

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, OCTOBER 8, 2019
3:00 P.M.
MINUTES**

The Grove Planning and Zoning Commission met in regular session on Tuesday, October 8, 2019 at 3:00 PM with Vice-Chairman, Richard Cannon presiding. Members present were Raymond Jones and Peggy Keifer Steed. Member(s) Art Kopp and Steve Ward were absent. Also present was Assistant City Manager, Debbie Bottoroff; Code Enforcement Officer / Building Inspector, Calvin Igney and City Clerk, Bonnie Buzzard.

Jones made the motion to approve the minutes from the May 14, 2019 regular meeting. Seconded by Steed. AYE: Jones, Steed and Cannon. NAY: None. Motion carried.

Cannon opened the floor for discussion with respect Site Plan application submitted by Mark Gish to construct a new BancFirst branch on the property legally described as:

Part of Lots 5, 6, and 10 all located within Wilson Addition, a Platted Subdivision located within the corporate city limits of Grove, Oklahoma, according to the recorded plat thereof, being also part of the NW ¼ of the NW ¼ of Section 8, Township 24 North, Range 24 East of the Indian Base and Meridian, Delaware County, Oklahoma, being more particularly described as follows:

From the NW corner of said Section 8, run N 88°21'36" E 554.14 feet along the North line of said Section 8 to a point on the projection of the East right-of-way line of Broadway Street; thence S 00°30'50" E 35.00 feet along said projection and East right-of-way line to a point on the South right-of-way line of Har-Ber Road, thence N 88°21'36" E 501.24 feet along said South right-of-way line to the point of beginning; thence continuing N 88°21'36" E 201.64 feet along said South right-of-way line to a point on the West right-of-way line of U.S. Highway No. 59; thence S 01°12'49" E 279.30 feet along said West right-of-way line to a point on the North right-of-way line of Abby Lane; thence S 89°39'11" W 201.66 feet along said North right-of-way line; thence 01°12'55"W 274.75 feet leaving said right-of-way line to the point of beginning. Containing 1.28 acres, more or less. Subject to any and all easements of record.

AKA the SW corner lot of Har-Ber Road and Hwy 59, area east of Harp's Food Store which is located at 1310 S. Main Street, Grove, OK.

General Contractor, Doug Hogue introduced the history of the project and turned the floor over the Architect / Engineer, Walt Henry of Bockus-Payne who described the specifics of the project in its entirety, and entertained questions, comments and concerns from the Board and Staff. P.E. Tim McCrary of Rose & McCrary, P.C. addressed the floor to report on the proposed drainage concerns and the capacity of the existing system related to the project. McCrary reported that the original intent of the site was retail building and associated parking. The runoff from the site was designed to discharge into the storm water system that is currently installed. McCrary mentioned that the runoff characteristics of the proposed bank, and associated parking, are consistent with the original design. Therefore, the existing storm water is adequate to convey the runoff from the proposed bank site. Hogue estimated the timeline for this project to bid is 4-5 weeks out. Jones made the motion to approve the Site Plan application submitted by Mark Gish to construct a new BancFirst branch on the property known as the SW corner lot of Har-Ber Road and Hwy 59, area east of Harp's Food Store

which is located at 1310 S. Main Street, Grove, OK. Seconded by Steed. AYE: Jones, Steed and Cannon. NAY: None. Motion carried.

STAFF REPORT:

Bottoroff reported that Marc Newman had recently purchased the Ballerina Mobile Home Park property, and that it is his intentions is to transform the property into a gated high end RV park. Bottoroff noted that Newman addressed the City Council at their last meeting and updated them on the current conditions of the park by saying that there are approximately 42 mobile home on the property, and that all of the owners have been served eviction notices informing them that they have 45 days to remove from the premises. Bottoroff added that Newman has meet with the City / GMSA Staff and laid out their proposed plans for the property, and highly expressed his intent to work with the City and GMSA in its full capacity. Bottoroff noted that Newman has also reached out to GRDA in regards to cleaning up the shoreline, and that Newman has made application to the City of Grove to close a certain portion of the Groveport Addition public right-of-way, and noted that they will give the City/GMSA all necessary utility easement(s). Bottoroff reported that the project will be forthcoming to the Planning Zoning Board with their site plan application.

Igney updated the Board on the following projects:

- 2 new residential permits
- 4 completed residential permits, and
- 2 working permits
- Domino's Pizza project is 90% complete and is opened for busy
- 1 new Dispensary in the downtown area
- Relocation of the Party Supply store from South Main to downtown area
- Ferra facility expansion of approximately 50,000 square feet

At 3:27 PM Steed made the motion to adjourn. Seconded by Jones. AYE: Jones, Steed and Cannon. NAY: None. Motion carried.