**PLANNING AND ZONING COMMISSION**

**REGULAR MEETING**

**TUESDAY, JULY 14, 2015**

**3:00 P.M.**

The Grove Planning and Zoning Commission met in regular session in Tuesday, July 14, 2015 at 3:00 PM with Chairman, Dave Claggett presiding. Members present were Jim Simmons, Judith Read and Ruth Ann Barnhart. Member Doug Hulse was absent. Also present was Assistant City Manager, Debbie Bottoroff; Building Inspector – Code Enforcement, Calvin Igney and City Clerk, Bonnie Buzzard.

Simmons made the motion to approve the minutes of the June 9, 2015 regular meeting as corrected. Seconded by Barnhart. AYE: Simmons, Read, Barnhart and Claggett. NAY: None. Motion carried.

Claggett opened the floor for discussion on the Lot Split Application submitted by Ron and Lyndia Hutson, owners of Lot 10, Lookout Point Subdivision, Delaware County, Oklahoma according to the recorded plat thereof, situated in Section 1, Township 24 North, Range 23 East of the I. B. & M. requesting to split said Lot 10, Lookout Point Subdivision, Delaware County, Oklahoma into Lot 10A and Lot 10B legally described as follows:

LOT 10A: Part of Lot 10, Lookout Point Subdivision, Delaware County, Oklahoma according to the recorded plat thereof, being more particularly described as follows: Beginning at the SW Corner of said Lot 10 thereof; thence N 88⁰ 19’ 45” E 35.00 feet along the South line thereof; thence N 05⁰ 32’ 43” E 255.56 feet to the Northerly line thereof; thence N 62⁰ 14’ 46” W 43.93 feet; thence N 60⁰ 48’ 46” W 7.0 feet to the NW Corner thereof; thence S 03⁰ 00’ 39” W 279.65 feet to the Point of Beginning; said described tract containing 0.25 acres more or less.

LOT 10B: Part of Lot 10, Lookout Point Subdivision, Delaware County, Oklahoma, according to the recorded plat thereof. Being more particularly described as follows: Commencing at the SW Corner of said Lot 10 thereof; thence N 88⁰ 19’ 45” E 35.00 feet along the South line of said Lot 10 to the Point of Beginning; thence N 05⁰ 32’ 43”E 255.56 feet to the Northerly line of said Lot 10; thence S 62⁰ 14’ 46” E 58.83 feet to the NE Corner thereof; thence S 10⁰ 28’ 27” W 229.78 feet to the SE Corner thereof; thence S 88⁰ 19’ 45” W 35.00 feet to the point of beginning; said described tract containing 0.25 acres more or less.

Property owner, Ron Hutson addressed the Board to report that his neighbor has approached him to possible purchase a section of the lot adjacent to him. Therefore, in order to sell ½ section of the lot it would require the lot to be split into Lot 10A and 10B. Hutson entertained questions, comments and concerns from the Board and Staff. Simmons made the motion to approve the lot split application as requested by Hutson. Seconded by Barnhart. AYE: Simmons, Read, Barnhart and Claggett. NAY: None. Motion carried.

Claggett opened the floor for discussion on the Lot Split Application submitted by Judy Bradley, owner of Lot 4 – 6 Buffalo Shores North Subdivision Phase II, Delaware County, Oklahoma requesting to split said Lot 5, Buffalo Shores North Subdivision, Phase II, Delaware County, Oklahoma into Lot 4R and Lot 6R legally described as follows:

LOT 4R: Lot 4, Buffalo Shores North, Phase II, Delaware County, Oklahoma and a Part of Lot 5, Buffalo Shores North, Phase II, Delaware County, Oklahoma being more particularly described as follows: Beginning at the SW corner of said Lot 4; thence N 00⁰ 11’ 03” E 200.22 feet; thence N 89⁰ 49’ 13” E 284.03 feet; thence S 00⁰ 11’ 03” W 201.31 feet; thence N 78⁰ 00’ 00” W. 11.85 feet; thence 89⁰ 31’ 28” W 272.45 feet to the point of beginning, containing 1.30 acres more or less. Subject to any and all easements and restrictions of record.

LOT 6R: Lot 6 Buffalo Shores North, Phase II, Delaware County, Oklahoma and a part of Lot 5, Buffalo Shores North Phase II, Delaware County, Oklahoma being more particularly described as follows: from the SW corner of Lot 4, Buffalo Shores North, Phase II Run N 00⁰ 11’ 03” E 200.22 feet to the point of beginning thence N 00⁰ 11’ 03” E 187.50 feet; thence N 89⁰ 49’ 13” E 284.03 feet; thence S 00⁰ 11’ 03”W 187.50 feet; thence S 89⁰ 49’ 13”W 284.03 feet to the point of beginning, containing 1.22 acres more or less. Subject to any and all easements and restrictions of record.

Acting Realtor Agent, Lesa Duffield addressed the Board to report that the property owner, Judy Bradley currently owns lot(s) 4R and 5R of Buffalo Shores North, Phase II and is requesting that lot 5R be split to accommodate larger yard lots for lots 4R and 6R. Bradley is proposing to sell the N ½ of lot 5R. Duffield entertained questions, comments and concerns from the Board and Staff. Simmons made the motion to approve the lot split application as requested by Bradley. Seconded by Barnhart. AYE: Simmons, Read, Barnhart and Claggett. NAY: None. Motion carried.

**STAFF REPORT**:

Igney updated the Board on the following construction projects:

* Auto Zone – located along South Main Street
* Precision Machine (addition) – Industrial Park
* Airport Taxiway
* Airport Terminal
* Various home remodel / construction project

Claggett asked for an update on the proposed Ferra construction project. Bottoroff reported that project is outside the corporate limits of Grove, and would require not activity from the P&Z Board.

Bottoroff added that the ‘Storage Container” Ordinances as recently passed by the City Council, and would go into effect in approximately 30 days.

At 3:25 PM Read made the motion to adjourn. Seconded by Simmons. AYE: Simmons, Read, Barnhart and Claggett. NAY: None. Motion carried.