

**PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, DECEMBER 10, 2024
3:00 P.M.
MINUTES**

The Grove Planning and Zoning Commission met in regular session on Tuesday, December 10, 2024, at 3:00 PM with Vice-Chairman, Art Kopp presiding. The members present were Ileta Bray, Josh Wilhelm, Peggy Steed, and Bud Jeffress. Also, present was the Building Inspector, Todd Franke, Code Enforcement Officer, Calvin Igney, and Municipal Clerk, Karyn Pesich.

THE PLEDGE OF ALLEGIANCE WAS SAID

PUBLIC COMMENTS

None

PUBLIC HEARING

At 3:04 PM Kopp made a motion, seconded by Jeffress to OPEN a Public Hearing. AYE: 5, NAY: 0, motion carried. The Public Hearing was to take public comments regarding a Re-Zoning Application submitted by Kaylee Wallace to re-zone property located on the west side of Mill St (7 lots at 112 N Mill St) from R-1 Single Family Residential District to C-4 Limited Commercial District. Residents that spoke against the re-zoning were Denise Firnekas (115 N. Hazel St.) and Margaret VanDyke (123 N Mill St.).

At 3:42 PM Bray made a motion, seconded by Jeffress to CLOSE the Public Hearing. AYE: 5, NAY: 0, motion carried. Steed made a motion, seconded by Bray to approve Re-Zoning. AYE: 3, NAY: 2 (Kopp & Jeffress), motion carried.

AGENDA ITEMS

Kopp opened the floor for Discussion and/or Action with Respect to the Approval of the minutes from the August 13, 2024, Regular Meeting. Wilhelm made the motion to Approve the minutes, seconded by Bray. AYE: 5, NAY: 0, motion carried.

Kopp opened the floor for Discussion and/or Action with Respect to the Approval of the minutes from the August 20, 2024, Special Meeting. Wilhelm made the motion to Approve the minutes, seconded by Steed. AYE: 5, NAY: 0, motion carried.

Kopp opened the floor for Discussion and/or Action with Respect to the Approval of a Site Plan Application submitted by Rob Elliott – Elliott Architects / Sam Crosby – Grand Lake Sunrise Village for a Senior Residential Duplex Development with Clubhouse to be built at N 21st St & Wolf Creek Parkway, in the Town of Grove, Delaware County, Oklahoma, according to the recorded plat thereof. Jeffress made the motion, seconded by Bray, to approve the Site Plan submitted. AYE: 5, NAY: 0, motion carried.

CITY OF GROVE
APPROVED
DATE 1/14/25 AUTH Kp

Kopp opened the floor for Discussion and/or Action with Respect to the Approval of the Notice of Posting for the 2025 Regularly scheduled meetings. Wilhelm made a motion, seconded by Steed, to approve the Notice of Posting. AYE: 5, NAY: 0, motion carried.

PLANNING & ZONING STAFF REPORTS

Calvin Igney, Code Enforcement Officer reported that demolition of the building at 301 E 5th St has begun.

Todd Franke, Building Inspector, reported that the YMCA is looking to open their new expansion on December 19, 2024.

PLANNING & ZONING COMMISSION REPORTS

NONE

ADJOURNMENT

At 4:10 PM Bray made the motion, seconded by Jeffress, to adjourn and was seconded by Jeffress. AYE: 5, NAY: 0, motion carried.

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