**City of Tea**

**Planning & Zoning Meeting**

**July 22nd, 2024 5:30 PM**

**Tea City Hall**

1. **Call to Order:**

Vice President Todd Boots called the meeting to order at 5:35 p.m. with the following board members present: Bob Venard and Stan Montileaux. President Joe Munson and Barry Maag were not in attendance. Also present were Tea City Hall staff members Kevin Nissen, Planning and Zoning Administrator, and Ellen Martin, Assistant Planner.

1. **Approval of the Agenda**

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

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

**Motion** by Montileaux, Seconded by Venard to approve the July 9th, 2024 Minutes. All members voted AYE.

1. **5:35 Public Hearing; Hascall Preliminary Development Plan**

The Board reviewed the Preliminary Development Plan for the Hascall Addition. HDR has not yet approved the drainage plan. The Addition will make Fannings St a through street between N Ceylon Ave and N Everest Ave.

**Motion** by Venard, Seconded by Montileaux to approve the Hascall Preliminary Development Plan pending HDR final approval. All members voted AYE.

1. **Wagzone Pet Hotel Site and Foundation Plans, 2000 E. Venture Street.**

The Board reviewed the site and foundation plans for the Wagzone Pet Hotel at 2000 E Venture St. HDR and Tom Paisley have not given final approval.

**Motion** by Montileaux, Seconded by Venard to table the Wagzone Pet Hotel Site and Foundation Plans for further review. All members voted AYE.

1. **Minor Plat: Mueller’s Tract 2 & 3, Section 25, Lincoln County, SD.**

The Board reviewed the plat for Mueller’s Tract 2 & 3 for transfer of ownership. The plat has been approved by HDR.

**Motion** by Venard, Seconded by Montileaux to approve the Minor Plat: Mueller’s Tract 2 & 3, Section 25, Lincoln County, SD. All members voted AYE.

1. **Minor Plat: Tract 1, Lincoln County-City of Tea Addition, City of Tea, SD.**

The Board reviewed the plat for Tract 1, Lincoln County. HDR recommends minor changes in the plat review.

**Motion** by Venard, Seconded by Montileaux to approve the Minor Plat: Tract 1, Lincoln County-City of Tea Addition, City of Tea, SD pending HDR final approval. All members voted AYE.

1. **Other Business**

The Board discussed the Tea Area Transportation Plan open house happening on July 24th, 2024.

**Motion** by Montileaux, Seconded by Venard 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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