**City of Tea**

**Planning & Zoning Meeting**

**September 3rd, 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: Barry Maag, Bob Venard, and Stan Montileaux. Board President Joe Munson was 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 Maag, Seconded by Montileaux to approve the agenda. All members voted AYE.

1. **August 13th, 2024 Minutes**

**Motion** by Venard, Seconded by Maag to approve the August 13th, 2024 Minutes. All members voted AYE.

1. **5:35 Rezone Public Hearing – Rezone Tract 1, Hascall Addition from Commercial to R2- Residential**

The Board reviewed the application for a rezone of the Tract listed above to create six single-family lots. One member of the public came with concerns about drainage issues which will be addressed when the drainage plan is completed.

**Motion** by Venard, Seconded by Montileaux to approve the Rezone of Tract 1, Hascall Addition from Commercial to R2- Residential. All members voted AYE.

1. **Bucksnort Site Plan & Lawn Mower Retail Business Interior Build, 1000 E. Gateway Blvd.**

The Board reviewed the site plan and interior build for a lawn mower retail business at 1000 E Gateway Blvd. The builders will require a floodplain development permit. Code reviewer Tom Paisley recommends approval. HDR has not given final approval.

**Motion** by Maag, Seconded by Venard to approve the Bucksnort Site Plan & Lawn Mower Retail Business Interior Build contingent upon HDR’s approval. All members voted AYE.

1. **Plat of 5A-18A, Block 1, and Lots 6A, 10A, Block 4, Heritage Addition, City of Tea**

The Board reviewed the plat listed above. HDR recommends approval.

**Motion** by Montileaux, Seconded by Maag to approve Plat of 5A-18A, Block 1, and Lots 6A, 10A, Block 4, Heritage Addition, City of Tea. All members voted AYE.

1. **Wheel City Site and Foundation Plans**

The Board reviewed the Wheel City Site and Foundation Plans located at 2320 Enterprise Ave. HDR recommends approval.

**Motion** by Montileaux, Seconded by Venard to approve the Wheel City Site and Foundation Plans. All members voted AYE.

1. **Other Business**

None

**Motion** by Venard, Seconded by Maag to adjourn the meeting at 6:15 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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