

City of Tea
Planning & Zoning Meeting
July 11th, 2023, 5:30 PM
Tea City Hall

1. Call to Order:

Todd Boots called the meeting to order at 5:30 p.m. with the following board members present: Stan Montileaux, Bob Venard, and Barry Maag. 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.

2. Agenda:

Motion by Maag, Seconded by Venard to approve the July 11th, 2023, agenda. All members voted AYE.

3. Consent Agenda:

Kevin Nissen presented the Board with the following plats for approval:

- Plat of Lots IA-15B, Block 12, Nine Mile Lake Addition, City of Tea, SD.
- Plat of Lot 25, Block 12, Nine Mile Lake Addition, City of Tea, SD.
- Plat of Lots 1-6, Block 9, Nine Mile Lake Addition, City of Tea, SD.
- Plat of Lots 22-26, Block 4, Lots 11-20, Block I O, Lots IA, & 2-6, Block 11, Lots 1-10, Block 12, Boulder Addition, City of Tea, SD.
- Plat of Lot I, Luschen Addition, City of Tea, SD.

Motion by Montileaux, Seconded by Maag to approve the plats described above. All members voted AYE.

4. Minutes:

Motion by Venard, Seconded by Maag to approve the June 27th, 2023, minutes. All members voted AYE.

5. Public Comment:

None

- 6. 5:40 Rezone Public Hearing:** Rezone Remaining Tract 1, Ninemile Lake Addition (ex the lake) from Rural Service District to R1 & R2 Residential Districts.
- The Board held a rezone public hearing for Phase 2B & 3. The zoning exhibit defines the areas for R1 and R2 Residential. A brief overview of tract and development plans given by Kevin Nissen was presented to the Board. He also addressed some of the lots are included in a CLOMR application to FEMA for removal from the floodplain. The proposed landuse does correspond with the Ninemile Lake Preliminary Development Plan.

Motion by Maag, Seconded by Montileaux to approve the rezoning of Tract 1, Nine Mile Lake Addition. All members voted AYE.

7. Pure Bliss Temporary Structure Building Permit

1930 E. Gateway Boulevard, Tea

Applicant: Kasey Hahn

Business Name: Pure Bliss Cannabis

Zoning: GB- General Business

The Board reviewed the plans for a temporary structure at 1930 E Gateway Blvd to be used as a retail space until the new building is complete. Kasey Hahn and Korey Kyle were present to discuss plans and answer questions from the board. Kasey and Korey addressed concerns about the security of the temporary structure. The Board recommends putting a deadline on how long the temporary structure can be in use and giving an extension if needed.

Motion by Maag, Seconded by Venard to approve the temporary structure. All members voted AYE.

8. Orthopedic Institute Site Plan – Bakker Landing

Contractor: BBL Construction Services, LLC

Engineer: Infrastructure Design Group

Zoning: Planned Development – Subarea B

The Board reviewed the site plans for the Orthopedic Institute. These plans have not yet been reviewed by HDR. As this is an initial review by the Board, there was no motion to approve and will be revisited at a later meeting.

9. Tempo Addition DEP & Construction Plans – Lots 2, Lincoln County

Engineer: Lund Engineering & Environmental, LLC

Zoning: Commercial (proposed)

A brief overview of construction plans was given by Kevin Nissen. The location of the lot falls outside of the Tea city limits so Lincoln County will be responsible for issuing a permit and floodplain development permit. The Tea Future Landuse Plan does indicate this area as Community Commercial.

Motion by Venard, Seconded by Maag to approve the construction plans for the Tempo Addition. All members voted AYE.

10. Bella & Birch Boutique Interior Build Permit – 900 N. Main Street

Contractor: SJC Construction

Zoning: General Business

The Board reviewed the floor plans for an interior build at the retail store Bella & Birch Boutique at 900 N. Main St. The Board agreed that the floor plans need to show more detail including ADA accessible bathrooms and dressing rooms. An entrance door also needs to be added to the floor plan.

Motion by Montileaux, Seconded by Maag to approve the building permit for 900 N. Main Street contingent upon final code approval from Lookout Plan and Consulting. All members voted AYE.

11. Other Business:

The Board discussed with Kevin Nissen the status of tablets/laptops that will be provided to the board members for Planning & Zoning purposes.

Motion by Venard, Seconded by Maag to adjourn the meeting at 6:30 p.m. All members voted Aye.

Joe Munson - Zoning Board President

ATTEST:

Kevin Nissen – Zoning Administrator
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