

A Joint Public Hearing was held September 11, 2023, in the Groves City Council Chamber with the following councilmembers present: Mayor Chris Borne, Mayor Pro Tem Mark McAdams, Councilmember Paul Oliver, Councilmember Rhonda Dugas and Councilmember Rob Vensel.

Mayor Borne called the meeting to order at 5:53 p.m., reading the Notice of a Joint Public Hearing as follows: "Notice is hereby given that a Joint Public Hearing between City Councilmembers and Planning & Zoning Commissioners will be held on Monday, September 11, 2023, directly following the regular City Council Meeting, which begins at 5 p.m., at 3947 Lincoln Avenue. Request by owner for the property listed herein. To consider a Specific Use Permit for Gaming Room & Machines @ 6850 25th St., B & B Mini Mart, DIAMOND PT OF LTS 1 & 2 TR 2.278 BLK 2."

Mayor Borne asked for comments from Shahid Ali Momin who is the individual making the request for this permit. Mr. Momin stated that they are currently working with a construction company to fix the requirements made by Planning and Zoning.

Councilmember Dugas then asked to hear from Building Official Don Pedraza concerning this request. Mr. Pedraza informed Council that he had to place a stop work order on the contractor that was installing the windows. Mr. Pedraza then informed Council that all other requirements have been met except the installation of windows. There were no further questions from City Council.

Mayor Borne then asked for questions from Planning and zoning and Michael Campise informed Council of the layouts of the machines along with where the windows will be located.

Mayor Borne asked for property owners within 200 ft. wishing to speak in support of the request. Greg Mann of 6831 Cambria Lane stated that he doesn't know what kind of impact if any at all this would have on the neighborhood but his son has special needs and can go to this location at any time and get help. The owners have always been helpful and nice ever since they bought the store. Mr. Mann also said he trusts them with his family and that carries weight with him. There were no other citizens within 200 ft. to speak in favor of this request.

Mayor Borne asked for property owners within 200 ft. wishing to speak against the request. Building official Don Pedraza read a letter from a Mr. Richard Harley who is the owner of 54 of the Whitby Condos. Please see attached letter.

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

Mayor Borne then asked for citizens of Groves who wish to speak against the request and Susan Norton who is with Ace Rental Management and manages quite a few of the apartments in that area. Mrs. Norton reiterated the concerns of Mr. Harley. There were no further comments.

Mayor Borne stated that no action would be taken at this meeting and that the Planning and Zoning Commission will meet independently then submit a recommendation to the City Council. A final determination of the request will be made at a future Council Meeting.

There was no further business and Mayor Borne adjourned the meeting at 6:06 p.m.



Mayor

ATTEST:



City Clerk