

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, OCTOBER 12, 2021
3:00 PM
MINUTES**

The Grove Planning and Zoning Commission met in regular session on Tuesday, October 12, 2021 at 3:00 PM with Chairman, Steve Ward presiding. Members present were Richard Cannon, Art Kopp and Raymond Jones. Member Peggy Steed was absent. Also present was City Manager, Debbie Bottoroff; Attorney, Darren Cook; Code Enforcement Officer / Building Inspector, Calvin Igney; Administrative Assistant, Karyn Pesich and City Clerk, Bonnie Buzzard.

Kopp made the motion to approve the minutes from the September 14, 2021 regular meeting. Seconded by Jones. AYE: Cannon, Kopp, Jones and Ward. NAY: None. Motion carried.

Ward opened the floor for discussion with respect to a Resolution recommending the Mayor and City Council approve an Ordinance amending the Chapter 4 – District Regulations Table of the Grove Zoning Ordinance. Bottoroff reported that there continues to be an interest by developers to construct high-rise hotels and condo units. The current height restrictions for Lake Front Resort zoned districts is 35’ and in Highway Commercial C-3 the height restriction is 45’. Both of the height restrictions prohibit the construction of high rise facilities unless a variance is granted from the Zoning Board of Adjustments. Bottoroff noted that this is for future references at this time. Cannon made the motion to approve the Resolution as presented. Seconded by Kopp. AYE: Cannon, Kopp, Jones and Ward. NAY: None. Motion carried.

Ward opened the floor for discussion with respect to a Site Plan application submitted by Jamie Roberts, Global Medical Response to construct a new aircraft hangar, helipad, fuel system, and crew base for Air Evac Lifeteam at East 11th Street directly North of Grove Emergency Medical Service, Grove, OK. Bottoroff reported that both the Grove Economic Development Authority and City Council has accepted this project as presented, and at their September meeting they both entered into a Ground Lease agreement with the Missouri Cooperation for the described property. Bottoroff reported that it is before the P&Z Board for approval of the proposed site plan. Kopp questioned the placement of a ‘modular’ on the proposed zoning site. Johnathan Dunn – Senior Program Director addressed the Board to report that the modular will be utilized for the Staff housing. Bottoroff reported this is a commercial modular and is permitted within the commercial zoned property. Dunn entertained questions from the Board. Cannon made the motion to approve the Site Plan application submitted by Global Medical Response to construct a new aircraft hangar, helipad, fuel system, and crew base for Air Evac Lifeteam at East 11th Street directly North of Grove Emergency Medical Service as presented and discussed. Seconded by Jones. AYE: Cannon, Kopp, Jones and Ward. NAY: None. Motion carried.

Ward opened the floor for discussion with respect to a Site Plan application submitted by Grove 23487LLC to construct a Dollar General Store with concrete pavement and curb and gutter at 1260 Leisure Lane - Grove, OK. Igney reported that he has reviewed this project with Police Chief, Mark Morris and Fire Chief, Mike Reed and that they both indicated no problem with the site plan as presented. Cannon expressed his concern with the entrance off of Leisure in regards to it causing a traffic hazardous. Project Engineer, Jason Mohler of AAB Engineering, LLC of Sand Springs, OK addressed the Board to report that the original plan was modified after review from the City Building Inspector, Police & Fire Chief. Ward expressed concern for the water runoff from the property to the

East. Mohler reported that a storm water detention pond will be erected as a time release method. Kopp made the motion to approve the Site Plan application submitted by Grove 23487LLC to construct a Dollar General Store with concrete pavement and curb and gutter at 1260 Leisure Lane as presented and discussed. Seconded by Cannon. AYE: Cannon, Kopp, Jones and Ward. NAY: None. Motion carried.

Ward then opened the floor for discussion with respect to a Site Plan application submitted by K35D Properties, LLC to construct an 8'x24' Twice the Ice, Ice House w/filtered water at 529 W 3rd Street, Grove, OK. Property Owner, David Davis was present to entertain any questions from the Board and Staff. Jones made the motion to approve the Site Plan application submitted by K35D Properties, LLC to construct an 8'x24' Twice the Ice, Ice House as presented. Seconded by Kopp. AYE: Cannon, Kopp, Jones and Ward. NAY: None. Motion carried.

STAFF REPORT:

Bottoroff reported that this is Raymond Jones last meeting to the Board, and expressed her appreciation for his years of service.

Igney reported that he is staying busy with the ongoing residential and commercial permits.

At 3:25 PM Cannon made the motion to adjourn. Seconded by Kopp. AYE: Cannon, Kopp, Jones and Ward. NAY: None. Motion carried.