

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JULY 11, 2023
3:00 P.M.
MINUTES**

The Grove Planning and Zoning Commission met in regular session on Tuesday, July 11, 2023, at 3:00 PM with Chairman, Steve Ward presiding. The members present were Art Kopp, Ileta Bray, Josh Wilhelm, and Peggy Steed. Also present was the City Manager, Debbie Bottoroff, City Attorney, Darren Cook; City Code Enforcement Officer, Calvin Igney; City Inspector, Todd Franke, and Administrative Assistant, Karyn Pesich.

Ward opened the floor for any Public Comments: None.

Ward opened the floor for discussion with respect to the minutes from the May 9, 2023, meeting. Kopp made the motion to approve the minutes, seconded by Bray. AYE: 5. NAY: 0. Motion carried.

Ward opened the floor for discussion with respect to the Approval of a Resolution amending Chapter 1 Citation, Purpose, Nature and Applications of Zoning Ordinance, Section 6 Interpretation of Words and Terms by Adding and amending the Definition for Tiny Homes on Wheels, Tiny Homes Built on Site and Amending the Definition of Recreational Vehicle Park. Kopp made a motion to approve seconded by Steed. AYE: 5. NAY: 0. Motion carried.

Ward opened the floor for discussion with respect to the Approval of a Resolution amending Chapter 3 Permitted Use Table to allow Recreational Vehicle Parks to be located in Lake Front Resort Zoned District. Kopp made a motion to approve, seconded by Bray. AYE: 5. NAY: 0. Motion carried.

Ward opened the floor for discussion with respect to the Approval of a Resolution amending Chapter 5 Special Conditions Section 5-5.4 Designated location of Tiny Homes of the Zoning Ordinance of the City of Grove. Kopp made a motion to approve, seconded by Steed. AYE: 5. NAY: 0. Motion carried.

Ward opened the floor for discussion with respect to the Approval of a proposed Resolution recommending the Mayor and Council amend Chapter 5 Special Conditions Section 5-5.13 Vacation Rental Homes of the Zoning Ordinances of the City of Grove. Steed made a motion to allow 4 parked vehicles + trailers. There was not a second. Wilhelm made a motion to allow 3 parked vehicles + trailers, seconded by Kopp. AYE: 4. NAY: 0. Kopp abstained. Motion carried.

At 3:30 pm Art Kopp exited the meeting.

Ward opened the floor for discussion with respect to the Approval of a Site Plan Application submitted by Quinton Dodd for construction of a commercial building Mini-Warehouse located at 2115 S. Broadway St. Wilhelm made a motion to approve, seconded by Steed. AYE: 4. NAY: 0. Motion carried.

At 3:42 PM Bray made the motion to adjourn seconded by Steed. AYE: 4. NAY: 0. Motion carried.

CITY OF GROVE
APPROVED
DATE 8/8/23 AUTH Kp