

City of Tea
Planning & Zoning Meeting
September 28th, 2021
Tea City Hall

A regular meeting of the Tea Planning & Zoning Board was held September 28th, 2021, at 5:30 p.m. Vice-president Bob Venard called the meeting to order at 5:30 p.m. with the following members present; Stan Montileaux, and Todd Boots. Barry Maag and Joe Munson were absent. Also present was Kevin Nissen, Planning and Zoning Administrator.

Agenda: Motion by Boots, Second by Montileaux to approve the September 28th, 2021, agenda. All Members voted AYE.

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

Public Comment: None

Josmer West Site Plan and Foundation Permit 21-267

Engineer: DGR Engineering

Developer/Owner: Dan DeRoon

Location: 200/202 E. High Point Street

Zoning: LI - Light Industrial

The Board reviewed a site plan to construct a 11,999sf building in the Carl Soukup Addition. The building is a spec with two potential businesses occupying the space. The building will be serviced from High Pointe Street. The setbacks, parking and dumpster screening meet zoning requirements. HDR completed the site plan checklist review with all items completed. The building elevations and foundation drawings were submitted to Codeworks for review and approval.

Motion by Boots, Second by Montileaux to approve the site plan and foundation permit for the Josmer West building. All Members voted AYE.

Plat: Lots 1-4, Block 3, Lot 1, Block 4, Lots 1-7, Block 6, Lots 26-32, Block 6, Lots 1-7, Block 9, Block 2, Pinnacle Estates Addition, City of Tea.

Engineer: Midwest Land Surveying

Owner: Kelly Nielson

Location: N. Everest and N. Summit Avenues

Zoning: PD – Planned Development

The Board reviewed a plat of Lots 1-4, Block 3, Lot 1, Block 4, Lots 1-7, Block 6, Lots 26-32, Block 6, Lots 1-7, Block 9, Block 2, Pinnacle Estates Addition, City of Tea. The plat was reviewed by HDR and completed a plat checklist with all requirements completed. The plat corresponds with the Pinnacle Development Engineering Plan. **Motion** by Montileaux, Second by Boots to approve the plat. All Members voted AYE.

Plat: Tract 1, Ninemile Lake Addition, City of Tea.

Engineer: JSA Engineering

Owner: Mark Michelson, Dakota Dirt Three

Location: 270th Street & 469th Ave.

Zoning: NRC – Rural Service District

The Board reviewed the plat of Tract 1, Ninemile Lake Addition in the City of Tea. The property is a rural service district. The plat is for land sale. HDR reviewed and recommends approval. **Motion** by Montileaux, Second by Boots to approve the plat of Tract 1, Ninemile Lake Addition. All Members voted AYE.

Casino Interior Build BP 21-271

Tenant: Rivals, LLC

Contractor: Kyle Cosand, Cosand Construction

Property Owner: John Schwartzle

Location: 1500 N. Main Ave. Suites 1A & 1B

Zoning: GB – General Business Commercial

The Board reviewed interior buildout plans for a casino located at 1500 N. Main Ave. The business plans on utilizing approximately 1800sf of space in the strip mall. The end unit will be subdivided into two units with access on both sides of the building. The project involves two ADA accessible restrooms and small bar area. The plans were sent to Codeworks for review and no redline comments indicated any issues. **Motion** by Montileaux, Second by Boots to approve the interior building permit located at 1500 N. Main Avenue, Suites 1A & 1B. All Members voted AYE.

Plat: Lots 3, 4, 5, Block 6, Bakker Landing Addition, City of Tea.

Engineer: Infrastructure Design Group

Owner: Sundowner Investments

Location: Merchant Street

Zoning: PD – Planned Development, Subarea C.

The Board reviewed the plat of Lots 3, 4, and 5, Block 6, Bakker Landing Addition. The location is within Subarea C (Tan) on the land-use plan. HDR reviewed the plat in relation to the revised development plan for this area. The lots fronting Sundowner were combined to make 5+ acres. **Motion** by Boots, Second by Montileaux to approve lots 3, 4, and 5, Block 6, Bakker Landing Addition. All Members voted AYE.

Inspection Sheets. The Board reviewed the inspection sheets submitted by Building Inspector Tim Odland and Mechanical Inspector Steve Robertson.

Other Business.

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

MOTION by Boots, Second by Montileaux to adjourn at 6:05 p.m. All Members voted AYE.

Bob Venard – Zoning Board Vice-President

ATTEST:

Kevin Nissen – Zoning Administrator

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