

**City of Tea  
Planning & Zoning Meeting  
September 10<sup>th</sup>, 2019  
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held September 10<sup>th</sup>, 2019 at 5:30 p.m. Vice-President Bob Venard called the meeting to order at 5:32 p.m. with the following members present; Stan Montileaux, Rick Baker and Barry Maag. Joe Munson was absent. Also present was Kevin Nissen, Planning and Zoning Administrator.

**Agenda: Motion** by Maag, Second by Montileaux to approve the September 10<sup>th</sup>, 2019 agenda. All Members voted AYE.

**Minutes: Motion** by Montileaux, Second by Maag to approve the August 27<sup>th</sup>, 2019 minutes. All Members voted AYE.

**Public Comment:** None

**Sherman Williams Site Plan**

**Owner:** Virginia D. Brauer Trust

**Contractor:** Hegg Construction

**Location:** Bakker Landing Avenue and Industrial Street

**Engineer:** Norman Engineering

**Zoning:** Subarea C, Planned Development District

The Board reviewed the site plan HDR's review comments for a retail building in the Bakker Landing Addition. Motion by Baker, Seconded by Maag to approve the site plan contingent upon HDR's review comments being addressed. All Members voted AYE.

**5:40 Rezone Public Hearing: Lots 1 – 7, Block 6, and Lots 1-9, Block 8, Heritage Addition in the City of Tea from R2 – Residential District to R1 – Residential District. (Exhibit on file at City Hall)**

**Development:** Heritage Addition

**Owner/Applicant:** Mike Runge, Runge Enterprises

**Location:** N. Main Avenue & E. Ivy Road and E. Antioch Street.

**Engineer:** JSA Engineering

The Board held a public hearing to discuss rezoning a portion of Heritage Addition from R2 - Residential to R1-Residential. The application and exhibit are attached. The Heritage Development Engineering Plans shows the lots designed for twin-homes with two water and sewer services. The use does not change. Twin-homes are allowed as a Conditional Use within the R1 – Residential District with 7' side yards like the Schwartzle lots across Main Avenue. The reason for the rezone request is to build larger homes on the platted lots. R2 – Residential does not break out twin-homes and puts them in the Single family attached 2-8 classification with 10' side yards. The Board agrees twin-homes should have 7' side yards and will make the change in the Revised Zoning Ordinance. The rezone also restricts other multi-family options on these lots. Motion by Maag, Seconded by Baker to recommend approval of the rezone to the City Council. All Members voted AYE.

**Plat: Lot 5, Block 1, Bakker Landing 1<sup>st</sup> Addition, City of Tea, SD.**

**Owner:** Sundowner Investments

**Surveyor:** Infrastructure Design Group

**Location:** Enterprise Avenue

**Zoning:** Planned Development

The Board reviewed the plat of Lot 5, Block 1, Bakker Landing 1<sup>st</sup> Addition. The plat is subdividing proposed Lot 6 into two lots and does correspond with the Bakker Landing 1<sup>st</sup> Addition Development Engineering Plans. HDR submitted a letter of approval. Motion by Baker, Seconded by Maag to approve the plat of Lot 5, Block 1, Bakker Landing 1<sup>st</sup> Addition in the City of Tea. All Members voted AYE.

**Plat: Lots 1, 2, & 3, Block 3, High Pointe Estates 3<sup>rd</sup> Addition, City of Tea, SD.**

**Owner:** Nielson Development

**Surveyor:** Midwest Land Surveying

**Location:** N. Cole Ave.

**Zoning: R1 – Residential District**

The Board reviewed the plat of Lots 1-3, Block 3, High Pointe Estates 3<sup>rd</sup> Addition. The plat does correspond with the High Pointe Development Engineering Plans and requirements for R1 – Residential. Motion by Maag, Second by Montileaux to approve the plat of Lots 1-3, Block 3, High Pointe Estates 3<sup>rd</sup> Addition in the City of Tea. All Members voted AYE.

**Revised Landmark Industrial Park Final Plan**

Owner: Kelly Nielson, Nielson Development

Engineer: Design & Development Engineering

Location: Sundowner and 272<sup>nd</sup>

The Board reviewed the revised Landmark Industrial Final Plan. The Final Plan was submitted in 2007 by Harry Hybertson and Schmitz, Kalda & Associates. The plans were approved with ditch section roads. The plans were revised again in 2014. To remove a portion of Grummand Avenue. Water Main was installed but never tested and plans are to remove the pipe. The utility easement will be vacated. Mindy and Monty Streets are constructed as gravel ditch section roads. A small portion of Mona is constructed but acts more as a driveway to existing buildings. HDR submitted review comments. It’s my understanding, the Developer is requesting annexation as part of the Hagedorn submittal. Once annexed, does the City require the remain phase of Landmark to have curb and gutter, storm sewer and sidewalks? All rural subdivisions within the Tea Planning jurisdiction are required to install water and sewer mains and asphalt road. Some exclusions have been accepted if the subdivision is not sewerable within the lifespan of the asphalt. It’s my recommendation the City of Tea treat this subdivision the same as the Hagedorn Industrial Park and required utilities and asphalt roads. If the ditch section drainage is less than .5%, low flow concrete channels should be constructed to avoid the growth of cattails. All other design standards apply. HDR Engineering has final approval.

**Tea Zoning Ordinance Revision**

Nissen updated the Board on the progress of the Revised Zoning Ordinance.

**Inspection Sheets**

Building Inspector, Tim Odland submitted inspections sheets for review.

**Other Business: None**

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

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Bob Venard, Zoning Board Vice-President

ATTEST:

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Kevin Nissen – Zoning Administrator

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