

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 13, 2016
3:00 PM**

The Grove Planning and Zoning Commission met in regular session on Tuesday, September 13, 2016 at 3:00 PM with Chairman Dave Claggett presiding. Members present were Josh McElhaney, Judith Read and Ben Hampton. Member Steve Ward was absent. Also present was Assistant City Manager, Debbie Bottoroff; Code Enforcement Officer/Building Inspector, Calvin Igney and City Clerk, Bonnie Buzzard.

McElhaney made the motion to approve the minutes of the 06-14-16 regular meeting. Seconded by Read. AYE: McElhaney, Read, Hampton and Claggett. NAY: None. Motion carried.

McElhaney made the motion to approve the minutes of the 08-03-16 special meeting as corrected. Seconded by Read. AYE: McElhaney, Read, Hampton and Claggett. NAY: None. Motion carried.

Claggett opened the floor for discussion with respect to a Site Plan application submitted by Clint Longan dba Longan Construction Company to construct two (2) equipment storage buildings at 1635 US Highway 59 North. Property representative Clint Longan addressed the Board to report that the first structure will be along the northwest corner of the property. It will be an open face structure constructed of metal with a gravel floor, and the second structure will be located directly behind the main office and it too will be constructed of metal with a concrete floor. Read questioned the location of both structures being placed within the GRDA flowage easement. Longan assured her that, according to his flowage easement map, both properties are outside the flowage boundaries. Bottoroff reported that the Staff has studied that concern, and determined that the proposed site(s) are above the flowage easement. Longan entertained questions, comments and concerns from the Board and Staff. Bottoroff mentioned that their property is currently "Non-Conforming Use" but as per the City ordinances it will be permitted since the property owners are not bring in additional property for the site project. McElhaney made the motion to approve the Site Plan application submitted by Clint Longan dba Longan Construction Company to construct two (2) equipment storage buildings at 1635 US Highway 59 North as presented and discussed. Seconded by Hampton. AYE: McElhaney, Read, Hampton and Claggett. NAY: None. Motion carried.

Claggett then opened the floor for discussion with respect to a Site Plan application submitted by First Baptist Church to construct a bus barn at 501 E 13th Street. Bottoroff reported that the application is not complete because it lacking the applicants signature, notary of the such signature, and \$50 payment of the application fee. Bottoroff respectfully requested that if approved, that it be contingent upon the completion of application as mentioned above. Claggett reported that he has spoken with Quinton Dodd in detail regarding this project, and that it would be a metal building with a concrete floor. Bottoroff added that the Church has indicated their intentions are to match the existing structure(s) on the site. McElhaney made the motion to approve the Site Plan application submitted by First Baptist Church to construct a bus barn at 501 E 13th Street contingent upon completion of the application. Seconded by Read. AYE: McElhaney, Read, Hampton and Claggett. NAY: None. Motion carried.

STAFF REPORT:

Bottoroff reported that Tim McCrary is looking at platting some property but couldn't get the necessary papers work completed prior to this meeting, and respectfully asked if the Board would consider calling special meeting for him, so that might be forthcoming.

Bottoroff also mentioned that Trustees Judith Read and Steve Ward terms are due to expire at the end of the October, and that the Staff will be advertising for those position. Bottoroff added that she has presented application to both of the members if they chose to be reappointed.

Igney updated the Board on the following ongoing projects:

- Grove High School Performance Arts Center
- Grand Wood Assisted Living expansion
- Savannah Park and Garden Walk apartments remodel project plus the addition of storm shelters
- Seven (7) new residential homes has been permitted, and
- three (3) new homes are finishing up

At 3:23 PM McElhaney made the motion to adjourn. Seconded by Read. AYE: McElhaney, Read, Hampton and Claggett. NAY: None. Motion carried.