

**CITY OF GROVES  
PLANNING AND ZONING COMMISSIONERS' MEETING  
MAY 27, 2025  
MINUTES**

The City of Groves Planning and Zoning Commission Met in The Public Works Building, 4925 Mckinley, Tuesday, May 27, 2025 at 6:45 PM After The Joint Public Hearing To Consider the Request for The Property Listed Herein.

Deliberate and Consider the Request from Mr. Brett Smith, Granting Him a Specific Use Permit for an Apartment Project @ 5500 39th St., TRACKS 1 & 2 OF EAST 1 & 2 LOT 5 BLOCK 6 RANGE E PALCO & LOTS 12 TRACK 23-58 RIDGELAWN 9.704 ACRES.

Chairman Plokhooy Called the Meeting to Order at 6:50 PM and Called for a Roll Call. Let The Record Show a Quorum Was Met.

1. Act To Approve the Planning and Zoning Commissioners' Minutes of May 19, 2025 as Written.
2. Deliberate and Consider a Request from Mr. Brett Smith, Granting Him a Specific Use Permit for an Apartment Project @ 5500 39th St., TRACKS 1 & 2 OF EAST 1 & 2 LOT 5 BLOCK 6 RANGE E PALCO & LOTS 12 TRACK 23-58 RIDGELAWN 9.704 ACRES.

Members Present: Craig Plokhooy (Chairman), Chris Crain (Co-Chairman), Michael Campise (Secretary), Rodney Pacetti, Lynnette Baaheth, Charles Chelette (Alt), Brette Hagedorn (Alt), Don Pedraza (Building Official).

**ITEM OF NEW BUSINESS**

Chairman Plokhooy Called for a Motion and Second to Approve the Planning and Zoning Commissioners' Minutes of May 19, 2025 as Written. Commissioner Crain made the Motion to Accept the May 19, 2025 Planning & Zoning Commissioners' Minutes as Written. Commissioner Campise Seconded. Motion Passed Unanimously.

Deliberate and Consider a Request from Mr. Brett Smith, Granting Him a Specific Use Permit for an Apartment Project @ 5500 39th St., TRACKS 1 & 2 OF EAST 1 & 2 LOT 5 BLOCK 6 RANGE E PALCO & LOTS 12 TRACK 23-58 RIDGELAWN 9.704 ACRES.

Chairman Plokhooy Called for a Motion and Second to Deliberate and Consider the Request for a Specific Use Permit for an Apartment Project by Mr. Brett Smith @ 5500 39th St., TRACKS 1 & 2 OF EAST 1 & 2 LOT 5 BLOCK 6 RANGE E PALCO & LOTS 12 TRACK 23-58 RIDGELAWN 9.704 ACRES.

Commissioner Campise made the Motion to Deliberate and Consider a Request from Mr. Brett Smith, Granting Him a Specific Use Permit for an Apartment Project @ 5500 39th St., TRACKS 1 & 2 OF EAST 1 & 2 LOT 5 BLOCK 6 RANGE E PALCO & LOTS 12 TRACK 23-58 RIDGELAWN 9.704 ACRES. Commissioner Crain Second. Motion Passed Unanimously. Discussions Followed.

**Chairman Plokhooy Called for a Motion and Second to Table the Request for a Specific Use Permit from Mr. Brett Smith, Granting Him a Specific Use Permit for an Apartment Project @ 5500 39th St., TRACKS 1 & 2 OF EAST 1 & 2 LOT 5 BLOCK 6 RANGE E PALCO & LOTS 12 TRACK 23-58 RIDGELAWN 9.704 ACRES.**

**Commissioner Crain made a Motion to Table the Request for a Specific Use Permit from Mr. Brett Smith, Granting Him a Specific Use Permit for an Apartment Project @ 5500 39th St., TRACKS 1 & 2 OF EAST 1 & 2 LOT 5 BLOCK 6 RANGE E PALCO & LOTS 12 TRACK 23-58 RIDGELAWN 9.704 ACRES. Commissioner Plokhooy Second.**

- **We found Article IX, Section 9-1100 Site Plan, (9-1103). For any specific use permit application, a site plan shall be submitted to and reviewed by the Groves City Planning and Zoning Commission prior to being approved by the building official for the purpose of issuing a zoning permit was not met. We did not have the site plan to be able to review. Mr. Brett Smith was not present at the meeting.**

**Adjourn: 7:42 PM**