

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, AUGUST 14, 2018
3:00 P.M.
MINUTES**

The Grove Planning and Zoning Commission met in regular session on Tuesday, August 14, 2018 at 3:00 PM with Chairman, Steve Ward presiding. Members present were Richard Cannon, Art Kopp and Jamie Perryman. Member Judith Read was absent. Also present was Assistant City Manager, Debbie Bottoroff; Code Enforcement / Building Inspector, Calvin Igney and City Clerk, Bonnie Buzzard.

Cannon made the motion to approve the minutes from the May 8, 2018 meeting. Seconded by Kopp. AYE: Cannon, Kopp and Ward. NAY: None. Perryman abstained. Motion carried.

At 3:05 PM Kopp made the motion for the Board to open a Public Hearing to take public comments regarding a request from the Oklahoma State Bank, Vinita, OK to rezone the following described property:

Legal Description: Part of U.S. Government Lot 2 of Section 5, Township 24 North, Range 24 East, Delaware County, Oklahoma, Being more particularly described as follows: Commencing at the NW corner of said Government Lot 2; thence S 02°07'30" East 1258.72 feet along the West line of said Government Lot 2; thence N 88°15'47" East 30.31 feet to an existing iron pin; thence N 88°15'47" East 9.15 feet to a set 5/8" iron pin for the point of beginning; thence N 02°17'54" West 143.09 feet to a set 5/8" iron pin; thence S 87°42'06" West 7.75 feet to a set 5/8" iron pin; thence N 01°44'02" West 88.30 feet to an existing iron pin at the SW corner of Lot 6, Block 2, Duffield Addition; thence N 88°21'43" East 125.17 feet to an existing iron pin at the SE corner of Lot 6, Block 2, Duffield Addition; thence N 88°19'28" East 180.06 feet to an existing iron pin at the SW corner of said Lot 3, Block 1, Duffield Addition; thence N 88°24'07" East 131.22 feet to an existing iron pin at the SE corner of said Lot 3, Block 1, Duffield Addition; thence N 88°24'07" East 6.72 feet to a set 5/8" iron pin; thence S 02°07'27" East 196.03 feet to a set 5/8" iron pin; thence S 87°59'42" West 7.00 feet to an existing concrete monument; thence S 02°00'23" East 34.52 feet to an existing iron pin; thence S 88°24'28" West 98.27 feet to an existing iron pin; thence S 88°11'23" West 189.53 feet to an existing iron pin; thence S 88°15'47" West 140.71 feet to the point of beginning, subject to easements thereof.

Less and Except

Part of Government Lot 2 and Part of the NW ¼ SW ¼ NE ¼ all in Section 5, Township 24 North, Range 24 East, Delaware County, Oklahoma, being more particularly described as follows: Beginning at a found iron pin 171.12 feet North and 36.10 feet East of the SW corner of said Government Lot 2; thence S 89°49'17" East 150.3 feet; thence S 89°57'50" East 189.51 feet; thence S 89°54'39" East 99.12 feet; thence S 00°08'57" East 228.61 feet; thence S 77°19'03" West 104.88 feet; thence S 81°11'18" West 190.14 feet; thence N 00°19'34" East 100.02 feet; thence N 89°45'52" West 149.54 feet; thence N 00°01'24" West 180.87 feet to the point of beginning.

General Location of property: Property located along the east side of S. Osage between East O'Daniel and Goins Street abutting The Village of St. Andrews, Grove, OK

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: Future Commercial Development

Seconded by Cannon. AYE: Cannon, Kopp, Perryman and Ward. NAY: None. Motion carried. Bottoroff reported that the application was made by Oklahoma State Bank of Vinita – Representative Eddy Allensworth. Bottoroff noted that all notices were sent out to the required property owners in accordance to state statutes, and that she had encouraged the proposed property buyer, Karen Kyman to be present to entertain any questions from the Board, Staff and participating audience. The Board & Staff entertained questions, comments and concerns from the following individuals:

- Kathy & Stephen Schumacher - 105 S Delaware expressed opposition against the rezoning
- Don Brown - 104 S Osage expressed opposition against the rezoning
- Zack Hamilton - 106 S Delaware expressed opposition against the rezoning
- Jeff Lovelady - 100 S Delaware expressed opposition against the rezoning
- Lindsey Waggoner - 105 N Delaware expressed opposition against the rezoning
- Sarah Lovelady - 100 S Delaware expressed opposition against the rezoning
- Judy Gray - 101 S Delaware expressed opposition against the rezoning

Proposed buyer, Karen Kyman addressed the Board to strongly express her personal appreciation to the concerns of the area residents. Kyman reported that her intentions at this time is to hold the investment for retirement purpose, and that she has no target of immediate development. Kyman reported that she is a Grove native and that she is highly support the future growth of Grove. Kyman entertained questions, concerns and comments from the Board, Staff and surrounding property owners. Eddy Allensworth – Representative of the Oklahoma State Bank of Vinita addressed the floor to report on the past history of this property, and that this was recollected by foreclosure. Allensworth noted that the intentions of the previous owner was to construct duplexes. Allensworth articulated his support for Kyman’s intentions for the property. At 3:43 PM Cannon made the motion to close the Public Hearing. Seconded by Perryman. AYE: Cannon, Kopp, Perryman and Ward. NAY: None. Motion carried.

Ward opened the floor for discussion with respect to a Resolution of recommendation to the Mayor and Council on the application submitted by Oklahoma State Bank, Vinita, OK, to rezone the property legally described as above-mentioned from R-2 Two Family Residential District to C-3 Highway Commercial and Commercial Recreation District. Cannon made the motion to approve the application upon recommendation to the Mayor and Council to rezone the described property as presented from R-2 to C-3. Seconded by Kopp. AYE: Cannon, Kopp, Perryman and Ward. NAY: None. Motion carried.

STAFF REPORT:

Bottoroff reported that the followings terms will be expiring the first of October of this year, and that the Staff will be advertising the expired terms:

- Jamie Perryman – fulfilling an unexpired term from the resignation of Ben Hampton
- Art Kopp – term expiration

Bottoroff added that the Staff will need a renewal letter from each members if they desire to serve another term.

Igney updated the Board on the following ongoing projects:

- Old Sears location possible Buddy Home Furnishing Store
- AT&T placing a building for equipment w/a generator off of W 10th Street
- Nichols Funeral & Cremation Services remodeling / relocating 10201 N. Highway 59
- Remodeling/Reconstruction of a structure along Highway 59 (before Sailboat Bridge) for a marina rental & body shop
- Issued 10 new residential homes permits since 2018 w/7 completed
- Continual remodel / demolition permits

At 4:05 PM Perryman made the motion to adjourn. Seconded by Kopp. AYE: Cannon, Kopp, Perryman and Ward. NAY: None. Motion carried.