

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JUNE 10, 2025 - 3:00 PM
GROVE CITY HALL
1201 NEO LOOP, GROVE, OK 74344
AGENDA**

- CALL MEETING TO ORDER
- ROLL CALL
- PUBLIC COMMENTS

A. AGENDA ITEMS

1. Approval of the minutes from May 13, 2025, Regular Meeting.

2. Discussion and/or Action with Respect to the Approval of a Plat Application submitted by Tyler Ogle of Cyntergy AEC, LLC / Darrick & Misti Stephen for a Residential Single Family Homes Development to be built on the property legally described as:

A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2 SW/4 NE/4) OF SECTION SIX (6), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE TWENTY-FOUR (24) EAST OF THE INDIAN BASE AND MERIDIAN, DELAWARE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID W/2 SW/4 NE/4; THENCE NORTH 87°30'50" EAST AND ALONG THE SOUTH LINE OF SAID W/2 SW/4 NE/4, FOR A DISTANCE OF 66.45 FEET TO A POINT ON THE EAST RIGHT OF WAY OF LEISURE LANE AS DESCRIBED IN GENERAL WARRANTY DEED, BOOK 667, PAGE 257, RECORDED IN THE OFFICE OF THE DELAWARE COUNTY CLERK SAME BEING THE POINT OF BEGINNING; THENCE NORTH 02°07'55" WEST AND ALONG SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 780.36 FEET; THENCE NORTH 62°16'36" EAST, FOR A DISTANCE OF 687.59 FEET TO A POINT ON THE EAST LINE OF SAID W/2 SW/4 NE/4; THENCE SOUTH 02°46'33" EAST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 1,073.53 FEET TO THE SOUTHEAST CORNER OF SAID W/2 SW/4 NE/4; THENCE SOUTH 87°30'50" WEST AND ALONG THE SOUTH LINE OF SAID W/2 SW/4 NE/4, FOR A DISTANCE OF 632.21 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 581,307.10 SQUARE FEET, BEING 13.35 ACRES, MORE OR LESS.

3. Discussion and/or Action with Respect to the Approval of the Plat Application submitted by Four D Real Estate LLC / Jamie Perryman of Local Bank for a Planned Unit Development to be built on the property 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.

4. Discussion and/or Action with Respect to the Approval of the Lot Split Application submitted by Martha Holt by Guy A Holt, POA, owners of #210063571 – All of Lot 2 and part of Lot 3 described as follows:

COMMENCING AT A POINT 539.34 FT E OF THE SW CORNER OF SE ¼ OF SW ¼ SECTION 26, T25 N, R23 E OF THE IBM IN DELAWARE CO., OKLAHOMA RUN N 17° 06' 06" W 229.14 FT; THENCE N 54° 07' 13" W 152.75 FT TO THE GRDA TAKING LINE; THENCE S 54° 48' W 66.87 FT; THENCE S 65° 37' 06" E 150.88 FT; THENCE S 22° 23' 15" E 219.43 FT; THENCE E 17.50 FT TO THE POINT OF BEGINNING. ALL THE MILLER ESTATES AS PLATTED, IN THE SE ¼ OF THE SW ¼ SECTION 26 T25 N, R23 E OF THE IBM DELAWARE COUNTY, OKLAHOMA.

B. PLANNING AND ZONING STAFF REPORTS

- Administrator
- Building Inspector
- Code Enforcement

C. PLANNING AND ZONING COMMISSION REPORTS

- Peggy Steed, Chairman
- Josh Wilhelm, Vice Chairman
- Art Kopp
- Ileta Bray
- Bud Jeffress

D. ADJOURNMENT

The City of Grove and the Planning and Zoning Commission are committed to the provisions of equal access to government for all its citizens. To this extent, any physically impaired person in need of reasonable accommodation to participate should contact the City Clerk at least twenty-four (24) hours prior to the scheduled meeting so that appropriate arrangements can be made.

Posted at City Hall and on the City's website www.cityofgroveok.gov June 6, 2025, at 1:00 pm by Karyn L. Pesich, Municipal Clerk.