

**City of Tea  
Planning & Zoning Meeting  
August 8<sup>th</sup>, 2023, 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: Stan Montileaux, Todd Boots, Bob Venard, and Barry Maag. Also present was Tea City Hall staff members Kevin Nissen, Planning and Zoning Administrator and Ellen Martin, Assistant Planner.

**2. Agenda:**

**Motion** by Venard, Seconded by Boots to approve the August 8<sup>th</sup>, 2023, agenda. All members voted AYE.

**3. Consent Agenda:**

- **Plat of Lots 3-15, Block 5, Lots 5, 6, & 13, Block 6, Serenity Park Addition, City of Tea**

The Board reviewed the plat named above. An overview of the plat was given by Kevin Nissen. The plat has been reviewed and approved by HDR.

**Motion** by Maag, Seconded by Montileaux to approve the Plat of Lots 3-15, Block 5, Lots 5, 6, & 13, Block 6, Serenity Park Addition, City of Tea. All members voted AYE.

**4. Minutes:**

**Motion** by Boots, Seconded by Maag to approve the July 25<sup>th</sup>, 2023, Minutes. All members voted AYE.

**5. Public Comment:**

None

**6. Orthopedic Institute Site Plan – 2120 Investment Street**

**Contractor:** BBL Construction

**Engineer:** EGA

**Zoning:** Subarea B in Bakker Landing Planned Development

The Board reviewed the site plan for the Orthopedic Institute at 2120 Investment Street. The proposed building is 79,700 square feet. HDR Engineering reviewed the site plan and submitted a completed checklist and approval letter. The board requested further information regarding the parking availability and how parking is calculated for a medical facility. The owner has expressed a desire to change the street name.

**Motion** by Boots, Seconded by Venard to approve the site plan for Orthopedic Institute at 2120 Investment Street. All members voted AYE.

**7. I-29 RV Showroom – Remodel Building Plans**

**Contractor:** Sierra Construction LLC

**Architect:** Koch Hazard Architects

**Engineer:** Midwest Engineering Company

**Zoning:** Planned Development

The Board reviewed the building plans for a remodel of the I-29 RV Showroom at 2145 N Bakker Landing Ave. An overview of the plans was given by Kevin Nissen. The renovation will remove the interior walls to create space for a showroom/sales floor. A new office area will also be added to the remodel.

**Motion** by Venard, Seconded by Boots to approve the remodel building plans for the I-29 RV Showroom at 2145 N Bakker Landing Ave. All members voted AYE.

**8. I-29 RV – Addition Building Plans**

**Contractor:** Sierra Construction LLC

**Architect:** Koch Hazard Architects

**Engineer:** Midwest Engineering Company

**Zoning:** Planned Development

The Board reviewed the building plans for an addition to the I-29 RV Center at 2145 N Bakker Landing Ave. An overview of the plans was given by Kevin Nissen. The addition will have a square footage of 8,005 to expand the existing service center.

**Motion** by Venard, Seconded by Maag to approve the building plans for the addition to the I-29 RV Center at 2145 N Bakker Landing Ave. All members voted AYE.

**9. Sundowner Flex Site and Building Plans – 2001 Industrial St**

**Contractor:** Javers Construction

**Engineer:** Ehrhart Griffin & Associates

**Zoning:** Planned Development

The Board reviewed site and building plans for the Sundowner Flex Site at 2001 Industrial St. An overview was given by Kevin Nissen. The plans include two buildings: one is 7,980 square feet and the other is 13,000 square feet. The smaller building will have four units and the larger building will have six units. These will be mixed use buildings. The original plans were reviewed by HDR and most of the revisions have been addressed. The Board requested clarification of the water lines.

**Motion** by Boots, Seconded by Montileaux to approve the site and building plans for the Sundowner Flex Site at 2001 Industrial St. All members voted AYE.

**10. Casino Interior Build – 108 Venture St, Suite 400**

**Contractor:** Reynolds Construction Management

**Zoning:** Planned Development

The Board reviewed the plans for an interior build of the Casino at 108 Venture St, Suite 400. An overview was given by Kevin Nissen. The unit has a square footage of 1,791 split between three units. Casino #1 is 629 square feet, Casino #2 is 628 square feet, and Casino #3 is 534 square feet. One of these units will allow smoking indoors. The Board discussed how this will be enforced and how the smell be prevented from reaching the other units. The plans have been reviewed by HDR. The plans have been approved by Tom Paisley.

**Motion** by Boots, Seconded by Maag to approve the interior build at 108 Venture St, Suite 400.  
All members voted AYE.

**11. Other Business:**

Kevin Nissen discussed handing out iPads to the board members.  
The Board discussed the CLOMR at Ninemile Lake.

**Motion** by Venard, Seconded by Montileaux to adjourn the meeting at 6:18 pm. 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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