

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, AUGUST 10, 2021
3:00 PM
MINUTES**

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

PUBLIC HEARING:

At 3:01 PM Kopp made the motion to open a Public Hearing regarding an application submitted by Donald and Janet Wilkerson requesting a Special Use Permit (SUP) to allow the property owners to submit a separate application to use the property located at 438 N 36th Street, Grove, OK as a Vacation Rental Home. Seconded by Jones. AYE: Kopp, Jones, Steed and Ward. NAY: None. Motion carried.

Bottoroff reported that she received only one "Public Comment Form" back on this project, and that the resident expressed that they are in favor of the SUP. No Public Comment were heard.

At 3:02 PM Jones made the motion to close the Public Hearing. Seconded by Kopp. AYE: Kopp, Jones, Steed and Ward. NAY: None. Motion carried.

Ward opened the floor for discussion with respect to a proposed Resolution recommending to the Mayor and Council approval of the Special Use Permit as requested. Kopp made the motion to approve the Resolution upon recommendation to the Mayor and Council pertaining to the property located at 438 N 36th Street. Seconded by Steed. AYE: Kopp, Jones, Steed and Ward. NAY: None. Motion carried.

At 3:04 PM Steed made the motion to open a Public Hearing regarding an application submitted by Nicholas and Amber Durrett requesting a Special Use Permit to allow the property owners to submit a separate application to use the property located at 1710 Red Fox Drive, Grove, OK as a Vacation Rental Home. Seconded by Jones. AYE: Kopp, Jones, Steed and Ward. NAY: None. Motion carried.

Property Owner, Nicholas Durrett addressed the Board to report that they purchased this home solely for the purpose of Vacation Rental by Owner Air BNB and to entertain any question from the Board or Staff. No Public Comment were heard.

At 3:05 PM Jones 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 with respect to a proposed Resolution recommending to the Mayor and Council approval of the Special Use Permit as requested. Kopp made the motion to approve the Resolution upon recommendation to the Mayor and Council pertaining to the property located at 1710 Red Fox. Seconded by Jones. AYE: Kopp, Jones, Steed and Ward. NAY: None. Motion carried.

Steed made the motion to approve the minutes from the July 13, 2021 regular meeting. Seconded by Jones. AYE: Kopp, Jones, Steed and Ward. NAY: None. Motion carried.

Jones made the motion to approve the revised 'Notice of Posting' to the 2021 Planning & Zoning regular scheduled calendar meeting(s). Seconded by Steed. AYE: Kopp, Jones, Steed and Ward. NAY: None. Motion carried.

Ward then opened the floor for discussion to consider a proposed Resolution recommending to the Mayor and City Council approval of an Ordinance amending Chapter 6 - General Provisions of the City of Grove Zoning Ordinances. Bottoroff reported that Chapter 6 currently reads in a manner that is difficult to interpret and understand which in turn is confusing to the Staff to implement the regulations as intended. The proposed Ordinance clarifies Chapter 6 as to what is required to allow non-conforming uses, and structures to continue and what determines when they are not allowed to be continued. Bottoroff added that the proposed Ordinances replaces words that are not defined in Chapter 1 of the Zoning Ordinance with the appropriate words and it provides more specific regulations on when and where 'Accessory Buildings' are allowed. Kopp made the motion to approve the Resolution upon recommendation to the Mayor and Council to approve the Ordinance amending Chapter 6 as presented and discussed. Seconded by Jones. AYE: Kopp, Jones, Steed and Ward. NAY: None. Motion carried.

STAFF REPORT:

Bottoroff reported that the Staff is currently updating the Zoning Regulations, and that the current budget reflect the hiring of a Consultant firm to review all of the Zoning and Sub-Divisions regulations. The Staff is seeking 'Request for Qualifications' for this project and should have a recommendation within the next 6-8 weeks.

Bottoroff added that Building Inspector, Calvin Igney is currently working with the representatives of the Air Evac team for a possible site plan of their facility to be erected at 1112 Sports & Rec Drive aka the property adjacent north of the ambulance facility. Bottoroff noted that the site plan might be forthcoming to the Board at the next meeting.

Igney presented his report on the ongoing commercial and residential permitted projects. Igney pointed out that Wal-Mart is looking at adding on a 5,000 square foot building for their home deliveries and pick-up area, and that they should be getting that project started sometimes next month.

At 3:16 PM Kopp made the motion to adjourn. Seconded by Steed. AYE: Kopp, Jones, Steed and Ward. NAY: None. Motion carried.