

**CITY OF GROVES**  
**PLANNING AND ZONING COMMISSIONERS' WORKSHOP**  
**MONDAY, OCTOBER 14, 2024**  
**MINUTES**

The City of Groves Planning and Zoning Commissioners Met in The Public Works Building, 4925 Mckinley, Monday, October 14, 2024, 6:00 PM To Consider the Request for the Property Listed Herein.

1. Act To Approve the Planning and Zoning Commissioners' Minutes of September 30, 2024 as written.
2. To Consider the Request for a Specific Use Permit for Game Room & Gaming Machines by Mr. Farooq Abdul-Satter Adaya @ 5011 Monroe Blvd., Lot 4 Trac 4 60' x 140' RG F PALCO.
3. To consider a request for a Specific Use Permit for Game Room & Gaming Machines by Lan Tran @ 5170 Twin City Hwy., Lot 4 Trac 11, .82 & Trac 7 RG F PALCO 4900-5170 Twin City Hwy.

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

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

Absent: Craig Plokhooy, Lynnette Baatheth, (Ex Officio) Pete Konidis

Guest: Mr. Farooq Abdul-Satter Adaya @ 5011 Monroe Blvd., Lan Tran @ 5170 Twin City Hwy, Mackie Allen (Manager) @ 5170 Twin City Hwy and City Manager Kevin Carruth.

**ITEM OF NEW BUSINESS**

Chairman Pacetti called for a motion to approve the Planning and Zoning Commissioners' Minutes of September 30, 2024. Commissioner Campise made the motion to approve the September 30, 2024 Planning & Zoning Commissioners' Meeting Minutes as written. Commissioner Crain Seconded. Chairman Pacettie asked for discussion and there were none. Chairman Pacetti called for a vote, Vote was unanimous, motion carried.

**DELIBERATE AND CONSIDER A REQUEST FOR A SPECIFIC USE PERMIT FOR GAME ROOM & GAMING MACHINES BY MR. FAROOQ ABDUL-SATTER ADAYA @ 5011 MONROE BLVD., LOT 4 TRAC 4 60' X 140' RG F PALCO.**

Chairman Pacetti called for a motion to consider the request for a Specific Use Permit for Game Room & Gaming Machines @ 5011 Monroe Blvd and send it to City Council to set a date for a public hearing. Commissioner Crain made the motion to consider the request for a Specific Use Permit for Game Room & Gaming Machines @ 5011 Monroe Blvd and send it to City Council to set a date for a public hearing. Commissioner Campise second. Chairman Pacetti called for a vote, Vote was unanimous, motion carried. Discussions followed.

**Chairman Pacetti called for a motion to accept the request for a Specific Use Permit for Game Room & Gaming Machine @ 5011 Monroe Blvd and send it to City Council with the P & Z Commissioners' approval. Commissioner Crain made the motion to accept the request for a Specific Use Permit for Game Room & Gaming Machines @ 5011 Monroe Blvd and send it to City Council with the P & Z Commissioners' approval. Commissioner Campise second. Chairman Pacetti called for a vote, Vote was unanimous, motion carried.**

**DELIBERATE AND CONSIDER A REQUEST FOR A SPECIFIC USE PERMIT FOR GAME ROOM & GAMING MACHINES BY LAN TRAN @ 5170 TWIN CITY HWY., LOT 4 TRAC 11, .82 & TRAC 7 RG F PALCO 4900-5170 TWIN CITY HWY.**

**Chairman Pacetti called for a motion to consider the request for a Specific Use Permit for Game Room & Gaming Machines @ 5170 Twin City Hwy and send it to City Council to set a date for a public hearing. Chairman Pacetti made the motion to consider the request for a Specific Use Permit for Game Room & Gaming Machines @ 5170 Twin City Hwy and send it to City Council to set a date for a public hearing. Commissioner Campise second. Chairman Pacetti called for a vote, Vote was unanimous, motion carried. Discussions followed.**

**Chairman Pacetti called for a motion to accept the request for a Specific Use Permit for Game Room & Gaming Machines @ 5170 Twin City Hwy and send it to City Council with the P & Z Commissioners' approval. Chairman Pacetti made the motion to accept the request for a Specific Use Permit for Game Room & Gaming Machines @ 5170 Twin City Hwy and send it to City Council with the P & Z Commissioners' approval. Commissioner Crain 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 6:40 pm.**

**CITY OF GROVES  
PLANNING AND ZONING COMMISSIONERS' WORKSHOP  
MONDAY, OCTOBER 28, 2024**

**MINUTES**

The City of Groves Planning and Zoning Commissioners Met in The Public Works Building, 4925 Mckinley, Monday, October 28, 2024, 6:00 PM To Consider the Request for the Property Listed Herein.

1. **Act To Approve the Planning and Zoning Commissioners Minutes of October 14, 2024 as written.**
2. **To Consider Renewing the Specific Use Permit for Game Room & Gaming Machines @ 6850 25<sup>th</sup> Street, B & B MINI MART, DIAMOND PT OF LTS 1 & 2 TR 2.278 BLK 2**

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

**Members Present: Craig Plokhooy (Secretary) Michael Campise (Alt), Lynnette Baaheth, (Building Official) Don Pedraza, (Ex Officio) Pete Konidis.**

**Absent: Rodney Pacetti, Chris Crain**

**Guest: Schahidli Momin (Owner 6850 25<sup>th</sup> Street)**

**ITEMS OF NEW BUSINESS**

Vice Chairman Plokhooy called for a motion to approve the Planning and Zoning Commissioners Minutes of October 14, 2024. Commissioner Campise made the motion to approve the October 14, 2024 Planning & Zoning Commissioners' Meeting Minutes as written. Vice Chairman Plokhooy Seconded. Vice Chairman Plokhooy asked for discussion and there were none. Vice Chairman Plokhooy called for a vote, Vote was unanimous, motion carried.

**DELIBERATE AND CONSIDER RENEWING THE SPECIFIC USE PERMIT FOR GAME ROOM & GAMING MACHINES @ 6850 25<sup>TH</sup> STREET, B & B MINI MART, DIAMOND PT OF LTS 1 & 2 TR 2.278 BLK 2**

Vice Chairman Plokhooy called for a motion to consider renewing the Specific Use Permit for Game Room & Gaming Machines @ 6850 25<sup>th</sup> Street, B & B MINI MART, DIAMOND PT OF LTS 1 & 2 TR 2.278 BLK 2 and send it to City Council to set a date for a public hearing. Vice Chairman Plokhooy made the motion to consider renewing the Specific Use Permit for Game Room & Gaming Machines @ 6850 25<sup>TH</sup> Street and send it to City Council to set a date

for a public hearing. Commissioner Baaheth second. Vice Chairman Plokhooy called for a vote, Vote was unanimous, motion carried. Discussions follow

Vice Chairman Plokhooy called for a motion to accept the request to renew the Specific Use Permit for Game Room & Gaming Machine @ 6850 25 Street and send it to City Council with the P & Z Commissioners' approval. Commissioner Baaheth made the motion to accept the request to renew the Specific Use Permit for Game Room & Gaming Machines @ 6850 25, Street and send it to City Council with the P & Z Commissioners approval. Commissioner Campise second. Vice Chairman Plokhooy called for a vote, Vote was unanimous, motion carried.

Vice Chairman Plokhooy asked if there was any new business or old business.

Building Inspector Don Pedraza informed the P & Z Commissioners the City Council will review Article III. Game Rooms and Gaming Machines ordinances for possible revisions.

With no further business, adjourn at 6:22 pm.