

**CITY OF GROVES**  
**PLANNING AND ZONING COMMISSIONERS WORKSHOP**  
**MONDAY, AUGUST 19, 2024**  
**MINUTES**

The City of Groves Planning and Zoning Commissioners Met in The Public Works Building, 4925 Mckinley, Monday, August 19, 2024, 6:00 PM To Consider the Request for the Property Listed Herein.

1. Act To Approve the Planning and Zoning Commissioners' Minutes of July 8, 2024 minutes as written.
2. To Consider granting a Specific Use Permit (SUP) for Phase II of Lady Luck RV Resort @ LT 4 TRS B BLK 4 TRACK B BLOCK 4 RG C PALCO 6.00 AC (PT OF CLOSED WARREN ST).
3. To consider the request from Khamij Patel to renew a Specific Use Permit for Game Room & Gaming Machines @ 6900 32<sup>nd</sup> St., FUEL PLUS 3, N 105' OF LTS 5 & 6, BLOCK 4, MELROSE.
4. To consider the request from Maknojia Amirau'k to renew a Specific Use Permit for Game Room & Gaming Machines @ 2600 MAIN AVE, K-A-G JUBILEE SUPER STOP #3 LTS 14 & 15 TR 2 GARDEN FARMS.
5. To consider the request from Maknojia Amirau'k to renew a Specific Use Permit for Game Room & Gaming Machines @ 2610 MAIN AVE., EPUFF & SMOKE VAPE, LTS 14 & 15 TR 2 GARDEN FARMS.

Chairman Pacetti called the meeting to order at 6:00pm pm and called for a roll call. Let the records indicate a quorum was met.

Members Present: Rodney Pacetti, Chris Crain, Lynnette Baaheth, (Secretary) Michael Campise (Alt), (Building Official) Don Pedraza

Absent: Craig Plokhooy, (Ex Officio) Pete Konidis

Guest Present: Khamij Patel (Owner: 6900 32<sup>nd</sup> St), Maknojia Amirau'k (Owner: 2600 & 2610 Main Ave), Tara Oney (Lady Luck RV Park), Hani Tohme (Golden Triangle Engineering – RV Park), Carl & John Dauterive (Bosco Industries – RV Park).

**ITEMS OF NEW BUSINESS**

Chairman Pacetti called for a motion approve the Planning and Zoning Commissioners' Minutes of July 8, 2024: Commissioner Crain made the motion to approve the minutes of July 8, 2024 Planning & Zoning Commissioners' Meeting Minutes as written. Commissioner Baaheth Seconded. Chairman Pacetti asked for discussion and there were none. Chairman Pacetti called for a vote, Vote was unanimous, motion carried.

To Consider granting a Specific Use Permit (SUP) for Phase II of Lady Luck RV Resort @ LT 4 TRS B BLK 4 TRACK B BLOCK 4 RG C PALCO 6.00 AC (PT OF CLOSED WARREN ST).

Chairman Pacetti called for a motion to consider a request to grant a Specific Use Permit (SUP) for Phase II of Lady Luck RV Resort. Commissioner Crain made the motion to accept the request to renew the Specific Use Permit for Game Room & Gaming Machines. Chairman Pacetti second.

- Discussions Followed.
- Applicant has met City Ordinances Listed Under Sec. 10-800. - Mobile Home/Recreational Vehicle (RV) Park

Chairman Pacetti called for a motion to accept the request to grant a Specific Use Permit (SUP) for Phase II of Lady Luck RV Resort and send it to the City Council to set a date for a joint public hearing. Commissioner Crain made the motion to accept the request to grant a Specific Use Permit (SUP) for Phase II of Lady Luck RV Resort and send it to the City Council to set a date for a joint public hearing. Chairman Pacetti second. Chairman Pacetti called for a vote, Vote was unanimous, motion carried.

To consider the request from Khamij Patel to renew the Specific Use Permit for Game Room & Gaming Machines @ 6900 32<sup>nd</sup> St., FUEL PLUS 3, N 105' OF LTS 5 & 6, BLOCK 4, MELROSE.

Chairman Pacetti called for a motion to consider renewing the Specific Use Permit (SUP) for Game Room & Gaming Machines @ 6900 32<sup>nd</sup> St. Commissioner Crain made a motion to consider accepting the renewal request for the Specific Use Permit (SUP) for Game Room & Gaming Machines. Chairman Pacetti second.

- Discussions Followed.
- Applicant has met City Ordinances Listed Under Article III Game Room & Gaming Machines

Chairman Pacetti called for a motion to accept the request to renew the Specific Use Permit for Game Room & Gaming Machines and send it to City Council to set a date for a Joint Public Hearing. Commissioner Crain made the motion to accept the request the request to renew the Specific Use Permit for Game Room & Gaming Machine and send it to City Council to set a date for a Joint Public Hearing. Commissioner Baaheth second. Chairman Pacetti called for a vote, Vote was unanimous, motion carried.

To consider the request from Maknojia Amirau'k to renew the Specific Use Permit for Game Room & Gaming Machines @ 2600 MAIN AVE, K-A-G JUBILEE SUPER STOP #3 LTS 14 & 15 TR 2 GARDEN FARMS.

Chairman Pacetti called for a motion to consider renewing the Specific Use Permit (SUP) for Game Room & Gaming Machines @ 2600 MAIN AVE. Commissioner Crain made a motion to consider accepting the renewal request for the Specific Use Permit (SUP) for Game Room & Gaming Machines. Chairman Pacetti second.

- Discussions Followed.

- **Applicant has met City Ordinances Listed Under Article III Game Room & Gaming Machines**

**Chairman Pacetti called for a motion to accept the request to renew the Specific Use Permit for Game Room & Gaming Machine and send it to City Council to set a date for a Joint Public Hearing. Commissioner Crain made the motion to accept the request to renew the Specific Use Permit for Game Room & Gaming Machine and send it to City Council to set a date for a Joint Public Hearing. Commissioner Baaheth second. Chairman Pacetti called for a vote, Vote was unanimous, motion carried.**

**To consider the request from Maknojia Amirau'k to renew the Specific Use Permit for Game Room & Gaming Machines @ 2610 MAIN AVE., EPUFF & SMOKE VAPE, LTS 14 & 15 TR 2 GARDEN FARMS.**

**Chairman Pacetti called for a motion to consider a request to renew the Specific Use Permit (SUP) for Game Room & Gaming Machines @ 2610 MAIN AVE. Commissioner Crain made a motion to consider a request to renew the Specific Use Permit (SUP) for Game Room & Gaming Machines. Chairman Pacetti second.**

- **Discussions Followed.**
- **Applicant has met City Ordinances Listed Under Article III Game Room & Gaming Machines**

**Chairman Pacetti called for a motion to accept the request to renew the Specific Use Permit and send it to City Council to set a date for a Joint Public Hearing Commissioner Crain made the motion to accept the request to renew the Specific Use Permit for Game Room & Gaming Machines and send it to City Council to set a date for a Joint Public Hearing. Chairman Pacetti second. Chairman Pacetti called for a vote, Vote was unanimous, motion carried.**

**Chairman Pacetti asked if there was any new business or old business. None was given.**

**With no further business, adjourn at 7:12pm.**

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