

PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, APRIL 13, 2021
3:00 PM
MINUTES

The Grove Planning and Zoning Commission met in regular session on Tuesday, April 13, 2021 at 3:00 PM with Chairman, Steve Ward presiding. Members present were Art Kopp, Raymond Jones and Peggy Steed. Member Richard Cannon was absent. Also present was Assistant City Manager, Debbie Bottoroff; Code Enforcement Officer / Building Inspector, Calvin Igney and City Clerk, Bonnie Buzzard.

At 3:01 PM Kopp made the motion to open a Public Hearing to take comments regarding an application submitted by Abbie Collinsworth dba ALC Investments and Residential Investments, LLC requesting a Special Use Permit to allow her to submit a separate application to use the property located at 1710 Marina Drive as a Vacation Rental Home. Seconded by Steed. AYE: Kopp, Jones. Steed and Ward. NAY: None. Motion carried. The Board entertained public comments from the following individuals:

1. Joe Martin – expressed opposition against the application
2. Abby Collinsworth – Property Owner
3. Tammy Sink – expressed opposition against the application

At 3:23 PM Kopp made the motion to close the Public Hearing. Seconded by Steed. AYE: Kopp, Jones. Steed and Ward. NAY: None. Motion carried.

Ward opened the floor for discussion to consider a proposed Resolution recommending the Mayor and City Council approve the SUP as requested. Steed reported that this is always a tough call when the majority of the comments are in opposition of the application. Ward reported that the Board has a duty to comply with the City Ordinance(s) and if the application is permitted in accordance to the Ordinance then the Board has no other option but to approve the application and allow the applicant to move forward to the next step. Ward noted that the City Council is the only active authority to change the proposed Ordinance. Bottoroff reported that the SUP application is the first step towards gaining approval to permit a Vacation Rental Home on the property located within a R-1 Single Family Residential Zoned District, and a SUP does not insure approval of locating a VRH on the property; instead it only allows the ability to move to the next step which is submitting a Vacation Rental Home application. Kopp made the motion to approve a Resolution recommending the Mayor and City Council approve the SUP as requested. Seconded by Jones. AYE: Kopp, Jones. Steed and Ward. NAY: None. Motion carried. Ward indicated that this will be placed upon the City Council agenda for next Tuesday, April 20th and encouraged all to attend.

At 3:35 PM Steed made the motion to open a Public Hearing to take comments regarding the final version of the City of Grove Comprehensive Plan. Seconded by Kopp. AYE: Kopp, Jones. Steed and Ward. NAY: None. Motion carried. Doug Moore with IBTS (Institute for Building Technology & Safety) addressed the Board to report that this is the final draft package before the P&Z Board. The visions will help direct concerned efforts involving both public and private partnerships to shape and mold the City of Grove as the community progresses into the future. Moore then outlined the details that was previously presentation before the Board in earlier meeting(s). Ward reported that he has never reviewed the final Comprehensive Plan. Moore reported that it's the same plan as was presented to the P&Z Board during their last meeting in March. No public comments were heard.

At 3:37 PM Kopp made the motion to close the Public Hearing. Seconded by Steed. AYE: Kopp, Jones. Steed and Ward. NAY: None.

Ward then opened the floor for discussion to consider a proposed Resolution recommending the Mayor and City Council approve the final version of the City of Grove Comprehensive Plan. Steed made the motion to approve the Resolution recommending the Mayor and City Council approve the final draft version of the City of Grove Comprehensive Plan. Seconded by Kopp. AYE: Kopp, Jones. Steed and Ward. NAY: None.

Jones made the motion to approve the minutes from the March 9, 2021 regular meeting. Seconded by Steed. AYE: Kopp, Jones. Steed and Ward. NAY: None.

STAFF REPORT:

Igney updated the Board on the ongoing commercial and residential (new construction & remodel) active permits.

At 3:50 PM Jones made the motion to adjourn. Seconded by Steed. AYE: Kopp, Jones. Steed and Ward. NAY: None.