REVISED

PLANNING AND ZONING COMMISSION

REGULAR MEETING

TUESDAY, FEBRUARY 10, 2015

3:00 P.M.

ROOM 5 – COMMUNITY CENTER

104 WEST THIRD – GROVE, OK 74344

AGENDA

* CALL MEETING TO ORDER
* ROLL CALL
* APPOINTMENT OF OFFICER
* Vice-Chairman
* PUBLIC COMMENTS

1. PUBLIC HEARING

1. Hold a Public Hearing to take Public Comments regarding a Request from the Satuski Corp, dba Grove Dental Associates to Rezone the following described property:

**General Location of property:** Property located on the east side of Grove Dental Associates, 2209 S. Main, Grove, OK between Grove Dental Associates’ building and the Lowe’s detention pond.

**Legal Description of the property**: Part of NE ¼ of the SW ¼ of Section 8, Township 24 North, Range 24 East of the Indian Base and Meridian, Delaware County, Oklahoma, being more particularly described as follows: From an existing iron pin capped #4097 at the NW corner of Lot 2, Lowe’s Addition to the City of Grove, Oklahoma, a recorded subdivision, run S 00◦04’50” East 407.63 feet along the West line of said Lot 2 to an existing 3/8” iron pin on the North right of way line of Old State Park Road; thence S 89◦36’22” West 270.09 feet along said North right of way; thence S 00◦04’50” East 110.16 feet to the SW corner of Lot 1 of said Lowe’s Addition; thence N 89◦36’22” East 255.76 feet along the South line of said Lot 1 to the point of beginning; thence continuing along said South line N 89◦36’22” East 15.03 feet to the SE corner of said Lot 1; thence N 00◦04’50” West 22.05 feet along the East line of said Lot 1 to a point on the South right of way line of said Old State Park Road; thence S 43◦00’07” East 176.83 feet along said South right of way line; thence 165.99 feet along a curve to the left having a radius of 200.00 feet, a chord direction of S 66◦46’39” East a chord length of 161.26 feet along said South right of way line; thence N 89◦26’48” East 279.27 feet along said South right of way line to a point in an existing chain link fence; thence S 20◦04’00” West 113.69 feet along said chain link fence to a point on a Westerly line described at Book 1529, Page 419; thence S 40◦09’06” West 80.27 feet along said Westerly line; thence S 29◦13’41” East 134.42 feet along said Westerly line; thence N 64◦19’57” West 101.93 feet to an existing fence corner; thence N 85◦48’55” West 145.49 feet; thence S 89◦01’00” West 150.00 feet to an existing 3/8” iron pin; thence S 88◦54’31” West 150.06 feet to an existing 3/8” iron pin; thence N 00◦07’13” West 404.16 feet to the point of beginning, subject to any and all easements.

**Zoning of Property:**  The property is currently zoned R-2 Two-Family Residential District, the property owner is requesting to Re-zone the property to C-3 Highway Commercial and Commercial Recreation District.

**Proposed Use of Property:**  Construct New Dental Clinic.

2. Hold a Public Hearing to take public comments regarding a Request from the Hulse Family Trust to Rezone the following described property:

**General Location of property:** Property located on the east side of U.S. Highway 59 across from Grand Lake Glass, and between Terry Lane and E 63rd Street, and the contiguous property located along the north side of E 63rd Street, Grove, OK, and identified on the map published with the Public Hearing Notice.

**Legal Description of the property:** The West 450 feet of that part of the SE ¼ SE ¼ SE ¼ above the elevation of 750 foot sea level datum, and all that part of the NE ¼ SE ¼ SE ¼ lying above the elevation of 750 foot sea level datum, lying South and East of a Line beginning at the SE corner of the NW ¼ SE ¼ SE ¼ and running N 45◦ E approximately 225 feet to the 750 foot contour line or property line of the Grand River Dam Authority, all in Section 26, Township 25 North, Range 23 East, Delaware County, Oklahoma, less and except any part taken for Highway and subject to road and utility easements.

Also described as follows:

The West 450 fee of that part of the SE ¼ SE ¼ SE ¼ less that part taken by the G.R.D.A. and all that part of the NE ¼ SE ¼ SE ¼ less that part taken by the G.R.D.A., lying South and East of a line beginning at the SE corner of the NW ¼ SE ¼ SE ¼ and running 45◦ E approximately 225 feet to the G.R.D.A. taking line, all in Section 26, Township 25 North, Range 23East, Delaware County, Oklahoma, less and except any part taken for Highway and subject to road and utility easements. (as recorded at Book 2088, Page 101.)

AND

All that part of the SW ¼ SE ¼ SE ¼ of Section 26, Township 25 North, Range 23 East, lying North of U.S. Highway No. 59, Delaware County, Oklahoma, subject to any and all easements.

LESS AND EXCEPT

A strip or parcel of land lying in the part of the SW ¼ SE ¼ SE ¼ of Section 26, Township 25 North, Range 23 East, Delaware County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Beginning at a point on the present Northerly right-of-way of U.S. Highway No. 59, a distance of 6.20 feet, N 49◦17’20” W along said right-of-way line intersects the East line of said SW ¼ SE ¼ SE 1/4 ; thence N 49◦17’20” W along said right-of-way line a distance of 895.80 feet to a point on the West line of said SW ¼ SE ¼ SE ¼; thence N 01◦52’48” W along said West line a distance of 49.33 feet; thence N 88◦05’27” E a distance of 17.38 feet; thence S 03◦28’24” E a distance of 45.27 feet; thence s 49◦17’20” E a distance of 639.76 feet; thence S 45◦17’05” E a distance of 65.78 feet; thence S 49◦17’20” E a distance of 169.33 feet to a point on the East line of said SW ¼ SE ¼ SE ¼; thence S 01◦53’08” E along said East line a distance of 14.97 feet to point of beginning . (As recorded at Book 2088, Page 102.)

**Zoning of Property:**  A portion of the property is currently zoned C-3 Highway Commercial and a portion of the property is currently zoned R-1 Single-Family Residence, the property owner is requesting to Re-zone the property to LFR – Lake Front Resort.

**Proposed Use of the Property:** Develop a Resort

1. AGENDA ITEMS
2. Approval of Minutes of Previous Regular Meeting – January 13, 2015.
3. Discussion and/or Action regarding an Ordinance amending Chapter 4 – District Regulations of the City of Grove Zoning Regulations.
4. Discussion and/or Action regarding a Request from the Satuski Corp., dba Grove Dental Associations to Re-zone the property described in Agenda Item A.1 and making a Recommendation to the Mayor and Council.
5. Discussion and/or Action regarding a Request from the Hulse Family Trust to Re-zone the property described in Agenda Item A.2 and making a Recommendation to the Mayor and Council.
6. REPORTS FROM STAFF

1. Planning & Zoning Administrator

2. Building Inspector/Code Enforcement Officer

1. REPORTS FROM MEMBERS
2. Dave Claggett, Chairman
3. Jim Simmons
4. Doug Hulse
5. Ruth Ann Barnhart
6. Judith Read
7. ADJOURNMENT

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

Posted at City Hall and on the City’s website [www.cityofgrove.com](http://www.cityofgrove.com) on February 4, 2015

at 1 p.m. by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Debbie Bottoroff, Assistant City Manager.