

**City of Tea
Planning & Zoning Meeting
September 14th, 2021
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held September 14th, 2021, at 5:30 p.m. President Joe Munson called the meeting to order at 5:33 p.m. with the following members present; Bob Venard, Stan Montileaux, and Todd Boots. Barry Maag was absent. Also present was Kevin Nissen, Planning and Zoning Administrator and Ben Scholtz, HDR Engineering.

Agenda: Motion by Boots, Second by Montileaux to approve the September 14th, 2021, agenda. All Members voted AYE.

Minutes: Motion by Montileaux, Second by Venard to approve the August 24th, 2021, minutes. All Members voted AYE.

Public Comment: None

CUP 21-06 Public Hearing: On/Off Sale Alcoholic Beverage Establishment – 1500 N. Main Ave.

Applicant: Schwartzle Real Estate, LLC

Location: N. Main Ave and Gateway

Zoning: GB General Business Commercial

The Board held a public hearing to discuss the location of the Alcoholic Beverage Establishment. The proposed location is within 500 feet of a Church. The attached site plan shows approximately 350 feet at the closest points. The proposed use is a casino. The Board compared this use to the axe throwing business where the primary use or activity exceeds the percentage of on/off sale alcoholic beverage sales. The definition of an On/Off Sale alcoholic Beverage Establishment is any use which have been licensed to sell alcoholic beverages for consumption on and off the premises where sold.

Subdivision Public Hearing: Ninemile Lake Addition Preliminary Plan

Developer: Mike Runge

Engineer: JSA Engineering

Location: Tea/Ellis Rd and 270th Street - Southeast quarter section

The Board held a public hearing to discuss the Preliminary Development Plan for the Ninemile Lake Addition. The property is located at the Southeast quarter section of Tea/Ellis Road and 270th Street. City Engineer, Ben Scholtz presented the plans showing residential and commercial development. Many of the lots will front a large lake which will serve as detention for the development. The Tea Drainage Plan does indicate a location for regional detention in this location. The City will be working with the Developer to expand detention. The utility plan will take water and sewer from main trunk lines on the southeast corner near the new city park. A portion of the development will wait for services from the Heritage Parkway reconstruction in 3-5 years. The public open space dedication is based on the proposed number of housing units. The plan shows a 3.9 acre neighborhood park in the southeast corner. The Major Street plan indicates a collector street at future 93rd Street. That alignment was moved future north to line up with the sewer main easement to the east. The platted section of 93rd Street will need to be vacated. The Development plan does correspond with the Tea Future Land-use Plan. The Board took questions from adjacent landowners. **Motion** by Venard, Second by Boots to recommend approval of the Ninemile Lake Addition Preliminary Plan. All Members voted AYE.

Plat: Lot 23, Block 2, Heritage Addition, City of Tea.

Engineer: JSA Engineering

Owner: Mike Runge

Location: Lake/Detention Facility

Zoning: R1-Residential

The Board reviewed a plat of Lot 23, Block 2, Heritage Addition in the City of Tea. The detention facility is being platted for dedication and creation of a lake association. HDR reviewed and recommends approval. **Motion** by Boots, Second by Venard to approve the plat of Lot 23, Block 2, Heritage Addition. All Members voted AYE.

Plat: Lot 1, Block 8, Bakker Landing Addition, City of Tea.

Engineer: Infrastructure Design Group

Owner: Sundowner Investments

Location: Market Street and Enterprise Ave.

Zoning: PD – Planned Development, Subarea B.

The Board reviewed the plat of a 4-acre lot on the corner of Market Street and Enterprise Avenue. The plat is for land sale. HDR reviewed and recommends approval. **Motion** by Montileaux, Second by Venard to approve the plat of Lot 1, Block 8, Bakker Landing Addition. All Members voted AYE.

Plat: Lots 3 & 4, Southwest Industrial Park Addition, City of Tea.

Engineer: EGA

Owner: Richard Peters

Location: Gateway Blvd (Hwy 106)

Zoning: LI - Light Industrial

The Board reviewed a re-plat of Lot 1, Southwest Industrial Park into Lots 3 & 4. The purpose for platting is to maintain light industrial zoning on the back lot (Lot 3) and rezone Lot 4 to GB – General Business Commercial. Upon annexation, the County zoning is continued until the property is rezoned. The Tea Future Land-use Plan shows commercial along the corridor and industrial behind. The plat does show a 12’ mutual access easement along the west property line. The plat was reviewed and approved by HDR. **Motion** by Montileaux, Second by Venard to approve the replat of Lots 3 & 4, Southwest Industrial Park. All Members voted AYE.

Peters Storage Site Plan

Engineer: EGA

Owner: Richard Peters

Location: Lot 3, Southwest Industrial Park

Zoning: LI - Light Industrial

The Board reviewed the site plan for cold storage on Lot 3, Southwest Industrial Park. The 5500sf building will be used by the landowner for antique and camper storage. No utilities are shown. The City doesn’t have development plans for this area. Drainage will go into existing detention off site. The parking lot will be paved in front of the building. No spaces are required for cold storage. This lot will remain LI – Light Industrial Zoning to fit the use. HDR submitted review comments to EGA. Those comments have been addressed. **Motion** by Montileaux, Second by Venard to approve the site plan. All Members voted AYE.

Plat: Lots 1-8, Block 2, Pinnacle Addition, City of Tea.

Surveyor: Midwest Land Surveying

Owner: Kelly Nielson

Location: N. Everest Ave.

Zoning: PD – Planned Development

The Board reviewed the plat for lots along N. Everest Avenue. The lots correspond with the Pinnacle Development Engineering Plan and ready for construction. HDR reviewed and approved the plat. **Motion** by Boots, Second by Venard to approve the Plat of Lots 1-8, Block 2, Pinnacle Addition. All Members voted AYE.

Inspection Sheets. None

Other Business.

Nissen gave the Board an update on the changes to the zoning requirements for Cannabis Establishments.

MOTION by Venard, Second by Boots to adjourn at 6:55 p.m. All Members voted AYE.

ATTEST:

Kevin Nissen – Zoning Administrator

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