

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY April 3, 2019

1. This meeting was called to order at 6:30 P.M.
2. Members in attendance: David Lancaster –Chairman, Clint Heath –Vice chairman, Wyndel Hill, Mark McCarthy, Arthur Mitchell, Mike Sarli, Larry Schneider, Jennifer Yackley – City Administrator/City Planner and Paul Martin-City Attorney

Absent: Alderwoman Sabrina Westfall & Stacie Williams

3. Approval of the March 6, 2019 Meeting Minutes:

Larry Schneider noted an error in Section 11 of the minutes which listed him as seconded a motion. He was not in attendance. The correct person was Wyndel Hill.

A motion was made by Larry Schneider and seconded by Clint Heath to approve the Minutes for the March 6, 2019 Planning and Zoning meeting with the correction to Section 11. The motion passed unanimously.

5. Approval of the Agenda for the April 3, 2019 Meeting:

A motion was made by Clint Heath and seconded by Larry Schneider to approve the agenda for the April 3, 2019 Meeting. The motion passed unanimously.

6. Public Comment:

Rob Klahr an attorney with Armstrong Teasdale stated that his client, New Growth Horizon, is interested in pursuing a medical marijuana business in the city. They are interested in the medical marijuana regulations the city is reviewing.

Tyler Morgan, 9722 Graystone Terrace, is on the Board of Directors of the Missouri Hemp Trade Association. He provided several comments about the regulations during the presentation of the regulations and the Commission's discussion.

7. Draft Medical Marijuana Regulations

City Administrator/City Planner Jennifer Yackley presented the draft regulations to the Commission. The draft regulations call for 8 new definitions, changes to the existing uses "Greenhouses and Nurseries, and "Drug and Pharmaceutical Manufacturing" to exclude medical marijuana, changes in the "A" Residence District to add specific standards for personal cultivation of medical marijuana, changes to the "C" Commercial District to add specific standards for medical marijuana dispensaries, and changes to the "E" Industrial District to add specific standards for medical marijuana dispensaries, cultivation, manufacturing, and testing facilities.

The Commission discussed the definition of a House of Worship. The discussion related to whether or not a private residence could be considered a House of Worship.

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The Commission discussed the lighting standards. During the discussion City Attorney Martin offered an amendment removing the specific standards for exterior lighting.

The Commission discussed enforcement of the standards and whether or not the city's nuisance code is sufficient for enforcement. The primary cause for concern was potential odor problems. It was determined that the nuisance code would be sufficient and additional language would be added to the draft regulations stipulating that medical marijuana uses are expected to be in compliance with their state licenses at all times.

The Commission discussed the separation distance from houses of worship, schools, and day cares. The Commission discussed having a distance to 1,000 feet as allowed by Amendment 2 or the 500 feet proposed in the draft regulations. The Commission reviewed a map of the city showing the impact of the 1,000 foot and 500 foot distances on properties.

A motion was made by Larry Schneider and seconded by Wyndel Hill to recommend approval of the draft regulations with the 500 foot separation distance, the changes to the lighting standards, and additional language regarding enforcement. The motion passed unanimously.

8. Adjournment

The meeting adjourned at 8:00 P.M.

_____ Date: _____

Stacie Williams, Secretary

_____ Date: _____

David Lancaster, Chairman