

PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, APRIL 12, 2022
3:00 P.M.
MINUTES

The Grove Planning and Zoning Commission met in regular session on Tuesday, April 12, 2022 at 3:00 PM. Members present were Steve Ward, Richard Cannon, Peggy Steed, Art Kopp and Joshua Wilhelm. Also present was City Manager, Debbie Bottoroff; City Attorney, Darren Cook; City Code Enforcement Officer/Building Inspector, Calvin Igney and Administrative Assistant, Karyn Pesich.

Steve Ward called the meeting to order at 3:00 pm.

Ward opened the floor for a Public Hearing at 3:01 pm to take public comments regarding a Special Use Permit Application submitted by ACB DREAM, LLC allowing the property owner (Rhett Minson) to submit an application to use 1441 Lakeside Drive, Grove, OK as a Vacation Rental Home (VRH). Kopp made a motion and seconded by Cannon. AYE: 5, NAY: 0 motion carried.

Judy Parsons spoke against the idea, stating that she is located next door to the home and has experienced parking issues and trespassing issues with the other VRH in her area. She wishes the 5% density was per neighborhood and not city wide.

Rhett Minson then spoke in favor of his VRH, stating that the home would be mostly used by family and friends and that he is just looking to help supplement the mortgage payment by renting. Also, he explained how much the neighborhood has improved since homes have been purchased and renovated for use of VHR.

Cannon made a motion to approve the Special Use Permit application submitted by ACB DREAM, LLC to use 1441 Lakeside Drive, Grove, OK as a Vacation Rental Home, seconded by Kopp. AYE: 5, NAY: 0 motion carried.

Cannon made a motion to close the Public Hearing at 3:14 seconded by Steed. AYE: 5, NAY: 0 motion carried.

Ward opened the floor for discussion with respect to the minutes from the March 8, 2022 meeting. Kopp made the motion to approve the minutes from the February 8, 2022 regular meeting and seconded by Cannon. AYE: 5, NAY: 0 motion carried.

Ward opened the floor for discussion with respect to a Site Plan Application submitted by D & S PROPERTY & CONSTRUCTION INVESTMENTS LLC, Seneca, MO. Cannon made a motion to approve seconded by Steed. AYE: 5, NAY: 0 motion carried.

Ward opened the floor for discussion with respect to a Site Plan Application submitted by Dr. Paul Allsup, Grove, OK. Igney explained that he has yet to receive drainage plans for this application and that the project is on hold due to cost of material. Cannon made a motion to TABLE item seconded by Kopp. AYE: 5, NAY: 0 motion carried.

Ward opened the floor for discussion with respect to the Approval of a Resolution recommending the Mayor and Council amend Chapter 3 Special Use Permit Requirements and amend Chapter 5 Special Conditions Section 5-13 Vacation Rental Homes of the Zoning Ordinances. Kopp made a motion to approve seconded by Steed. AYE: 4, NAY: 1 (Wilhelm) motion carried.

Ward opened the floor for discussion with respect to Staff Reports. None (Igney distributed his printed report.)

At 3:50 pm Cannon made the motion to adjourn and seconded by Steed. AYE: 5, NAY: 0. Motion carried.

APPROVED
CITY OF GROVE
AUTH _____
DATE _____