

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, NOVEMBER 14, 2023
3:00 P.M.
MINUTES**

**CITY OF GROVE
APPROVED**
DATE 12/12/23 AUTH Kyp

The Grove Planning and Zoning Commission met in regular session on Tuesday, November 14, 2023, at 3:00 PM with Chairman, Steve Ward presiding. The members present were Art Kopp, Ileta Bray, and Josh Wilhelm. Also present was the City Manager, Debbie Bottoroff; City Attorney, Darren Cook; City Code Enforcement Officer, Calvin Igney and Municipal Clerk, Karyn Pesich. Not present was Peggy Steed.

PUBLIC COMMENTS

Ward opened the floor for any Public Comments: Russel Mosburg, Ben Coffey, and Jay Alexander from the Grove YMCA provided a short pre-permitting heads up and a look at the basic design concept for their new expansion project.

PUBLIC HEARINGS

Wilhelm made a motion seconded by Bray to open a Public Hearing to take public comments regarding a Re-Zoning Application submitted by Quinton Dodd to re-zone property (2 Lots) located on the west side of S. Broadway Street and the north side of State Park Road from C-1 Convenience Commercial District to R-3 Multiple Family Residential District. AYE: 4, NAY: 0, motion carried.

Kopp stated that an approved Drainage Study must be done, and Quinton Dodd agreed.

Wilhelm made a motion seconded by Bray to close the Public Hearing. AYE: 4, NAY: 0, motion carried.

Kopp made a motion seconded by Bray to approve a Resolution recommending City Council approve the Re-Zoning Application submitted by Quinton Dodd to re-zone property (2 Lots) located on the west side of S. Broadway Street and the north side of State Park Road from C-1 Convenience Commercial District to R-3 Multiple Family Residential District. AYE: 4, NAY: 0, motion carried.

Wilhelm made a motion seconded by Kopp to open a Public Hearing to take public comments regarding a Re-Zoning Application submitted by Janey Gray to re-zone property located at 2300 Sumac Road AND Parcel ID#210036841 on the south side across Heffelman Drive from R-2 Two-Family Residential District to C-3 Highway Commercial and Commercial Recreation District. AYE: 4, NAY: 0, motion carried.

Jami Perryman spoke about concerns and is AGAINST the Re-Zoning.
Dr. Audrey L. Crawford DDS spoke about concerns and is AGAINST the Re-Zoning.

Wilhelm made a motion seconded by Bray to close the Public Hearing. AYE: 4, NAY: 0, motion carried.

Wilhelm made a motion seconded by Bray to approve a Resolution recommending City Council approve the Re-Zoning Application submitted by Janey Gray to re-zone property located at 2300 Sumac Road AND Parcel ID#210036841 on the south side across Heffelman Drive from R-2 Two-

Family Residential District to C-3 Highway Commercial and Commercial Recreation District. AYE: 2 Ward and Bray, NAY: 2 Wilhelm and Kopp, motion FAILED.

Kopp made a motion seconded by Bray to open a Public Hearing to take public comments regarding a Re-Zoning Application submitted by Tim Lucas to re-zone property (4 Lots) located on the west side of S. Broadway Street between State Park Road and 21st Street from C-1 Convenience Commercial District to R-3 Multiple Family Residential District. AYE: 4, NAY: 0, motion carried.

Wilhelm made a motion seconded by Kopp to close the Public Hearing. AYE: 4, NAY: 0, motion carried.

Bray made a motion seconded by Kopp to approve a Resolution recommending City Council approve the Re-Zoning Application submitted by Tim Lucas to re-zone property (4 Lots) located on the west side of S. Broadway Street between State Park Road and 21st Street from C-1 Convenience Commercial District to R-3 Multiple Family Residential District. AYE: 4, NAY: 0, motion carried.

AGENDA ITEMS

Ward opened the floor for discussion with respect to the minutes from the August 8, 2023, Regular Meeting. Wilhelm made the motion to approve the minutes and was seconded by Kopp. AYE: 4, NAY: 0, motion carried.

Ward opened the floor for discussion with respect to a Re-Plat Application submitted by Bryan and Cindy Walker of construction of 22 Duplexes located at Baycrest Village (Lots #64-65) Baycrest Avenue & 9th Street, Grove, OK 74344. Kopp made a motion to approve the Re-Plat Application and seconded by Wilhelm. AYE: 0, NAY: 0, motion carried.

Ward opened the floor for discussion with respect to the Notice of Posting for the 2024 Regularly scheduled meetings. Wilhelm made a motion to approve seconded by Bray. AYE: 4, NAY: 0, motion carried.

PLANNING & ZONING STAFF REPORTS

None

PLANNING & ZONING COMMISSION REPORTS

Josh Wilhem reported that he is in the very beginning stages of a Beautification Project for the city of Grove. More will come soon.

ADJOURNMENT

At 3:55 PM Bray made the motion to adjourn and was seconded by Kopp. AYE: 4, NAY: 0, motion carried.