

A Joint Public Hearing was held October 11, 2021, in the Groves City Council Chamber with the following councilmembers present: Mayor Chris Borne, Mayor Pro Tem Sidney Badon, Councilmember Rhonda Dugas, and Councilmember Paul Oliver. Councilmember Mark McAdams was not present. Planning and Zoning Commission members present were Rodney Pacetti, Craig Plokhooy, and Michael Presley, Alternates Rod Hatch and Michael Campise, and Building Official Don Pedraza.

Mayor Borne called the meeting to order at 5:34 p.m., reading the Notice of Public Hearing as follows: "Notice is hereby given that a Joint Public Hearing between City Councilmembers and Planning and Zoning Commissioners will be held on Monday, October 11, 2021, directly following the regular City Council meeting, which begins at 5:00 pm at 3947 Lincoln Avenue. Request by Building Official for the change of ordinances listed herein. To consider two amendment changes to the Groves Zoning Ordinances. Items to be discussed: Article VIII Zoning District Regulations: Section (8-302) Minimum Lot Widths and Section (8-705) Permitted Uses. This meeting is a Joint Public Hearing in compliance with the rezoning ordinance of the City of Groves."

Mayor Borne stated that there would be a brief report from Building Official Don Pedraza. Mr. Pedraza stated that the first item addresses a change in the lot width requirement for duplexes. He explained that the change does not affect single family homes and that, technically, on every building the front door is supposed to be facing wherever the address is. Mr. Pedraza then discussed the second item and stated that it is in response to zoning issues on Main Ave. He explained that Main Ave. is zoned C-2 which allows trucking companies to locate there. Because Main Ave. is mixed with residential and commercial property, there are problems with noise and residents in that area are concerned. This change will move trucking companies into C-3 and there will be conditions to be met as C-3 is Heavy Commercial District and C-2 is Light Commercial District. Councilmember Oliver stated that this changes C-2 and Mayor Borne clarified, stating that it is not changing C-2, but moving trucking companies from C-2 to C-3. Mr. Pedraza remarked that this change will make for easier access for the trucks to their businesses.


Mayor Borne asked for questions/comments from the Council and there were none. Mayor Borne asked for questions/comments from the Planning and Zoning Commission. Rodney Pacetti stated that one of the issues has been ingress and egress for the businesses' safety, as the drives at the trucking businesses are too narrow. Mr. Pedraza agreed and stated that is another reason he is not giving building permits for buildings that do not fit on the lot the right way. Mayor Borne asked for citizen comments and there were none.

Mayor Borne stated that no action would be taken at this meeting and that the Planning and Zoning Commission would be meeting and making a recommendation to the Council for consideration at a later date. He also thanked the Planning and Zoning Commission for their efforts on behalf of the City. There was no further business and Mayor Borne adjourned the meeting at 5:44 p.m.



Mayor

ATTEST:



City Clerk

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