

**PLANNING AND ZONING COMMISSION
SPECIAL MEETING
FRIDAY, DECEMBER 13, 2019
3:00 P.M.
MINUTES**

The Grove Planning and Zoning Commission met in special session on Friday, December 13, 2019 at 3:00 PM with Chairman, Steve Ward presiding. Members present were Richard Cannon, Art Kopp and Peggy Steed. Member Raymond Jones was absent. Also present was Assistant City Manager, Debbie Bottoroff; Code Enforcement Officer / Building Inspector, Calvin Igney and City Clerk, Bonnie Buzzard.

Cannon made the motion to approve the minutes from the October 8, 2019 regular meeting. Seconded by Steed. AYE: Cannon, Kopp. Steed and Ward. NAY: None. Motion carried.

Steed made the motion to approve the notice of posting of the Planning & Zoning Commission regular scheduled meeting for the 2020 calendar year. Seconded by Cannon. . AYE: Cannon, Kopp. Steed and Ward. NAY: None. Motion carried.

Ward then opened the floor for discussion with respect to the Site Plan application submitted by Teresa Poindexter dba Q2 Holdings, LLC to construct a new Recreational Vehicle Park with amenities on real property in the County of Delaware, State of Oklahoma, described as follows:

All of Reserves B, C, D, E and F, Groveport, a subdivision, according to the recorded plat thereof, Delaware County, Oklahoma.

AND all of Block 10, Groveport, a subdivision, according to the recorded plat thereof, Delaware County, Oklahoma.

LESS AND EXCEPT a tract of land located in Block 10 Groveport, a subdivision, according to the recorded plat thereof, Delaware County, Oklahoma, more particularly described as follows: Beginning at a point on the East right of way line of U.S. Highway 59, a distance of 1095.24 feet (333.830 meters) North of and 97.60 feet (29.749 meters) East of the SE corner of NW/4 of Section 22, Township 25 North, Range 23 East, which is the SW corner of Block 10, Groveport, a subdivision thence N 00° 04' 07.8" East along said right of way line a distance 177.86 feet (64.213 meters); then S 80° 01' 52.2" East a distance of 58.53 feet (17.840 meters); thence S 41° 54' 25.8" West a distance of 77.79 feet (23.709 meters); thence S 00° 04' 07.8" West a distance of 109.66 feet (33.424 meters); thence S 88° 11' 07.8" West a distance of 5.78 feet (1.761 meters) to the point of beginning.

AND ALL OF Block 11, Groveport, a subdivision, according to the recorded plat thereof, Delaware County, Oklahoma.

LESS AND EXCEPT the West 50.00 feet (15.240 meters) of Lots 1, 2, 3, 4, 5, 6, and 7, Block 11, Groveport, a subdivision, according to the recorded plat thereof, Delaware County, Oklahoma.

AND all of Blocks 15, 16, 17, 18, 19, 20, 21, and 22, Groveport, a subdivision, according to the recorded plat thereof, Delaware County, Oklahoma, AKA 11601 US Highway 59, Grove, OK 74344

Property Owner, Marc Newman addressed the Board to report that the proposed site plan includes two (2) different Phases:

Phase I – Includes the entrance, pavilion and RV dock camper sites, back-in camper sites, and pull-through camper sites, and boat ramp. Newman added that the pathways and roads will be constructed of asphalt with the pads being constructed of concrete.

Phase II – Approximately 9 Condo Garages, in which Newman described in detail with the Board.

Newman entertained questions, comments and concerns from the Board and Staff. Kopp made the motion to approve the site plan application submitted for Phase I only as described. Seconded by Steed. AYE: Cannon, Kopp. Steed and Ward. NAY: None. Motion carried.

STAFF REPORT:

Bottoroff reported that the Board will be consider election of officers at their next meeting.

Igney updated the Board on the following projects:

- 26 outstanding residential permits
- 13 outstanding commercial permits
- Randy Threet has purchased the old Driving Range / Church property off of 36th Street for a possible community event center to rent out.

At 3:46 PM Cannon made the motion to adjourn. Seconded by Kopp. AYE: Cannon, Kopp. Steed and Ward. NAY: None. Motion carried.