

**City of Tea
Planning & Zoning Meeting
December 12th, 2023, 5:30 PM
Tea City Hall**

1. Call to Order:

President Joe Munson called the meeting to order at 5:31 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.

2. Agenda:

Motion by Maag, Seconded by Venard to approve the December 12th, 2023, agenda. All members voted AYE.

3. Minutes:

Motion by Boots, Seconded by Montileaux to approve the November 14th, 2023, minutes. All members voted AYE.

4. Consent Agenda:

The Board reviewed the plats listed below. The plats have been reviewed and approved by HDR.

- Plat of Lots 8A, 8B, 9a, 9B, 10A, 10B, 11A, 11B, Block 6, and Lots 10A, 10B, 10C, 13A, 13B, 14A and 14B, Block 7, Serenity Park Addition, City of Tea, SD.
- Plat of Lots 2A, 2B, 3A, and 3B, Block 2, Serenity Park Addition, City of Tea, SD.

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

5. 5:35 Public Hearing: Conditional Use Permit #23-06 On/Off Sales Alcoholic Beverage Establishment – Hispanic Night Club, 205 S. Main Avenue, Tea.

The Board reviewed the conditional use permit for on/off sales of alcoholic beverages at 205 S Main Ave. The owners were in attendance to answer any questions. The current use for this location is changing from a restaurant to a bar. The CUP will be renewed annually. The lease and business plan for the nightclub have been submitted. They will have security on site and follow the zoning ordinance to close by 2 a.m. The Board and owners have questions regarding the occupancy load for different sections of the building.

Motion by Boots, Seconded by Montileaux to approve the conditional use permit #23-06 On-Off Sales Alcoholic Beverage Establishment – Hispanic Nightclub, 205 S Main Ave, Tea.

6. 5:45 Preliminary Engineering Plan Public Hearing: Tempo Addition Lot 1B, Lincoln County

The Board reviewed the preliminary plan for the Tempo Addition in Lincoln County. The name was recently changed to Trevan Addition. The owners were in attendance to answer any questions. The Board requests the plans to include proposed lots and zoning. The Board requests the plans to include additional easements and detention ponds to the plans. The Board discussed with the owners potential options for water meter hookups in future buildings. The owners predict the zoning could fall within light industrial or planned development. The use of these lots will mainly be contractor shops.

Motion by Maag, Seconded by Montileaux to recommend approval to the city council for the preliminary plans for the Tempo/Trevaan Addition Lot 1B, Lincoln County. All members voted AYE.

7. **301 & 315 Beech Storage Units Site and Building Plans:** Landmark Industrial Park
The Board reviewed the site and building plans for 301 & 315 Beech Ave. There are two existing buildings on the lots and storage units will be added to both lots. New asphalt will be added to both lots for additional parking. This changes the drainage of the lots which is included in the plans. There will be no water/sewer connections to the storage units. Norman Engineering approved with minor corrections. The plans have also been reviewed and approved by HDR.

Motion by Montileaux, Seconded by Boots to approve the site and building plans for 301 & 315 Beech Ave. All members voted AYE.

8. **Tract 12 Storage Units Site Plan:** Thomas Ave., Southwest Industrial Park, Lincoln County.
The Board reviewed the site plan for storage units at Tract 12 in the Southwest Industrial Park, Lincoln County. The owners were in attendance to answer any questions. There are no water/sewer connections to this tract yet. HDR has reviewed and approved the plans with minor corrections. This tract will be zoned light industrial. Due to the proximity to the Tea city limits, the City Administrator, Justin Weiland, recommends the owners sign a Pre-Annexation agreement.

Motion by Boots, Seconded by Maag to approve the site plan for Tract 12, Southwest Industrial Park, Lincoln County. All members voted AYE.

9. **Other Business:**

- 2024 Election of Officers (President Joe Munson, Vice-President Todd Boots, Secretary Kevin Nissen)

Joe Munson nominated for Planning and Zoning Board President.

Todd Boots nominated for Planning and Zoning Board Vice President.

Ellen Martin nominated for Planning and Zoning Board Secretary.

The Board voted and approved the election of officers listed above. All members voted AYE.

- 2024 P&Z Meeting Dates

January 9 th	February 13 th
March 19 th	April 9 th & 23 rd
May 14 th & 28 th	June 11 th & 25 th
July 9 th & 23 rd	August 13 th & 27 th
September 10 th & 24 th	October 8 th
November 12 th	December 10 th

Motion by Venard, Seconded by Montileaux to approve the 2024 Planning and Zoning meeting dates listed above. All members voted AYE.

10. **Adjourn:**

Motion by Boots, Seconded by Maag to adjourn the meeting at 6:35 p.m. All members voted AYE.

Joe Munson - Zoning Board President

ATTEST:

Kevin Nissen – Zoning Administrator
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