

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, DECEMBER 12, 2017  
3:00 Pm  
MINUTES**

The Grove Planning and Zoning Commission met in regular session on Tuesday, December 12, 2017 at 3:00 PM with Chairman, Judith Read presiding. Members present were Richard cannon, Art Kopp and Steve Ward. Member Ben Hampton was absent. Also present was Assistant City Manager, Debbie Bottoroff; Building Inspector / Code Enforcement Officer, Calvin Igney and City Clerk, Bonnie Buzzard.

Ward made the motion to approve the minutes of the previous meeting. Seconded by Cannon. AYE: Cannon, Kopp, Ward and Read. NAY: None. Motion carried.

Read opened the floor for discussion regarding an application and sketch plat submitted by Millgarden, LLC requesting to re-plat the following legally described property:

Lots 8-47. 51-55, 73-85, 88-115, 123-162 in Walnut Grove Subdivision in Delaware County and 1-24-23 Pt SW SW described as: Beg 988.89' E of SW SW, N 191.57', E 336.73', S 189.39', W 337.29' to POB; known as Walnut Grove Community.

Bottoroff reported that this property is currently Zoned R-1 and that the only thing the property owner is requested that the Board consider allow the property to be re-platted into one single plat. Owner Representative / Realtor, Jim Talbot addressed the Board to report that the main goal for this request is for property tax purposes. The taxes are currently assessed at approximately \$26.41 per lot for an estimated total of \$3,200 per year, and to convert the property to a single lot usage. Bottoroff reported that in order to assist the Board with their decision, she has provided in the packet a questioner survey to consider for re-platting residential property. The survey consist of ten (10) questions for the Board to consider pertaining to the effect impact this would have on the City of Grove. Talbot entertained questions, comments and concerns from the Board and Staff. Public Comments were heard from proposed buyer, Joe Nowlin. No public comments of oppositions was heard. After review and consideration of each question it was the consensus of the Board that the re-platting would not have a negative impact on the City of Grove and its surrounding areas. Cannon made the motion to approve the application as presented and to authorize the submittal of a preliminary re-plat to the Board at a later date. Seconded by Read. AYE: Cannon, Kopp, Ward and Read. NAY: None. Motion carried.

**STAFF REPORT:**

Bottoroff reminded the Board that on the agenda for their January meeting will be the Election of Officers.

Bottoroff also mentioned that the Zoning Board of Adjustments is currently one member short, and that if anyone from the Planning and Zoning Board is interested in serving then to let her know. Art Kopp expressed an interest in serving.

Igney updated the Board on the following ongoing projects:

- Taco Bell future remodel
- Good Fella's Pizza remodel
- New applications for residential building / remodel permits
- Continual tall grass concerns

**TRUSTEES REPORT:**

Read welcomed newcomer Art Kopp to the Board.

Read also wished all a Merry Christmas and a Happy New Year.

At 4:00 PM Ward made the motion to adjourn. Seconded by Kopp. AYE: Cannon, Kopp, Ward and Read. NAY: None. Motion carried.