

**CITY OF GROVES
THE PLANNING AND ZONING COMMISSION WORKSHOP
CITY COUNCIL CONFERENCE ROOM, 3947 LINCOLN AVENUE AT 6:00PM**

MONDAY, DECEMBER 1, 2025

MINUTES

The City of Groves Planning and Zoning Commission Met in the City Council Conference Room, 3947 Lincoln Avenue at 6:00pm December 1, 2025, to Consider the Request for the Property's Listed Herein.

1. Act To Approve the Planning and Zoning Commission Minutes of November 17, 2025, as written.
2. To Consider a Rezoning Request from MAGNA Properties LTD. @ 3910 Dunn Street, ATLANTIC HEIGHTS NUMBER 1 LOT 4 S 11.5 & LOT 5 ALL BLOCK 2. The Request Will Rezone Said Property from R-1 Single Family Residence District to C-1 RETAIL BUSINESS DISTRICT.

Chairman Plokhooy called the meeting to order at 6:05 pm and called for a roll call. Let the records show a quorum was met.

Members Present: Chairman Craig Plokhooy, Co-Chairman Chris Crain, Secretary Michael Campise, Commissioner Rodney Pacetti, (Building Official) Don Pedraza

Absent: Commissioner Brette Hagedorn (Alt), (Ex Officio) Charles Chelette

Guest Present: Elias Sarnis (MAGNA-Tri Con Inc. President), George Snider (Tri Con Inc. Superintendent), 8 Citizens.

ITEM OF NEW BUSINESS

DELIBERATE AND ACT TO APPROVE THE MINUTES OF NOVEMBER 17, 2025, AS WRITTEN.

Commissioner Crain made a motion to deliberate and act to approve the Planning & Zoning Commission minutes of November 17, 2025, as written Chairman Plokhooy Seconded. There were no questions and the motion passed unanimously.

DELIBERATE AND ACT ON A REQUEST FROM MAGNA PROPERTIES LTD TO REZONE 3910 DUNN STREET, ATLANTIC HEIGHTS NUMBER 1 LOT 4 S 11.5 & LOT 5 ALL BLOCK 2. THE REQUEST WILL REZONE SAID PROPERTY FROM R-1 SINGLE FAMILY RESIDENCE DISTRICT TO C-1 RETAIL BUSINESS DISTRICT. Commissioner Crain made a motion to deliberate and act on the request from MAGNA Properties LTD. @ 3910 Dunn Street, Atlantic Heights Number 1 Lot 4 S 11.5 & Lot 5 All Block 2. The Request Will Rezone Said Property From R-1 Single Family Residence District To C-1 Retail Business District. Commissioner Campise Second. Discussions Followed.

Planning & Zoning Meeting

December 1, 2025

Page 2

Concerns were expressed that commercial traffic will use Leonard and Dunn Street to avoid the signal light on Hwy 366 @ 39th Street. Building official Mr. Pedraza asked if new underground tanks will be put in. MAGNA representative, Mr. Snider stated that all new tanks will be installed. Mr. Pedraza stated he was hoping the drainage district representative was here today. They are going to have to do something either above ground or below for storm water. Mr. Pedraza stated the easement was going to be abandoned. Commissioner Campise asked if the abandoned easement would become part of the MAGNA property. Mr. Pedraza stated the abandoned easement will be replated into the MAGNA property. Mr. Pedraza asked MAGA representative Mr. Snider if he had a time of how long it will take to complete the project. Mr. Snider stated about 7 to 8 months. P & Z commissioners discussed which driveways will be removed and where the new ones will be installed.

DELIBERATE AND ACT TO ACCEPT THE REQUEST FROM MAGNA PROPERTIES LTD TO REZONE 3910 DUNN STREET, ATLANTIC HEIGHTS NUMBER 1 LOT 4 S 11.5 & LOT 5 ALL BLOCK 2. THE REQUEST WILL REZONE SAID PROPERTY FROM R-1 SINGLE FAMILY RESIDENCE DISTRICT TO C-1 RETAIL BUSINESS DISTRICT. Commissioner Pacetti made a motion to accept the request from MAGNA PROPERTIES LTD to Rezone 3910 Dunn Street and send it to the city council to set a date for a Joint Public Hearing. Commissioner Crain Second. There were no questions and the motion passed unanimously.

Chairman Plokhooy asked for Commissioner comments. None given.

Adjourn 6:40PM.