

City of Tea
Planning & Zoning Meeting
September 10th, 2024 5:30 PM
Tea City Hall

1. Call to Order

Vice President Todd Boots called the meeting to order at 5:34 p.m. with the following board members present: Barry Maag, Bob Venard, and Stan Montileaux. Board President Joe Munson was not in attendance. Tea City Hall staff member Kevin Nissen, Planning and Zoning Administrator was also present.

2. Approval of the Agenda

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

3. September 3rd, 2024 Minutes

Motion by Venard, Seconded by Montileaux to approve the September 3rd, 2024 Minutes. All members voted AYE.

4. 5:35 Rezone Public Hearing – Rezone Lot 1B, Tempo Addition from AG – Agriculture to LI – Light Industrial District.

The Board held a public hearing to discuss the rezone application submitted by Smit Family Farms, LLC to rezone Lot 1B, Tempo Addition from AG-Agriculture to LI-Light Industrial District. The Future Landuse Plan for this area indicates Business Park with some light Industrial uses such as light manufacturing and assembly, indoor warehousing, shipping, distribution facilities. Outdoor storage is limited to commercial vehicles. Increase setbacks apply to the residential property to the north. Vice-President Boots read a letter submitted by an adjacent landowner. The Trevan Development Plan shows a self-storage buffer along the north property line. Meetings took place early in the process to meet with adjacent landowners. The Developer plans to plant trees along the property line. **Motion** by Montileaux, Seconded by Maag to approve the Rezone of Lot 1B, Tempo Addition from AG – Agriculture to LI – Light Industrial District. All members voted AYE.

5. 5:40 Public Hearing – CUP 24-08 Motor Vehicles Sales, 2000 Manville Street, Suite 4.

The Board held a public hearing to discuss the Conditional Use Permit application submitted by David Buffington, LLC for Motor Vehicle Sales in a Light Industrial District. The location is on the corner of Manville Street and Sundowner Avenue and part of a multi-tenant building with other contractor shops. Parking for retail sales is an issue within these units. Mr. Buffington will have 10 allocated parking spaces for customers and highlight a few cars for sale. He plans to have 5 -10 vehicles for sale at any one time and will keep them inside the building. Hours of operation is planned for Tuesday and Thursday from 8am – 8pm. Monday, Wednesday and Friday will be by appointment only. The Board set two conditions on the CUP. 1) No dismantled or inoperative vehicles in the parking lot. 2) Vehicles to be kept inside but may highlight a vehicle or two during the day and then brought inside. **Motion** by Montileaux, Seconded by Venard to approve the

Conditional Use Permit 24-08 for Motor Vehicle Sales at 2000 Manville St., Suite 4. All members voted AYE.

6. Plat of Lots 34 and 35, Block 5, Serenity Park Addition, City of Tea

The Board reviewed a plat for two single family lots at the corner of E. Dutch Street and Katie Avenue. The lots correspond with the revised DEP.

Motion by Maag, Seconded by Venard to approve Plat of Lots 34 and 35, Block 5, Serenity Park Addition, City of Tea. HDR reviewed and approved the plat. All members voted AYE.

7. Plat of Lots 1A and 1B, Block 3, Gateway Park Addition, City of Tea.

The Board reviewed a plat to divide Lot 1 into two commercial lots along Gateway Lane. New services will need to be installed at the time of construction.

Motion by Venard, Seconded by Maag to approve Plat of Lots 1A and 1B, Block 3, Gateway Park Addition, City of Tea. HDR reviewed and approved the plat. All members voted AYE.

8. Hascall Addition Development Engineering Plan

Nissen submitted the Hascall Addition Development Engineering Plans for review by the Board. We discussed the drainage and grading plans that show two areas of detention. Fannings Street will be extended from the Artisan Addition to the Pinnacle Addition. Six single family lots are shown.

9. Other Business

Vice-President Boots indicated some concern with the timing the new traffic light on Gateway Boulevard. Between the light at Sundowner and Bakker Landing, traffic is backed up during peak traffic times.

Motion by Venard, Seconded by Maag to adjourn the meeting at 6:10 p.m.

Todd Boots - Zoning Board Vice President

ATTEST:

Kevin Nissen – Zoning Administrator
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