

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, JANUARY 8, 2019  
3:00 P.M.  
MINUTES**

The Planning and Zoning Commission met in regular session on Tuesday, January 8, 2019 at 3:00 PM with Chairman, Steve Ward presiding. Members present were Richard Cannon, Art Kopp and Raymond Jones. Also present was Assistant City Manager, Debbie Bottoroff; Building Inspector / Code Enforcement Officer, Calvin Igney and City Clerk, Bonnie Buzzard.

**APPOINTMENT OF OFFICERS:**

Chairman – Kopp nominated Steve Ward. Cannon seconded the nomination. Nominations ceased. AYE: Cannon, Kopp, Jones and Ward. NAY: None. Nomination carried.

Vice Chairman - Kopp nominated Richard Cannon. Jones seconded the nomination. Nominations ceased. AYE: Cannon, Kopp, Jones and Ward. NAY: None. Nomination carried.

**PUBLIC HEARING:**

At 3:03 PM Cannon made the motion to open a Public Hearing to take public comments regarding an application submitted by Courtney Hyer to use the property located at 103 E. 1<sup>st</sup> Street, Grove, OK as a Commercial Day Care Center. Seconded by Kopp. AYE: Cannon, Kopp, Jones and Ward. NAY: None. Motion carried. Bottoroff reported that the said property is located on the far north end of the C-2 General Commercial District. The property abuts a C-4 Limited Commercial Zoned District on the east, and R-1 Single Family Residential on the north and west sides. Bottoroff noted that there are currently commercial businesses located on both north and south sides of E. 1<sup>st</sup> Street plus there is also a Commercial Day Care within a few blocks of the said property on South Cherokee Street. Realtor / Representative, Peggy Kiefer-Steed addressed the Board to report that the applicant Courtney Hyer will be leasing the proposed property for the first 6 months or so, and upon closing of the property into the new owners name they will be required to come back before the Board for a continuation of the Special Use Permit in their name. At 3:06 PM Kopp made the motion to close the Public Hearing. Seconded by Cannon. AYE: Cannon, Kopp, Jones and Ward. NAY: None. Motion carried.

Ward opened the floor for discussion with respect to the Special Use Permit application submitted by Courtney Hyer to use the property located at 103 #. 1<sup>st</sup> Street, Grove, OK as a Commercial Day Care Center. Cannon made the motion to approve the application as submitted. Seconded by Kopp. AYE: Cannon, Kopp, Jones and Ward. NAY: None. Motion carried.

Kopp made the motion to approve the minutes from the November 16, 2018 Special Meeting. Seconded by Cannon. AYE: Cannon, Kopp, Jones and Ward. NAY: None. Motion carried.

Ward opened the floor for discussion with respect to a Resolution amending Chapter 3 Permitted Use Table of the City of Grove Zoning Ordinances by adding Medical Marijuana Dispensaries as a permitted use in C-1 Convenience Commercial Zoned District, C-2 General Commercial Zoned District, and C-4 Limited Commercial Zoned District; and Medical Marijuana Growing Facilities as a permitted use in A-1 Agriculture Zoned District and I-1 Light Industrial Zoned Districts and I-2 Heavy

Industrial Zoned Districts; and Medical Marijuana Processing Facilities as a permitted use in I-1 Light Industrial Zoned District and I-2 Heavy Industrial Zoned District. Bottoroff reported that as a result of additional training and legal challenges present adequate reason for the P&Z Board to approve a Resolution recommending the City Council amend the Permitted Use Table allowing for Medical Marijuana prospective businesses in the following zoning district:

- Medical Marijuana Dispensaries in all Commercial Zoned Districts
- Medical Marijuana Growers in all Agriculture and Industrial Zoned Districts, and
- Medical Marijuana Processors in all Industrial Zoned Districts

Cannon made the motion to approve the Resolution amending the Permitted Use Table as presented. Seconded by Jones. AYE: Cannon, Kopp, Jones and Ward. NAY: None. Motion carried.

Ward opened the floor for discussion to consider appointing one P&Z Commission member to serve on the Comprehensive Plan Review Committee to review proposals received from consultants regarding creating a Comprehensive Plan for the City of Grove. Cannon nominated Art Kopp. Seconded by Ward. AYE: Cannon, Jones and Ward. NAY: None. Kopp abstained. Motion carried.

**STAFF REPORT:**

Bottoroff reported that during the months of January and February the Staff will be out looking for dilapidated structures projects, and respectfully requested that should a member see a property site they feel like qualifies for this project to advise her or Calvin and they will assess the property site.

Igney updated the Board on the following ongoing projects:

- Bay Crest Apartments
- Orizon Aerostructures, LLC
- Best Western Hotel
- TRT Installation (Randy Threet)
- Grove Battery Manufacturing
- 11 New Custom Homes, plus
- 6 New / 6 Remodels permits added

At 3:35 PM Cannon made the motion to adjourn. Seconded by Jones. AYE: Cannon, Kopp, Jones and Ward. NAY: None. Motion carried.