**City of Tea**

**Planning & Zoning Meeting**

**June 25th, 2024 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: Todd Boots, Barry Maag, and Stan Montileaux. Bob Venard 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 Boots, Second by Montileaux to approve the agenda. All Members voted AYE.

1. **May 28th, 2024 Minutes**

Motion by Boots, Second by Maag to approve the minutes. All Members voted AYE.

1. **Harvard Industrial Park Development Engineering Plan**

The Board reviewed the Development Engineering Plan for Harvard Industrial Park. Kevin Nissen gave an overview of the drainage plans. Members of the public came to ask questions and state their concerns regarding future flooding issues from the development of this land. Pictures were provided to the Board of flooding. No motion was needed at this time.

1. **5:40 Rezone Public Hearing: Harvard Industrial Park Addition, Rezone the North 889’ of Section 36 from Rural Service District to LI – Light Industrial District.**

The Board reviewed the application to rezone the Harvard Industrial Park lot from Rural Service District to Light Industrial. The rezone corresponds with the land use plan.

**Motion** by Maag, Seconded by Montileaux to recommend approval of the Harvard Industrial Park rezone. All members voted AYE.

1. **5:45 Rezone Public Hearing: Phase 2 GC Estates Addition, Rezone from Rural Service District to R2-Residential.**

The Board reviewed the application to rezone lots from the Phase 2 GC Estates Addition from Rural Service District to R2- Multi-Family Residential. The rezone corresponds with the Development Engineering Plans.

**Motion** by Boots, Seconded by Montileaux to recommend approval of the Phase 2 GC Estates Addition rezone. All members voted AYE.

1. **Bakker Landing Strip Mall Site Plan – Lot 11, Block 2, Bakker Landing Add.**

The Board reviewed the site plan for a strip mall at 106 Venture Pl in the Bakker Landing Addition. HDR has approved the site plan.

**Motion** by Montileaux, Seconded by Maag to approve the Bakker Landing Strip Mall Site Plan. All members voted AYE.

1. **American Bank & Trust Site Plan – Gateway Add**

The Board reviewed the American Bank & Trust site plan in the Gateway Park Addition. HDR has approved the site plan.

**Motion** by Boots, Seconded by Maag to approve the American Bank & Trust Site Plan. All members voted AYE.

1. **Plat: Replat of Lots 6A, 7A, 8A, 9A, 10A, and 13A, Block 2, Lots 1B, 2B, 3B, 4B, 5B, 6B, 7B, and 8B, Block 4, GC Estates Addition, City of Tea.**

The Board reviewed the Replat of the lots listed above in the GC Estates Addition. The lots are being replatted to adjust lot widths for Residential use. HDR has approved the replat.

**Motion** by Montileaux, Seconded by Boots to approve the Replat of the lots listed above in the GC Estates Addition. All members voted AYE.

1. **Other Business**

None

**Motion** by Boots, Seconded by Maag to adjourn the meeting at 7:15 p.m. 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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