

**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.**

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