

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, MARCH 10, 2020
3:00 P.M.
MINUTES**

The Grove Planning and Zoning Commission met in regular session on Tuesday, March 10, 2020 at 3:00 PM with Vice-Chairman, Richard Cannon presiding. Members present were Art Kopp and Raymond Jones. Member(s) Peggy Steed and Steve Ward were absent. Also present was Assistant City Manager, Debbie Bottoroff; Code Enforcement Officer / Building Inspector, Calvin Igney, and City Clerk, Bonnie Buzzard.

Kopp made the motion to approve the minutes from the January 14, 2020 meeting. Seconded by Jones. AYE: Kopp, Jones and Cannon. NAY: None. Motion carried.

Cannon opened the floor for discussion with respect to a Site Plan application submitted by Marc Newman and Teresa Poindexter dba Q2 Holdings, LLC to construct a maintenance building and several garage/condos as Phase II of The Regatta on Grand Lake. The construction will be on the property legally described as follows:

All of Reserves B, C, D, E and F, Groveport, a subdivision, according to the recorded plat thereof, Delaware County, Oklahoma.

AND all of Block 10, Groveport, a subdivision, according to the recorded plat thereof, Delaware County, Oklahoma.

LESS AND EXCEPT a tract of land located in Block 10 Groveport, a subdivision, according to the recorded plat thereof, Delaware County, Oklahoma, more particularly described as follows: Beginning at a point on the East right of way line of U.S. Highway 59, a distance of 1095.24 feet (333.830 meters) North of and 97.60 feet (29.749 meters) East of the SE corner of NW/4 of Section 22, Township 25 North, Range 23 East, which is the SW corner of Block 10, Groveport, a subdivision thence N 00° 04' 07.8" East along said right of way line a distance 177.86 feet (64.213 meters); then S 80° 01' 52.2" East a distance of 58.53 feet (17.840 meters); thence S 41° 54' 25.8" West a distance of 77.79 feet (23.709 meters); thence S 00° 04' 07.8" West a distance of 109.66 feet (33.424 meters); thence S 88° 11' 07.8" West a distance of 5.78 feet (1.761 meters) to the point of beginning.

AND ALL OF Block 11, Groveport, a subdivision, according to the recorded plat thereof, Delaware County, Oklahoma.

LESS AND EXCEPT the West 50.00 feet (15.240 meters) of Lots 1, 2, 3, 4, 5, 6, and 7, Block 11, Groveport, a subdivision, according to the recorded plat thereof, Delaware County, Oklahoma.

AND all of Blocks 15, 16, 17, 18, 19, 20, 21, and 22, Groveport, a subdivision, according to the recorded plat thereof, Delaware County, Oklahoma, AKA 11601 US Highway 59, Grove, OK 74344

Bottoroff reported that on December 13, 2019 Q2 Holding submitted to P&Z his application for Phase I of the Regatta on Grand Lake RV Park, which was approved by the Board, and during that time Newman slightly introduced the upcoming plans for this proposed project. Property owner, Marc Newman addressed the Board to report that Phase II of the Regatta on Grand Lake includes constructing a maintenance building to store lawn and other types of equipment that will be used on site and includes the construction of Garage-Condos. Newman indicated that the structures would be facing from North to South and would consist of 60/40 glass frontage with metal siding. Newman assured the Board that no part of the project would be constructed on GRDA property. Newman entertained questions, comments and concerns from the Board. Jones made the motion to approve

the Site Plan application submitted by Marc Newman and Teresa Poindexter dba Q2 Holdings, LLC to construct a maintenance building and several garage/condos as Phase II of The Regatta on Grand Lake. Seconded by Kopp. AYE: Kopp, Jones and Cannon. NAY: None. Motion carried.

Cannon opened the floor for discussion with respect to a presentation by Doug Moore - IBTS, of the Vision and Goals Resolution, an element of the City of Grove Comprehensive Plan Update. IBTS Planning Consultant - Doug Moore addressed the Board and Staff to report that the City of Grove has been working for several months to create a Comprehensive Plan. The process is very in-depth and takes approximately 18 months to produce the final plan. Moore added that several public forums have been held to allow citizens the opportunity to express what they want Grove to be in 20 years. In addition, a Technical Advisory Committee and a Citizen Advisory Committee have held several meetings to discuss the public comments received plus convey new ideas to the table. Moore introduced in detail the following components of the project:

- Phase I Project Ignition
- Phase II Vision Goals
- Phase III Land Use Plan Structure
- Phase IV Principle & Policies
- Phase V Action Plan

Moore noted that he has taken the public comments and information gathered from the two committees and created a document establishing the community vision, goals and objectives, and that the next step in the process is to provide a 30-day public review and comment period. Moore's presentation lasted for approximately 25 minutes. Bottoroff reported that the Vision & Goals chapter of the Comprehensive Plan will be available for review at City Hall, Grove Library and on the city's website. Bottoroff added the proposed Resolution is to:

- a. Announce a thirty (30) day public review and comment period of the Vision and Goals element of the City of Grove Comprehensive Plan.
- b. Schedule a Public Hearing for April 14, 2020 to receive comments regarding the Vision and Goals element of the City of Grove Comprehensive Plan.

Kopp made the motion to approve the proposed Resolution for the above-mentioned. Seconded by Jones. AYE: Kopp, Jones and Cannon. NAY: None. Motion carried.

STAFF REPORT:

Igney reported that all of the building projects are moving forward especially along the Highway 59 corridor.

Igney updated the Board on the Herb Manning project located on Baycrest. Igney estimated another 60 days before completion.

At 3:38 PM Kopp made the motion to adjourn. Seconded by Jones. AYE: Kopp, Jones and Cannon. NAY: None. Motion carried.