

CITY OF GROVE
PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
JUNE 10, 2025
MINUTES



At 3:02 pm, Josh Wilhelm called the meeting to order. The members present were Bud Jeffress, Ileta Bray. Also in attendance were Todd Franke, Building Inspector, Darren Hull, Code Enforcement Officer, and Karyn Pesich, Municipal Clerk. Not in attendance were members, Art Kopp and Peggy Steed.

There were no public comments.

AGENDA ITEMS

Wilhelm opened the floor for discussion with respect to the approval of the minutes of May 13, 2025, regular meeting. Jeffress made a motion seconded by Bray to approve of the minutes as presented. Motion carried 3 – 0.

Peggy Steed arrived at 3:07 pm.

Steed opened the floor for discussion 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 E/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. Wilhelm made a motion seconded by Jeffress to approve the Plat Application as presented. Motion carried 4 – 0.

Steed opened the floor for discussion with respect to the approval of a 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. Bray made a motion seconded by Wilhelm to approve the Plat Application as presented. Motion carried 4 – 0.

Steed opened the floor for discussion with respect to the approval of a 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. Jeffress made a motion seconded by Wilhelm to approve the Lot Split Application as presented. Motion carried 4 – 0.

STAFF REPORTS

Franke reported on multiple New Residential Building Permit Applications.

BOARD REPORTS

NONE

ADJOURNMENT

Bray made a motion seconded by Jeffress to adjourn the meeting. Motion carried 4-0

The meeting was adjourned at 3:32pm.

CITY OF GROVE
APPROVED
DATE _____ BY _____