

CITY OF GROVE
PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
MAY 13, 2025
MINUTES

At 3:00pm, Peggy Steed called the meeting to order. The members present were Josh Wilhelm and Bud Jeffress. Also in attendance were Todd Franke, Building Inspector, Darren Hull, Code Enforcement Officer, and Karyn Pesich, Municipal Clerk. Not in attendance were members Ileta Bray and Art Kopp.

There were no public comments.

PUBLIC HEARING

At 3:02pm Jeffress made the motion to open a Public Hearing to take public comments regarding an application submitted by Wallace Design Collective requesting Approval of a Planned Unit Development (PUD) and seconded by Wilhelm. Motion carried 3 – 0. The property is legally described as:

The W ½ SW ¼ NE ¼ and the E ½ SW ¼ NE ¼ and the W ½ SE ¼ NE ¼ in Section 8, Township 24 North, Range 24 East of the Indian Base and Meridian, Delaware County, Oklahoma, subject to any and all easements. - LESS AND EXCEPT - All that part of the W ½ SW ¼ NE ¼ and the E ½ SW ¼ NE ¼ and the W ½ SE ¼ NE ¼ lying South of Elm Creek in Section 8, Township 24 North, Range 24 East of the Indian Base and Meridian, Delaware County, Oklahoma, being more particularly described as follows: Beginning at a found 5/8" iron pin at the SW corner of said W ½ SW ¼ NE ¼; thence N 02°00'30" West 833.85 feet along the West line of said W ½ SW ¼ NE ¼ to a point in the centerline of Elm Creek; thence Easterly along said centerline of Elm Creek to a point on the East line of aforesaid W ½ SE ¼ NE ¼; thence along said East line S 01° 59'24" East 632.39 feet to a set 5/8" iron pin at the SE corner of said W ½ SE ¼ NE ¼; thence S 87°40'16" West 662.17 feet along the South line of said W ½ SE ¼ NE ¼ to a found iron pin capped #1493 at the SW corner of said W ½ SE ¼ NE ¼; thence S 87°46'35" West 1317.81 feet along the South lines of aforesaid E ½ SW ¼ NE ¼ and W ½ SW ¼ NE ¼ to the point of beginning, subject to Sumac road along the West line and any and all easements.

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

Steed opened the floor for discussion with respect to the proposed Resolution recommending the Mayor and Council approve the PUD as presented. Wilhelm made a motion to approve the Resolution seconded by Jeffress. Motion carried 3-0.

CITY OF GROVE
APPROVED
DATE 6-10-25 AUTH KJP

AGENDA ITEMS

Steed opened the floor for discussion with respect to the approval of the minutes of April 8, 2025, regular meeting. Wilhelm made a motion seconded by Jeffress to approve the minutes as presented. Motion carried 3 – 0.

STAFF AND BOARD REPORTS

Franke reported on multiple New Residential Building Permit Applications. He also reported that The Drunken Rooster has been issued their Certificate of Occupancy and will be opening soon.

ADJOURNMENT

Wilhelm made a motion seconded by Jeffress to adjourn the meeting. Motion carried 3-0

The meeting was adjourned at 3:22pm.