**PLANNING AND ZONING COMMISSION**

**REGULAR MEETING**

**TUESDAY, DECEMBER 14, 2021**

**3:00 P.M.**

**MINUTES**

The Grove Planning and Zoning Commission met in regular session on Tuesday, December 14, 2021 at 3:00 PM with Chairman, Steve Ward presiding. Members present were Richard Cannon, Art Kopp, Peggy Steed and Joshua Wilhelm. Also present was City Manager, Debbie Bottoroff; City Attorney, Darren Cook; Code Enforcement Officer / Building Inspector, Calvin Igney and Administrative Assistant, Karyn Pesich.

Ward opened the floor for discussion with respect to the minutes from the November 9, 2021 meeting. Cannon made the motion to approve the minutes from the November 9, 2021 regular meeting and seconded by Kopp. AYE: Cannon, Kopp, Wilhelm, Steed and Ward. NAY: None. Motion carried (5-0).

Ward opened the floor for discussion with respect to a Site Plan application submitted by Shundi Self Storage, LLC for proposed construction of a Dollar General Store. Kopp made a motion to approve the Site Plan application submitted by Shundi Self Storage, LLC for proposed construction of a Dollar General Store and seconded by Steed. AYE: Cannon, Kopp, Wilhelm, Steed and Ward. NAY: None. Motion carried (5-0).

**STAFF REPORT**:

Bottoroff reported that the City of Grove is working on reviewing regulations regarding RV Parks and Tiny Homes (meaning homes still on wheels/axels).

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

* Eye Care of Grand Lake – 720 S Main Street is 15% DONE
* TH Rogers Lumber – 115 S Main Street has STARTED
* Grove Village Apartments – 505 N 36th Street is 95% DONE
* Patricia Island Clubhouse – 4980 Clubhouse Road is 45% DONE
* Dollar General Store – 1260 Leisure Rd is 20% DONE
* New Air EVAC – Location off of Sports and Rec Drive is NOT STARTED
* New Ice Box – Location 529 W 3rd Street is NOT STARTED
* Scissortail Express Lube – 2484 S Main Street is 10% DONE

At 3:29 PM Cannon made the motion to adjourn and seconded by Kopp. AYE: Cannon, Kopp, Wilhelm, Steed and Ward. NAY: None. Motion carried (5-0).