

A Joint Public Hearing was held June 19, 2023, in the Groves City Council Chamber with the following councilmembers present: Mayor Chris Borne, Mayor Pro Tem Mark McAdams, Councilmember Rhonda Dugas, Councilmember Rob Vensel, and Councilmember Paul Oliver. Planning and Zoning Commission members present were Rodney Pacetti, Chris Crain, Craig Plokhooy and Lynnette Baaheth. Alternate Michael Campise and Building Official Don Pedraza were also present.

Mayor Borne called the meeting to order at 5:52 p.m., reading the Notice of Public Hearing as follows: "Notice is hereby given that a Joint Public Hearing between City Councilmembers and Planning and Zoning Commissioners will be held on Monday, June 19, 2023, directly following the regular City Council meeting, which begins at 5:00 pm at 3947 Lincoln Avenue. Request by business owner for the property listed herein:"

To Consider a request from Khanij Patel, granting him a Specific Use Permit for Game Room & Gaming Machines @6900 32nd St., Fuel Plus 3, Legal Description: N 105' OF LT 5&6, BLK 4, Melrose.

Mayor Borne asked for comments from the business owner. Mr. Patel stated that he currently has the game machines and he is wanting to renew so he can continue having them.

Mayor Borne then asked for Councilmember questions/comments and Councilmember Vensel asked Mr. Patel how long has he had these gaming machines. Mr. Patel informed Council that he has had these machines for 6 or 7 years. Councilmember Dugas asked if all signs are up to date and she then asked Mr. Pacetti to explain what he found. Mr. Pacetti then stated that he did have the sign near the front door specifying that this is a gaming site. Mr. Pacetti also stated that as soon as you walk in you see the machines to the left. Mr. Pacetti state that he did not see the permit posted or the occupancy documentation. Mr. Pacetti then stated that the attendant that was working did not have his badge that is required by the Police Department when working at the game site. Mr. Pacetti then stated that he did see the stickers on the machine from the City and the State. There were no further questions from City Council.

Mayor Borne asked if there were any questions from the Planning and Zoning and Mr. Pacetti stated that Mr. Patel satisfied them.

Mayor Borne asked if there were any property owners within 200' of the property who wish to speak in support of the request and there were none.

Mayor Borne asked if there were any property owners within 200' of the property who wish to speak against the request and there were none.

Mayor Borne asked for citizens of Groves wishing to speak in support of the request and there were none.

Mayor Borne asked for citizens of Groves wishing to speak against the request and Patsy Williams of 3240 Cleveland stated that she lives 2 or 3 blocks away from this particular store. Mrs. Williams also stated that there is also a convenience store located across from her and eventually they will probably want to apply for the same thing if they already haven't gotten it. Mrs. Williams stated that she doesn't think the City should have these Game Rooms. Mrs.

Williams also stated that this property shares a fence with residential property. Mrs. Williams also stated that she thinks Council should reconsider having Game Rooms. There were no further comments.

Mayor Borne stated that no action would be taken at this meeting and that the Planning and Zoning Commission would be meeting and making a recommendation to the Council for consideration at a later date.

Mayor Borne then stated that we will move on to the next address.

To consider a request from Maknojia Amirau'k, granting him a Specific Use Permit for Game Room & Gaming Machines @ 2600 Main Ave., K-A-G Jubilee Super Stop #3, Legal Description: LTS 14 & 15 TR 2, Garden Farms.

Mayor Borne then asked for comments from the business owner. Mr. Maknojia is looking to renew for his current gaming site.

Mayor Borne then asked for Councilmember questions/comments and Councilmember Oliver asked if there are currently gaming machines at this business. Mr. Makojia stated that he currently has them now and has had them for 7 years. Mayor Pro Tem McAdams asked how many machines he has and Mr. Makojia stated that he has 5 machines. There were no further questions from Council.

Mayor Borne then asked if there were any questions from the Planning and Zoning and Mr. Pacetti stated that he did have some questions. Mr. Pacetti stated that for this site 8 parking spots will be required and from what he saw they will need to adjust the current parking. Mr. Pacetti also stated that the handicap spot needs to be repainted. Mr. Pacetti also stated that he did not see the required signage that is required for Game Rooms. Mr. Pacetti then stated that Mr. Maknojia will need to renew his ID with the Police Department. There were no further comments from the Planning and Zoning Committee.

Mayor Borne asked if there were any property owners within 200' of the property who wish to speak in support of the request and there were none.

Mayor Borne asked if there were any property owners within 200' of the property who wish to speak against the request and there were none.

Mayor Borne asked for citizens of Groves wishing to speak in support of the request and there were none.

Mayor Borne asked for citizens of Groves wishing to speak against the request and Patsy Williams of 3240 Cleveland stated that her previous comment stands for this address also.

Mayor Borne stated that no action would be taken at this meeting and that the Planning and Zoning Commission would be meeting and making a recommendation to the Council for consideration at a later date.

Mayor Borne then stated that we will move on to the next address.

To consider a request from Maknoja Amirau'k, granting him a Specific Use Permit for Game Room & Gaming Machines @ 2610 Main Ave., EPuff & Smoke Vape, Legal Description: LTS 14 & 15 TR 2, Garden Farms.

Mayor Borne then asked for comments from the business owner. Mr. Maknoja is looking to renew for his current gaming site.

Mayor Borne then asked for Councilmember questions/comments and Mayor Borne asked how long have the machines been present at this location and Mr. Maknoja stated only one year. Mayor Borne also asked how many machines are present at this location and Mr. Maknoja stated five. There were no further questions from Council.

Mayor Borne asked if there were any questions from Planning and Zoning and Mr. Pacetti stated that it's pretty much the same as the previous location discussed with the parking. Mr. Pacetti then questioned Mr. Maknoja about not having an attendant at the Vape Shop and if that a normal practice and Mr. Maknoja stated that he normally has one there. There were no further questions from Planning and Zoning.

Mayor Borne asked if there were any property owners within 200' of the property who wish to speak in support of the request and there were none.

Mayor Borne asked if there were any property owners within 200' of the property who wish to speak against the request and there were none.

Mayor Borne asked for citizens of Groves wishing to speak in support of the request and there were none.

Mayor Borne asked for citizens of Groves wishing to speak against the request and Patsy Williams of 3240 Cleveland stated that her previous comment stands for this address also.

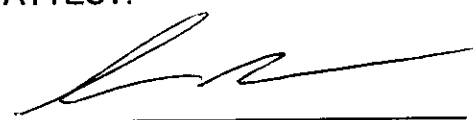
Mayor Borne stated that no action would be taken at this meeting and that the Planning and Zoning Commission would be meeting and making a recommendation to the Council for consideration at a later date.

There was no further business and Mayor Borne adjourned the meeting at 6:12 p.m.



Mayor

ATTEST:



City Clerk