

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, DECEMBER 8, 2020
3:00 P.M.
MINUTES**

The Grove Planning and Zoning Commission met in regular session on Tuesday, November 8, 2020 at 3:00 PM with Chairman, Steve Ward presiding. Members presiding were, Art Kopp and Raymond Jones. Members Richard Cannon and Peggy Steed was absent. Also present was Assistant City Manager, Debbie Bottoroff; Building Inspector, Calvin Igney and City Clerk, Bonnie Buzzard.

PUBLIC HEARING:

At 3:02 PM Kopp made the motion to open a Public Hearing to take public comments regarding an application submitted by Ruth Ann Barnhart to rezone the following described property from R-1 Single-Family Residential zoned district to C-2 General Commercial (Downtown) zoned district:

LEGAL DESCRIPTION: Lots 23, 56, 57, 58, 59, 60 and the East 30 feet of the South 75 feet of Lot 72 and Lots 73 and 74 and the vacated alley lying west of said Lots 23, 56, 57, 58, 59 and 60, Block 2, Commercial Annex to the Town of Grove, a Subdivision according to the recorded plat thereof, Delaware County Oklahoma, aka corner of Hazel and 1st Street.

Seconded by Jones. AYE: Kopp, Jones and Ward. NAY: None. Motion carried.

Bottoroff reported that the described property is an unimproved vacant lot that is currently zoned R-1 Single Family, and that the request is to rezone it to a C-2 General Commercial. Bottoroff presented the Board with a copy of the 'Permitted Use Table' outlining all of the proposed businesses that could potentially be located upon the described property. Barnhart addressed the Board to report that she has a sale contract pending on this property, and that the proposed buyer is wanting to construct a metal structure to utilized as a "Hobby Shop" which is a permitted use in a C-2 Zoned District. The Board heard the only opposition on the rezoning request from adjacent property owner Steven Bratcher. Barnhart then entertained questions, comments and concerns from the Board and Staff.

At 3:10 PM Jones made the motion to close the Public Hearing. Seconded by Kopp. AYE: Kopp, Jones and Ward. NAY: None. Motion carried.

Ward opened the floor for discussion with respect to a proposed Resolution recommending the Mayor and Council approve the re-zoning request. Jones made the motion to approve the Resolution upon recommendation to the Mayor and City Council. Seconded by Kopp. AYE: Kopp, Jones and Ward. NAY: None. Motion carried.

Kopp made the motion to approve the minutes from the November 10, 2020 meeting. Seconded by Jones. AYE: Kopp, Jones and Ward. NAY: None. Motion carried.

STAFF REPORT:

Bottoroff reported that she has received an application for a Special Use Permit for a Vacation Rental Home for the January meeting.

Bottoroff added that the Staff is having some issues with certain sections of the Zoning Regulations. The Staff is reviewing some suggested changes for the Board to consider at a future meeting.

Igney reported to the Board on his monthly report consisting of the following:

- Permits for remodeling and add-on projects
- Applications for new residential permits

Kopp asked for an update on the proposed completion date on the restaurant located adjacent to the Regatta RV Park. Igney reported that the restaurant is not 100% complete, but is opened to the public.

At 3:20 PM Kopp made the motion to adjourn. Seconded by Jones. AYE: Kopp, Jones, and Ward. NAY: None. Motion carried.