

**City of Tea  
Planning & Zoning Meeting  
September 24<sup>th</sup>, 2019  
Tea City Hall**

A regular meeting of the Tea Planning & Zoning Board was held September 24<sup>th</sup>, 2019 at 5:30 p.m. President Joe Munson called the meeting to order at 5:34 p.m. with the following members present; Bob Venard and Rick Baker. Barry Maag was present via phone. Stan Montileaux was absent. Also present was Kevin Nissen, Planning and Zoning Administrator and Ben Scholtz, HDR Engineering.

**Agenda: Motion** by Baker, Second by Venard to approve the September 24<sup>th</sup>, 2019 agenda. All Members voted AYE.

**Minutes: Motion** by Venard, Second by Baker to approve the September 10<sup>th</sup>, 2019 minutes. All Members voted AYE.

**Public Comment:** None

**5:40 Subdivision Public Hearing: Ma's and Pa's Preliminary Development Plan**

Owner/Developer: Herman Otten

Engineer: Design & Development Engineering

Location: Future W. Maple Street & Elsie Ave.

The Board held a public hearing to discuss the proposed Ma's & Pa's Preliminary Plan. City Engineer, Ben Scholtz went over the plan review checklist with the Board. The three-lot development involves extending Maple Street west to the edge of his development. Utilities will tie into the existing water and sewer mains in Elsie Avenue. Drainage issues in the area and impacts of development are the major concerns with area residents. Herman indicated the drainage plan would be revised to limit water going east to Elsie. Conrad Pick stressed his concerns with flooding on Elsie. Drainage plans have been re-submitted. Ben informed the Board of drainage improvements with the 468<sup>th</sup> pipe installation. The increased pipe size should help drainage in the area. Also, the revised plans incorporated a temporary 20' asphalt road to 468<sup>th</sup> as a secondary access. Motion by Venard, Second by Maag to approve the Ma's and Pa's Preliminary Development Plan. Rick Baker abstained from the vote. Remaining Members voted AYE.

**Sherman Williams Site Plan & Building Permit**

Owner: Virginia D. Brauer Trust

Contractor: Hegg Construction

Location: 2215 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 6000sf retail building in the Bakker Landing Addition. The project site is located at 2215 Bakker Landing Avenue and under Subarea C within the Planned Development regulations. The retail use within this subarea is permitted. HDR submitted a letter of approval meeting all the site plan checklist requirements. The building plans were sent to Codeworks for review. At the time of the meeting, Dave St. Pierre only had time to review the foundation and issued approval on a foundation permit. Since then, plans have been reviewed and returned to the builder with a couple minor changes. The building is required to have a sprinkler system. The Board approved the site plan contingent upon the review comments being addressed and a foundation permit. P&Z will have final approval on October 8<sup>th</sup>. Motion by Baker, Second by Venard to approve the site plan and foundation permit for the Sherman-Williams Store. All Members voted AYE.

**Gateway Addition Revised Preliminary Plan**

Owner/Developer: Arlyn Olsen

Engineer: Sayre Associates

The Board reviewed the revised Gateway Addition Preliminary Plan. The Developer removed a portion of Remington Avenue and looped the road over to Heritage Parkway. The lot layout was redesigned to meet the access requirements. The 60' street Right-of-ways will be the same as Gateway Lane and allow parking on one side. The proposed zoning does show multi-family residential along Nine Mile Creek. Parking will be allowed on the east side of Remington Avenue. In previous reviews, the Board suggested utilizing regional detention for the development. The Developer is requiring onsite detention on each lot. Sheet 5 does show areas of floodplain to be filled. Nine Mile Creek has a no-rise status. The plans will need to show areas of cut as well. Finally, the streets names should show Remington Avenue since the right-of-way

was dedicated and platted as such. The road off Heritage will need a new name. Motion by Baker, Second by Venard to approve the Revised Preliminary Plan with the changes discussed. All Members voted AYE.

**Poppens Addition Initial Development Plan**

Owner/Developer: Mike Poppens

Engineer: KCDS Inc.

The Board discussed the initial development plan for the section south of Prairie Trails Addition. The plan expands the Prairie Trails detention facility south adding approximately 4.27 acres of storage. Increasing the detention facility redirects future 9<sup>th</sup> Street. The Board would like to see a through street along the corridor and tie into Main Avenue. The existing platted Right-of-way will need to be vacated. Ben discussed the proposed utility plan which shows a lift station along 273<sup>rd</sup> and 468<sup>th</sup>. Other comments included opens space dedication, additional detention/retention and connectivity to the Ira Kahl section.

**Plat: Lots 3 – 10, Block 5, Pinnacle Addition, City of Tea, SD.**

Owner: Nielson Development

Surveyor: Midwest Land Surveying

Location: N. Everest Avenue

Zoning: PD – Planned Development

The Board reviewed the plat of Lots 3-10, Block 5, Pinnacle Addition. The plat corresponds with the Pinnacle Development Engineering Plans. The Pinnacle Addition is a Planned Development District which allows lots to be platted with 50' lot widths. Motion by Baker, Second by Venard to approve the plat of Lots 3-10, Block 5, Pinnacle Addition in the City of Tea. All Members voted AYE.

**Inspection Sheets**

No inspection sheets were submitted for the meeting.

**Other Business: None**

**MOTION** by Baker, Second by Venard to adjourn at 7:16 p.m. All Members voted AYE.

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Joe Munson, Zoning Board President

ATTEST:

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Kevin Nissen – Zoning Administrator

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