

**City of Tea  
Planning & Zoning Meeting  
September 13<sup>th</sup>, 2022  
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held September 13<sup>th</sup>, 2022, at 5:30 p.m. President Joe Munson called the meeting to order at 5:30 p.m. with the following members present; Stan Montileaux, Barry Maag, Todd Boots and Bob Venard. Also present was Kevin Nissen, Planning and Zoning Administrator.

**Agenda: Motion** by Venard, Second by Montileaux to approve the September 13<sup>th</sup>, 2022 agenda. All Members voted AYE.

**Minutes: Motion** by Montileaux, Second by Maag to approve the August 23<sup>rd</sup>, 2022 minutes. All Members voted AYE.

**Public Comment:** None

**Marken Properties Phase 2 Foundation Permit 22-339**

**Engineer:** Design & Development Engineering

**Location:** 201 E. High Pointe St.

**Zoning:** LI – Light Industrial.

The Board reviewed the building plans to construct a 3500sf warehouse on the existing lot located at 201 E. High Point Street. Foundation plans were sent to Codeworks for approval to move forward a foundation permit.

**Motion** by Maag, Second by Montileaux to approve foundation permit. All Members voted AYE.

**Empire Company Foundation Permit 22-345**

**Engineer:** DGR Engineering

**Location:** Lot 5, Block 5, Bakker Landing Addition, 2035 Merchant St.

**Zoning:** Subarea C, Bakker Landing PD

The Board reviewed the structural foundation plan to construct a new 16,012sf office/warehouse for Empire Companies. The project site is located at 2035 Merchant Street. Building architectural stamps plans will be submitted for review at a later date. **Motion** by Boots, Second by Montileaux to approve the foundation permit for a new construction office/warehouse located at 2035 Merchant Street in Tea. All Members voted AYE.

**Ruff Land Kennels BP22-206**

**Contractor:** SunKota Construction

**Architect:** Koch Hazard Arch.

**Engineer:** JSA Engineering

**Location:** Lots 5 & 6, Block 1, Hagedorn Industrial Park

**Zoning:** Lt. Industrial

The Board reviewed building plans for a 14,425sf addition to the Ruff Land Kennels building on Mindy Street. The foundation permit was issued on 7/18/22. Codeworks reviewed the building plans and indicated a correction on the firewall design and rating. A 3-hr wall is required for fire separation. Codeworks also added a note for high pile requirements over 12 feet and possible need for a sprinkler system and fire lane. Koch Hazard will be submitting corrected plans. **Motion** by Venard, Second by Maag to approve the building plans with the corrections submitted by Codeworks. All Members voted AYE.

**Ultimate Property Solutions BP22-207**

**Contractor/Owner:** Thomas Wipf

**Engineer:** Design & Development Engineering

**Location:** 310 N. Linda Ave Bldg. #2, Hagedorn Industrial Park

The Board reviewed the building plans to construct contractor shops. This is building #2 on the site. The site plan was approved in 2018 and Lincoln County issued a permit for building #1. The property has been annexed and falls under the City's jurisdiction for this phase. The foundation permit was issued on 7/7/22. Codeworks review the building plans and indicated a 3-hr fire barrier wall is required, emergency lighting and draft stops in attic. **Motion** Boots, Second by Montileaux to approve the building permit with the requested changes shown on the plan. All Members voted AYE.

#### **Jeren Buildings Building Plans & Permit 22-**

**Location:** Tract 10, Landmark

**Engineer:** Design & Development Engineering

**Owner:** Jeren Properties

**Location:** Sundowner & Manville Street

The Board reviewed the site plan to construct two buildings on Tract 10, Landmark Industrial Park. This lot is not annexed into the city at the time of review. The Board discussed the approach off Sundowner and limited access to an arterial street. This access would not be approved. The access off Manville will need to meet the engineering design standards. The Plan shows connection to City water and sewer. Annexation would be required at the time of connection. The second proposed cold storage building doesn't show the need for city services. HDR submitted the site plan checklist requirements. **Motion** Maag, Second by Montileaux to deny the site plan as presented and recommend all checklist items completed prior to second submittal. All Members voted AYE.

#### **Boulder Addition Phase 4 Construction Plans.**

**Owner:** Boulder Development, LLC

**Surveyor:** KLJ Engineering

**Zoning:** R1 - Residential

The Board reviewed construction plans for Phase 4, Boulder Addition. This phase includes extending James and Limestone Avenues and construction of 8<sup>th</sup> Street. The use will be single family residential. HDR Engineering will continue their review and issue approval.

#### **Plat: Lots 1 & 2, Block 7, Bakker Landing 1<sup>st</sup> Addition, City of Tea, SD.**

**Owner:** Sundowner Investments

**Surveyor:** Infrastructure Design Group

The Board reviewed a revised plat for Lots 1 & 2, Block 7, Bakker Landing 1<sup>st</sup> Addition. The plat is for land sale and is within Subarea B, Bakker Landing Planned Development District. HDR reviewed and approved the plat. **Motion** by Maag, Second by Boots to approve the plat. All Members voted AYE.

#### **Plat: Lot 1, Block 9, Lots 1 & 2, Block 11, Tract 3A, Bakker Landing 1<sup>st</sup> Addition, City of Tea, SD.**

**Owner:** Sundowner Investments

**Surveyor:** Infrastructure Design Group

The Board reviewed a revised plat of Lot 1, Block 9, and Lots 1 & 2, Block 11, Tract 3A, Bakker Landing 1<sup>st</sup> Addition in the City of Tea. The plat is for land sale and is within Subarea B, Bakker Landing Planned Development District. HDR reviewed and approved the plat. **Motion** by Venard, Second by Boots to approve the plat. All Members voted AYE.

#### **Variance Application Review – Building Height**

**Location:** 120 Heritage Parkway, Lot 21, Artisan Addition.

**Zoning:** GB – General Business Commercial

The Board reviewed an application submitted by Sodak Construction requesting the maximum height for the proposed mixed-use building extend to 57 feet. The maximum height is 45 feet in that zoning district. Zoning does allow residential in a commercial district if the units are above the first floor. The proposed floor plan does show commercial units facing Heritage Parkway and parking garages on the back side. This is the second submittal for a variance on height. The first proposal had a flat roof and extend a couple feet above the maximum height. The Architect wanted the building to fit into the environment with a 4/12 pitch roof which increases the overall height by 12 feet The Board discussed fire access and rescue options for the top floor. Venard indicated the ladder truck does not have the capabilities to reach the roof, however building code does require the attic to be

sprinkled thus limiting the need to reach that level. Other discussion included adding screening along Nine Mile Creek for the adjacent residential and the overall appearance of the buildings.

**Pinnacle Productions Interior Build**

**Contractor:** Amdahl Const.

**Architect:** RSA Architectural

**Location:** 2100 E. Industrial St.

The Board reviewed the architectural plans to construct the interior buildout located at 2100 E. Industrial St. The shell was constructed by Raeco Builders in 2020 under BP20-328. The floorplan includes office space, studio, restrooms and warehouse space. Plans were submitted to Codeworks for review and approval. **Motion** by Venard, Second by Maag to approve BP 22-346 for an interior buildout. All Members voted AYE.

**Inspection Sheets:** Building Inspector Tim Odland and Mechanical Inspector Steve Robertson submitted inspection sheets for review by the Board.

**Other Business:**

**MOTION** by Venard, Second by Maag to adjourn at 6:25 p.m. All Members voted AYE.

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Joe Munson – Zoning Board President

ATTEST:

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Kevin Nissen – Zoning Administrator  
Published at the approximate cost of \$\_\_\_\_\_