

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, MAY 14, 2019
3:00 PM
MINUTES**

The Planning and Zoning Commission met in regular session on Tuesday, May 14, 2019 at 3:00 PM with Chairman, Steve Ward presiding. Members present were Richard Cannon, Art Kopp, Raymond Jones and Peggy Keifer-Steed. Also present was Assistant City Manager, Debbie Bottoroff; Code Enforcement / Building Inspector, Calvin Igney and City Clerk, Bonnie Buzzard.

PUBLIC HEARING:

At 3:03 PM Cannon made the motion to open the floor for a Public Hearing to take public comments to an application submitted by Howard and Linda McDonald requesting a Special Use permit to allow the property owner to submit an application to use the property located at 1512 Wyant Road – Grove, OK as a Vacation Rental Home (VRH). Seconded by Kopp. AYE: Cannon, Kopp, Jones, Steed and Ward. NAY: None. Motion carried. Bottoroff reported that the applicant requested his application be placed back on the agenda for consideration. Bottoroff reinstated to the participating audience that this is the first step towards gaining approval to permit a Vacation Rental Home on the property located within an R-1 Single Family Residential Zoned District. The Board entertained questions, comments and concerns from the following individuals:

1. John Wallace – opposition against
2. Marcy Hency – opposition against
3. Mike Stratton – opposition against
4. Richard VanDyck – opposition against
5. Susan Muscari – Attorney in fact for property owners
6. Donna Norman – opposition against
7. John Leith – opposition against

At 3:35 PM Jones made the motion to close the Public Hearing. Seconded by Kopp. AYE: Cannon, Kopp, Jones, Steed and Ward. NAY: None. Motion carried.

Ward opened the floor for discussion to consider a proposed Resolution recommending to the Mayor and City Council approval of the SUP as requested. Cannon made the motion to approve the Resolution as presented. Seconded by Jones. AYE: Cannon, Kopp, Jones, Steed and Ward. NAY: None. Motion carried.

At 3:37 PM Cannon made a motion to open a Public Hearing to take public comments regarding an application submitted by Herb Manning requesting the development of a Planned Unit Development (PUD) on property legally described as:

The S ½ of the SE ¼ of the NE ¼, Section 1 Township 24N, Range 23 East, Delaware County, Oklahoma, according to the recorded plat thereof being subject to easements, restrictions and covenants thereof, LESS: GRDA. AKA – property located on the North side of Baycrest Avenue between Rockwood Drive and the curve on Baycrest Avenue near Lookout Lane

Developer / Property Owner, Herb Manning addressed the Board to report that he is proposing to construct 12 stick built cabins in two-phases along the 757 GRDA line. Phase I will consist of:

- 5-6 units
- Concrete slab
- Stick frame
- 20' concrete main road to accommodate vehicles
- 16' driveways to accommodate recreational trailers
- Elevated wooden walkway
- To include landscaping maintenance

Manning reported that each cabin will be constructed in a location that will provide privacy from the other cabins as well as traffic on Baycrest, The property will be self-managed through an Airbnb entity and will serve only registered quest. Manning entertained questions, comments and concerns from the Board, and the following individuals:

1. Donnie Crain - Executive Director of the Grove Chamber of Commerce
2. Tom Cream
3. Joe Nowlin

Bottoroff reported that the parking will be on hard surface only, and that the PUD will be enforced as written. Bottoroff then added that the project unit addressing will be in accordance to the City of Grove 911 addressing system. Manning entertained questions, comments and concerns from the Board, Staff and participating audience.

At 4:16 PM Cannon made the motion to close the Public Hearing. Seconded by Kopp. AYE: Cannon, Kopp, Jones, Steed and Ward. NAY: None. Motion carried.

Ward opened the floor for discussion to consider a proposed Resolution recommending the Mayor and Council approve the PUD as presented. Jones made the motion to approve the Resolution as presented to include hard surfacing parking only. Seconded by Steed. AYE: Cannon, Kopp, Jones, Steed and Ward. NAY: None. Motion carried.

Steed made the motion to approve the minutes from the April 9, 2019 regular meeting. Seconded by Kopp. AYE: Cannon, Kopp, Jones, Steed and Ward. NAY: None. Motion carried.

Ward opened the floor for discussion with respect to a Site Plan application submitted by Wildcat Property Investments, LLC dba Grove Boat & RV Storage to construct RV and Boat Storage Units at the property legally described as:

Part of the SW ¼ of the SE ¼, Section 26, Township 25 North, Range 23 East of the I.B.M., Delaware County, Oklahoma. More particularly described as follows: Commencing the SW Corner of said SW ¼ SE ¼; Thence N 89°53'54" E 613.01 feet along the south line of said SW ¼ SE ¼; thence N 00°06'06" W 306.92 feet to an existing 6" fence post for the Point of Beginning; thence S 89°54'39" W 594.01 feet to an existing 6" fence corner; thence N 00°43'50" W 440.55 feet to an existing 6" fence corner; thence N 51°22'44" E 334.62 feet along an existing fence; thence S 47°31' E 482.23 feet; thence N 42°29' E 347.51 feet to the southwesterly right of way of U.S. Highway #59; thence S 47°31' E 186.96 feet along said right of way; thence S 30°09'45" E 137.49 feet along said right of way; thence S 47°31' E 65.62 feet along said right of way; thence S 64°36'34" E 17.49 feet along said right of way to an existing fence; thence S 41°41'36" W 183.31 feet along said fence; thence S 68°47'39" W 106.92 feet to an existing 6" gate post; thence S 70°29'53" W 319.84 feet to the point of beginning. Containing 11.09 acres, more or less.

AKA the vacant lot south and west of the Lighthouse Shopping Center which is located at 6820 U.S. Highway 59N, Grove, Oklahoma.

Property owner, Jerry James addressed the Board to report that he is proposing to construct boat and RV storage units on a concrete slab, and will consist of 60/40% masonry and high quality, 20

gauge, galvanized steel with a baked-on polyester base coat that is specially formulated to provide adhesion to stucco topcoat. Engineer Tim McCrary of Rose and McCrary, P.C. addressed the Board to report that the Site Plan includes two (2) detention area to allow for adequate draining of the property, with no additional water being placed onto the highway or surrounding properties. James and McCrary entertained questions from the Board and Staff. Jones made the motion to approve the Site Plan application as presented and discussed. Seconded by Steed. AYE: Cannon, Kopp, Jones, Steed and Ward. NAY: None. Motion carried.

STAFF REPORT:

Igney updated the Board on the following projects:

- 27 new commercial and residential permits
- Deck projects
- High weeds

Ward asked for an update on the high weeds along the property on State Park Road and Broadway. Igney reported that Nathan Blain is addressing that concern by letter of notification to the property owner, and that he should be following up with that project by the end of the week.

COMMISSION REPORT:

Cannon expressed thanks to the City of Grove for the recent placement of a new fire hydrant in his neighborhood.

At 4:39 PM Cannon made the motion to adjourn. Seconded by Kopp. AYE: Cannon, Kopp, Jones, Steed and Ward. NAY: None. Motion carried.