

A Joint Public Hearing was held May 9, 2022 in the Groves City Council Chamber with Mayor Chris Borne, Mayor Pro Tem Rhonda Dugas, Councilmember Rob Vensel, Councilmember Mark McAdams, and Councilmember Paul Oliver in attendance.

Mayor Borne called the meeting to order at 5:24 p.m. He stated that this was a Public Hearing to consider a Specific Use Permit for a recreational vehicle park @ LT 4 TR 2 BLK 4 RG C PALCO 5.62 AC. He then stated he would like to recognize EDHJ Investments with their representatives Brian Bailey and Tara Oney and ask them to address City Council with any remarks concerning their request.

Mr. Bailey and Mrs. Oney presented picture illustrations of what the RV Park would look like and stated that they are looking to have 54 spots measuring 30 feet in width and 106 feet length. The spots will be shaped as a parallelogram to make it easier for pulling in and parking the RV. Mrs. Oney stated they are looking for the workers who are about to descend down upon us to make it convenient for them but they want to also appeal to the families. She explained that a lot of times the workers are working all week and their families come to town to visit so they want to build a nice, fun, and safe environment with Lady Luck RV Park. The RV park will include a dog park, playground for the kids, 8 ft fence, pool, led lighting, 24-hour security guard on site with cameras. The RV park will also have ditches around three sides of the RV Park for some detention but they are also looking at detention with pipes and roadways as well. According with discussions with DD7 and the engineer they feel that this will be totally possible.

Mrs. Oney also stated that each spot would be a little over 2250 square feet which is the requirements for the City of Groves. She also announced that they have made an offer for the property next door and are wanting to put some storefronts there.

Mayor Borne then stated that we will move into questions from City Council. Councilmember Paul Oliver asked if these plans are preliminary and Mrs. Oney stated that the MEP Plans are in progress as we speak. Councilmember Oliver then asked about not having the final construction drawings and Building Official Don Pedraza stated that we are only looking into the Specific Use Permit and this meeting is not to approve any finalized plans. Councilmember Mark McAdams asked if these would be back in spots or pull through and Mrs. Oney stated that they would be back in spots. Councilmember Oliver then asked about the security that was mentioned before and Mrs. Oney stated that there would be security on property 24 hours a day, 7 days a week. Mayor Borne then asked if it would be gated or just open on entrances and exits, Mrs. Oney said that they have discussed gating but that decision has not been made yet. Mayor Borne asked if there were anymore questions from City Council and there were none.

Mayor Borne then stated that we will move into questions from the Planning and Zoning Commission. Rodney Pacetti then stated that his concern is if these measurements will meet the 30 ft minimum width. Mrs. Oney stated that when it is time for the finalization of the construction plans that they will make sure that they will be built up to every ordinance that the City of Groves has. Mayor Pro Tem Dugas then stated that the engineer for this project is Dr. Hani Tohme and Mrs. Oney stated that he is. Mayor Pro Tem Dugas then asked if Dr. Tohme knows the ordinances and is familiar with building RV Parks and Mrs. Oney stated that he is and in fact teaches engineering. Mayor Pro Tem Dugas asked if they would be willing to

change any plans if it is required and Mrs. Oney stated that they are willing. Mayor Borne asked if there are any other questions from Planning and Zoning and there were none.

Mayor Borne asked if there are any property owners within 200 feet who would like to speak in support of the request and there were none.

Mayor Borne then asked if there are any property owners within 200 feet who wish to speak against the request and there were none.

Mayor Borne then asked if there are any citizens of Groves who wish to speak in support of the request and there were none. He then asked for any citizens of Groves who wish to speak against the request and there were none.


Mayor Borne then stated that no action will be taken at this meeting; the Planning and Zoning Commission will meet independently and submit a recommendation to the City Council; final determination of the request will be made at a future council meeting.

Mayor Borne then stated with there being no further questions the meeting is adjourned at 5:58 p.m.



Mayor

ATTEST:



City Clerk