

CITY OF GROVE  
PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES  
APRIL 8, 2025

At 3:00pm, Peggy Steed called the meeting to order. The members present were Bud Jeffress, Ileta Bray, Josh Wilhelm, and Art Kopp. Also in attendance were Debbie Bottoroff, City Manager, Darren Cook, City Attorney, Todd Franke, Building Inspector, Darren Hull, Code Enforcement Officer, and Karyn Pesich, Municipal Clerk.

There were no public comments.

**PUBLIC HEARING**

At 3:02pm Wilhelm made the motion to open a Public Hearing to take public comments regarding an application submitted by Ralph Irwin, Managing Member, Chesapeake Land Company, LLC requesting a Re-Zoning for the property legally described as: SOUTH HALF OF LOT FIVE (5), BLOCK THIRTY-TWO (32), IN THE ORIGINAL TOWN OF GROVE, DELAWARE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, from R-1 Single Family Residential District to C-1 Convenience Commercial District. Property address: **423 S Hazel St, Grove, OK**, and seconded by Bray. Motion carried 5-0.

Bottoroff reported that Spot Zoning is allowed under Extraordinary and Clearly Defined Circumstances, if the findings are included in the Ordinance. The following findings have been determined and shall become a part of this Ordinance:

1. Clearly Defined Extraordinary Circumstances exist:  
The Use of the property is a Non-Conforming Commercial Business that has been Grandfathered in for several years.
2. Identify with specificity the public purpose:  
Encourage commercial development and avoid abandoned vacant and blighted building sites.
3. Reasonable inquiry and investigation were made to determine any private or public detriments that may result from the re-zoning:  
Proper Notice as required by State Statute and Zoning Ordinances was provided. Notice of a Public Hearing was mailed to property owners within three-hundred feet (300'), a notice was posted on the property and published in the local newspaper. No objections or comments were received.
4. It was demonstrated that the public benefits outweigh the anticipated detrimental impacts of the re-zoning.  
Public expectations are for the city to develop property to avoid vacant buildings that may become a blighted site. Continuation as commercial use will provide both retail services and the collection of sales taxes which will benefit the entire community.

At 3:10pm Wilhelm made a motion to close the Public Hearing seconded by Bray. Motion carried 5-0.

Jeffress made a motion to open the floor for discussion with respect to a proposed Resolution recommending the Mayor and Council approve the Re-Zoning as requested. Wilhelm made a motion to approve the Resolution granting the application submitted by Ralph Irwin, Managing Member, Chesapeake Land Company, LLC requesting the Re-Zoning to allow the property owner to be Re-Zoned from R-1 Single Family Residential District to C-1 Convenience Commercial District, seconded by Wilhelm. Motion carried 5-0.

#### **AGENDA ITEMS**

Steed opened the floor for discussion in respect to the approval of the minutes of February 11, 2025, regular meeting. Wilhelm made a motion seconded by Jeffress to approve the minutes as presented. Motion carried 5 – 0.

#### **STAFF AND BOARD REPORTS**

Pesich reported that a class will be held May 8, 2025, in Midwest City Oklahoma titled “Planning Commission Workshop and Board of Adjustment”. Members need to let Laura Davila, Municipal Clerk, know whether they would like to attend.

Wilhelm reported that he is very happy that the city is looking into plans for sidewalks on 10<sup>th</sup> Street. This will be discussed at the Budget Workshops.

#### **ADJOURNMENT**

Jeffress made a motion seconded by Bray to adjourn the meeting. Motion carried 5-0

The meeting was adjourned at 3:14pm.

CITY OF GROVE  
**APPROVED**  
DATE 5/13/25 AUTH KJP