

Kevin Nissen – Zoning Administrator

Published at the approximate cost of \$ _____