

A Joint Public Hearing was held June 3, 2024, in the Groves City Council Chamber with the following councilmembers present: Mayor Chris Borne, Councilmember Rhonda Dugas, Councilmember Paul Oliver and Councilmember Pete Konidis. Mayor Pro Tem Mark McAdams was not present. Planning and Zoning Commission members present were Rodney Pacetti, Craig Plokhooy, Chris Crain, Michael Campise (Alternate) and Building Official Don Pedraza.

Mayor Borne called the meeting to order at 5:00 p.m., reading the Notice of a 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, June 3, 2024, which begins at 5 pm at 3947 Lincoln Avenue. Request by business owner for the property listed herein. To consider a request from John E. Wilson granting him a Specific Use Permit for Game Room & Gaming Machines @ 5235 39th St. This meeting is a Joint Public Hearing in compliance with the Specific Use Permit ordinance of the City of Groves."

Mayor Borne asked if Mr. Wilson was here and Brandon Frakes stated that Mr. Wilson was not here yet but he was the owner of the building and was willing to answer any questions. Mr. Wilson then entered the room and approached the podium. Mayor Borne asked him to speak on what is going on at this site. Mr. Wilson stated that they are wanting to put a Game Room at 5235 39 St. Mr. Wilson also stated that they have been meeting with the Planning and Zoning and Fire Marshal. Recommendations have been made for the property and he is willing to comply with any and all of those if the Council will approve for this business to be there.

Mayor Borne asked for questions/comments from the Council and Councilmember Konidis asked what the Fire Marshal is requesting and Mr. Wilson stated that he is wanting them to put up a firewall with a double door to separate the areas. Mr. Wilson also stated that there was an upstairs added prior to them owning it and what they are going to do is section off the stairs. Mr. Wilson then stated the downstairs is 2,000 square feet and by the time they add the restrooms it will be around 1,100 square feet for the gaming area the code is concerned with. Councilmember Dugas asked if they are still going to put the big table with the eight machines in there and Mr. Wilson stated they are not. It was also stated that they were approved for up to 28 gaming machines but are not sure of how many will end up fitting the space. Councilmember Dugas asked Mr. Wilson if he will comply with everything that is asked of him from the Planning and Zoning and he stated that he will comply.

Mayor Borne asked for questions/comments from the Planning and Zoning Commission. Rodney Pacetti stated that he was not able to attend the last Planning and Zoning meeting but he was able to stop by Mr. Pedraza's office and look at the plan for this site. On that plan was the big table as mentioned before along with 26 gaming machines with the number crossed out and changed to 22 games. Mr. Pacetti also stated that he understands that the square footage will dictate a lot of that like the number of parking spots and number of people. Mr. Pacetti was also concerned with how the game room would impact the other businesses next to it and Mr. Wilson stated that he has spoken to these businesses and they are on board with them putting the game room there. Councilmember Oliver stated that the drawings need to be updated to fit the layout they will use. City Manager Kevin Carruth then asked Building Official Don Pedraza if the adjoining property owners were notified of the joint public hearing by direct mail and Mr. Pedraza stated everyone within 200 feet were sent a letter. Mr. Pedraza stated that those property owners were notified of this hearing and can also contact him by phone or email with any concerns. Mr. Pedraza said he had not received any comments, wither for or against the specific use permit.


Mayor Borne then asked if there were any property owners within 200 feet that wish to speak in favor of the request and Brandon Frakes of 5235 39th St. stated he was in favor of the request.

Mayor Borne then asked if there were any property owners within 200 feet that wish to speak against the request and there were none.

Mayor Borne then asked if there were any citizens of Groves that would like to speak in support of the request and there were none.

Mayor Borne then asked if there were any citizens of Groves that would like to speak against the request and there were none.

Mayor Borne stated that no action would be taken at this meeting and that the Planning and Zoning Commission would be meeting independently and submit a recommendation to the Council for consideration at a later date. There was no further business and Mayor Borne adjourned the meeting at 5:15 p.m.



Mayor

ATTEST:



City Clerk

