

**CITY OF GROVES**  
**THE PLANNING AND ZONING COMMISSION MEETING**  
**CITY COUNCIL CHAMBERS, 3947 LINCOLN AVENUE**  
**MONDAY SEPTEMBER 8, 2025**  
**MINUTES**

The City of Groves Planning and Zoning Commission Met in the City Council Chambers, Monday, September 8, 2025, 5:00 PM To Consider Granting a Specific Use Permit for the Property Listed Herein.

1. Act To Approve the Planning and Zoning Commission Minutes of August 4, 2025, as written.
2. Deliberate and Consider Granting a Specific Use Permit for, "The Carter Residences-Apartment Project," at 2238 Main Avenue, Legal Description Lot 19, Track 1, 125' x 290', Warren Addition Number 2, .8314 Acre.

Chairman Plokhooy Called the Meeting to Order at 5:40 p.m. and Called for a Roll Call. Let The Records Indicate a Quorum Was Met.

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

Absent: Brette Hagedorn (Alt), Lynnette Baaheth, and (Ex Officio) Pete Konidis

Guest Present: City Attorney Mr. Monk

**ITEM OF NEW BUSINESS**

Chairman Plokhooy Called for a Motion and Second to Approve the Planning and Zoning Commission Minutes of August 4, 2025, as Written. Commissioner Crain Made the Motion to Approve August 4, 2025, Planning & Zoning Commission Meeting Minutes as Written. Commissioner Campise Seconded. Chairman Plokhooy Called for Discussions and There Were None. Chairman Plokhooy Called for a Vote, Vote Was Unanimous, Motion Carried.

Deliberate and Consider Granting a Specific Use Permit for "The Carter Residences-Apartment Project," at 2238 Main Avenue, Legal Description Lot 19, Track 1, 125' x 290', Warren Addition Number 2, .8314 Acre.

Chairman Plokhooy Called for a Motion and Second to Deliberate and Consider Granting a Specific Use Permit for "The Carter Residences-Apartment Project," at 2238 Main Avenue,

**Legal Description Lot 19, Track 1, 125' x 290', Warren Addition Number 2, .8314 Acre.  
Commissioner Campise Made the Motion to Deliberate and Consider Granting a Specific Use Permit for "The Carter Residences-Apartment Project," at 2238 Main Avenue, Legal Description Lot 19, Track 1, 125' x 290', Warren Addition Number 2, .8314 Acre.  
Commissioner Crain Second. Chairman Plokhooy Called for A Vote, Vote Was Unanimous, Motion Carried. Discussions Follow**

**Chairman Plokhooy Called for a Motion and Second to Grant a Specific Use Permit for "The Carter Residences-Apartment Project," at 2238 Main Avenue, Legal Description Lot 19, Track 1, 125' x 290', Warren Addition Number 2, .8314 Acre. Commissioner Pacetti Made the Motion to Grant a Specific Use Permit for "The Carter Residences-Apartment Project," at 2238 Main Avenue, Legal Description Lot 19, Track 1, 125' x 290', Warren Addition Number 2, .8314 Acre. Chairman Plkhooy Second. Chairman Plokhooy Called for a Vote, Vote Was Unanimous, Motion Carried.**

**Chairman Plokhooy Asked If There Was Any New Business. None Was Given.  
With No Further Business.**

**Adjourn 6:15PM.**