

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, JANUARY 9, 2018  
3:00 P.M.  
MINUTES**

The Grove Planning and Zoning Commission met in regular session on Tuesday, January 9, 2018 at 3:00 PM with Vice-Chairman, Steve Ward presiding. Members present were Richard Cannon, Art Kopp and Ben Hampton. Member Judith Read was absent. Also present was Assistant City Manager, Debbie Bottoroff; Code Enforcement/Building Inspector, Calvin Igney and City Clerk, Bonnie Buzzard.

**APPOINTMENT OF OFFICERS:**

Chairman – Kopp nominated Steve Ward. Seconded by Cannon. Nomination ceased. AYE: Cannon, Kopp, Hampton and Ward. NAY: None. Nomination carried.

Vice Chairman – Kopp nominated Richard Cannon. Seconded by Hampton. Nomination ceased. AYE: Cannon, Kopp, Hampton and Ward. NAY: None. Nomination carried.

**PUBLIC HEARING:**

At 3:03 PM Kopp made the motion to open a Public Hearing to take public comments regarding an application submitted by Tim and Dennet Brecheen dba Trustmark Group, LLC to use 1106 Dogwood Drive as a Vacation Rental Home. Seconded by Cannon. AYE: Cannon, Kopp, Hampton and Ward. NAY: None. Motion carried. Bottoroff reported that the property owners of 1106 Dogwood Drive have taken the first step in the process by submitting an application for a Special Use Permit to use 1106 Dogwood Drive, as a VRH. The occupants will use the property for residential accommodations, they will eat, sleep, shower, entertain family and friends, etc. Bottoroff added that the required property owners were notified in writing, and written responses were received indicating in favor of or against allowing the property to be used as a VRH. The Board and Staff entertained questions, comments and concerns from the following individuals:

- Jo Martin
- Steve Carr
- J. P. Martin
- Sharon LeBot
- Kim Cernas
- Tim Brecheen

After approximately 60 minutes of discussion from the Board, Staff and participating audience, at 4:02 PM Cannon made the motion to close the Public Hearing. Seconded by Hampton. AYE: Cannon, Kopp, Hampton and Ward. NAY: None. Motion carried.

Ward opened the floor for discussion regarding a Special Use Permit application submitted by Tim and Dennet Brecheen dba Trustmark Group, LLC to use 1106 Dogwood Drive as a Vacation Rental Home. Kopp made the motion to approve the Special Use Permit application as presented and

discussed for Tim and Dennet Brecheen. Seconded by Cannon. AYE: Cannon. Kopp, Hampton and Ward. NAY: None. Motion carried.

Cannon made the motion to approve the minutes from the December 12, 2017 meeting. Seconded by Kopp. AYE: Cannon. Kopp, Hampton and Ward. NAY: None. Motion carried.

Ward opened the floor for discussion regarding an Ordinance amending Chapter 1, Section 6 – Interpretation of Words and Terms of the Zoning Ordinances. Bottoroff reported that this proposed Ordinance is to approve the following definition:

*AGRICULTURE: The use of land for agricultural purposes including farming, pasturage, horticultural, and husbandry.*

Kopp made the motion to approve the Ordinance amending Chapter 1, Section 6 – Interpretation of Words and Terms of the Zoning Ordinances upon recommendation to the Mayor and City Council. Seconded by Hampton. AYE: Cannon. Kopp, Hampton and Ward. NAY: None. Motion carried.

Ward then opened the floor for discussion regarding an Ordinance amending Chapter 3 Permitted Use Table of the Zoning Ordinances. Bottoroff added that this Ordinance is allowing the placement of Agriculture in the permitted use table as defined in the above-mentioned Ordinance. Cannon made the motion to approve the Ordinance as presented and discussed upon recommendation to the Mayor and City Council. Seconded by Kopp. AYE: Cannon. Kopp, Hampton and Ward. NAY: None. Motion carried.

**STAFF REPORT:**

Bottoroff reported that upon closing out the 2017 year, it was reported that the City of Grove generated 21 building permits for new construction homes for a total value of \$1.3 million.

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

**TRUSTEES REPORT:**

Koop indicated that he would like to see the Board discuss the importance & necessity of resident & business owners to place their physical address on their properties or structure.

At 4:23 PM Kopp made the motion to adjourn. Seconded by Hampton. AYE: Cannon. Kopp, Hampton and Ward. NAY: None. Motion carried.