**City of Tea**

**Planning & Zoning Meeting**

**May 14th, 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 Justin Weiland, City Administrator, Kevin Nissen, Planning and Zoning Administrator, and Ellen Martin, Assistant Planner.

1. **Approval of the Agenda**

**Motion** by Boots, Seconded by Montileaux to approve the May 14th, 2024, agenda. All members voted AYE.

1. **April 23rd, 2024 Minutes**

**Motion** by Boots, Seconded by Maag to approve the April 23rd, 2024 minutes. All members voted AYE.

1. **Consent Agenda:**

- Plat of Lots 6A & 8A, Block 1, Bakker Landing 1st Addition, City of Tea.

- Plat of Lots 8-22, Block 9, Nine Mile Lake Addition, City of Tea.

The Board reviewed the plats listed above. Both plats have been reviewed and approved by HDR and correspond with their development engineering plans.

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

1. **5:40 Public Hearing:** CUP24-04, Proposed Twin home, 2401 E. Antioch Street.

The Board reviewed the conditional use permit for a proposed twin home at 2401 E Antioch St. The lot is currently zoned R-1; Single Family Residential. A twin home in this zone is allowed as a conditional use. The address will change to 100 and 110 E Antioch St. No one from the public came to comment. The next public hearing will be on May 20th in front of the city council.

**Motion** by Venard, Seconded by Montileaux to approve the CUP 24-04 for a proposed twin home at 2401 E Antioch St. All members voted AYE.

1. **5:45 Public Hearing:** Rezone Tracts 1&2, Tea Commerce Addition, City of Tea from Rural Service District to GB – General Business Commercial District.

The Board reviewed the rezone of Tracts 1 & 2 of the Tea Commerce Addition from RSD – Rural Service District to GB – General Business Commercial District. This rezone corresponds with Phase 1 of the DEP. No one from the public came to comment. The next public hearing will be on May 20th in front of the city council.

**Motion** by Boots, Seconded by Venard to approve the rezone of Tract 1 & 2 Tea Commerce Addition from RSD to GB. All members voted AYE.

1. **5:50 Public Hearing:** CUP24-05, Group Home Daycare, 845 Jesse Court.

The Board reviewed the CUP 24-05 for a Group Home Daycare at 845 Jesse Ct. The homeowner, Emily Stoddard, who will be running the daycare was in attendance to answer questions. Emily has over 15 years of experience in childcare and has plans to get licensed by the state. The home has a fenced-in yard and easy pick-up/drop-off location. No one from the public came to comment. The next public hearing will be on May 20th in front of the city council.

**Motion** by Montileaux, Seconded by Maag to approve the CUP 24-05 for a Group Home Daycare at 845 Jesse Ct. All members voted AYE.

1. **55+ Community Center Building Plans**

The Board reviewed the building plans for the 55+ Community Center at 1530 N Mae Pl. The building plans have been reviewed and approved by HDR. The plans have also been approved by plans examiner Tom Paisley.

**Motion** by Maag, Seconded by Boots to approve the 55+ Community Center building plans. All members voted AYE.

1. **R&R Site and Building Plans**

The Board reviewed the site and building plans for R&R Leasing at 2005 Industrial St. This is part of Phase 2 of their construction plans to add an additional building to the West side of the lot. One building on the East side of the lot has already been reviewed and approved by the Board. The plans have been reviewed and approved by HDR and Tom Paisley.

**Motion** by Boots, Seconded by Maag to approve the R&R Site and Building Plans. All members voted AYE.

1. **Ideal Tent Site and Foundation Building Plans**

The Board reviewed the site and foundation building plans for Ideal Tents. The building will be used for additional storage. The site plan has been approved by HDR and the foundation building plans have been approved by Tom Paisley.

**Motion** by Venard, Seconded by Maag to approve the Site and Foundation Building Plans for Ideal Tent. All members voted AYE.

1. **Planned Development Herman Land – Lincoln County**

The Board reviewed the planned development of Herman Land Southwest of Tea. The development is outside of city limits but within the City’s subdivision authority. The development is planned for mainly light industrial. This area may require a sewer study. The Board would like more detailed information on the development. Not looking for a motion at this time.

1. **Other Business**

None

**Motion** by Venard, Seconded by Montileaux to adjourn the meeting at 6:28 p.m. All members voted AYE.

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Joe Munson - Zoning Board President

ATTEST:

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Kevin Nissen – Zoning Administrator

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