**City of Tea**

**Planning & Zoning Meeting**

**April 23rd, 2024 5:30 PM**

**Tea City Hall**

1. **Call to Order:**

Vice President Todd Boots called the meeting to order at 5:30 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, and Ellen Martin, Assistant Planner. President Joe Munson was not in attendance.

1. **Approval of the Agenda**

Agenda items #9 and #10 for R&R Site and Building Plans and Ideal Tent Site and Building Plans were removed from the April 23rd, 2024, agenda. Agenda #5 for Plat of Tract 1, Tea Commerce Addition was added to the April 23rd, 2024, agenda.

**Motion** by Venard, Seconded by Montileaux to approve the April 23rd, 2024, agenda. All members voted AYE.

1. **April 9th, 2024 Minutes**

**Motion** by Maag, Seconded by Venard to approve the April 9th, 2024 minutes. All members voted AYE.

1. **Plat of Lots 3-8, Block 1, Lots 1A, 2A, 3-10, 18-21, Block 2, Lots 1A, 2A, 3A, 4A, 5A,**

**6A, 7A, 8A, Block 4, GC Estates Addition, City of Tea.**The Board reviewed the plat listed above as part of phase 2 of the development. The plat has been reviewed by HDR and approved contingent upon final approval of the GC Estates Addition Development Engineering Plans. The lots are being converted from single-family home detached lots to twin homes.

**Motion** by Venard, Seconded by Maag to approve the plat listed above contingent on HDR approval. All members voted AYE.

1. **Plat of Tract 1, Tea Commerce Addition, City of Tea**

The Board reviewed the plat listed above. The plat has been reviewed and approved by HDR. All review comments have been addressed. The Tract is currently zoned Rural Service District, and a public hearing is set for May 14th and 20th to rezone to General Business Commercial District.

**Motion** by Maag, Seconded by Montileaux to approve the Plat of Tract 1, Tea Commerce Addition. All members voted AYE.

1. **5:35 Public Hearing: CUP# 24-03, Medical Cannabis Dispensary, 2001 Industrial Street,**

**Ste 2, City of Tea**

The Board reviewed the conditional use permit for a cannabis dispensary at 2001 Industrial St, Ste 2. The license holder will be moving their business from 115 Lipton St, Ste C to 2001 Industrial St, Ste 2. The dispensary meets all state requirements. The city ordinance was amended allowing existing license holders the opportunity to move their business as long as all zoning setbacks are met. The proposed location meets all zoning requirements. No one from the public came to comment.

**Motion** by Maag, Seconded by Venard to approve the CUP #24-03 for a Medical Cannabis Dispensary at 2001 Industrial St. All members voted AYE.

1. **5:45 Public Hearing: Harvard Industrial Park Addition Preliminary Plans**

The Board reviewed the preliminary plans for the Harvard Industrial Park Addition. The property has been annexed into Tea as an RSD – Rural Service District. The proposed rezone would change it to Light Industrial. The plans correspond with the Tea Comprehensive Future Land Use Plan. The development plan shows subdividing the tract into two large lots. Utilities will be extended off 1st Street. The Drainage Plan indicates detention locations on the south portion of the property. Ninemile Creek has "No Rise" criteria. Runoff from this subdivision cannot cause an increase in flows due to hard surfaces. Therefore, the post-development runoff needs to match the current existing conditions.

**Motion** by Montileaux, Seconded by Venard to approve the Harvard Industrial Park Preliminary Plans. All members voted AYE.

1. **Tom Wipf Storage Building #4 Plans**

The Board reviewed the building plans for the 4th and last storage building in Lot 8, Block 5 Hagedorn Industrial Addition. The building will be 6,000 sq ft. Three buildings have already been constructed on the lot. The building plans have been reviewed and approved by Tom Paisley. The site plan was approved with building #1.

**Motion** by Venard, Seconded by Maag to approve the Tom Wipf Storage Building #4 Plans. All members voted AYE.

1. **~~R&R Site and Building Plans~~**
2. **~~Ideal Tent Site and Building Plans~~**
3. **Plat of Tract 1, Hascall Addition, Lincoln County, SD**

The Board reviewed Plat of Tract 1, Hascall Addition, Lincoln County, SD for land transfer. This tract will connect Fannings St in Artisan and Pinnacle additions. The future development plan will show single-family homes.

**Motion** by Maag, Seconded by Montileaux to approve Plat of Tract 1, Hascall Addition, Lincoln County, SD. All members voted AYE.

1. **Other Business**

Kevin Nissen shared information regarding the public workshop to be held on April 25th, 2024 for the Tea Comprehensive Plan.

1. **Adjourn**

**Motion** by Venard, Seconded by Maag to adjourn the meeting at 6:00 p.m. All members voted AYE.

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Todd Boots - Zoning Board Vice President

ATTEST:

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Kevin Nissen – Zoning Administrator

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