

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY July 10, 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  
  
Absent: Alderwoman Sabrina Westfall & Stacie Williams
3. Approval of the April 3, 2019 Meeting Minutes:  
  
**A motion was made by Clint Heath and seconded by Larry Schneider to approve the Minutes for the April 3, 2019 meeting. The motion passed unanimously.**
4. Approval of the Agenda for the July 10, 2019 Meeting:  
  
**A motion was made by Clint Heath and seconded by Larry Schneider to approve the agenda for the July 10, 2019 meeting. The motion passed unanimously.**
5. Public Comment: None
6. Architectural review for a medical marijuana facility at 2609-2629 Rock Hill Industrial Ct.  
  
**City Administrator Jennifer Yackley reported that minor changes are proposed to the front of the building. Two existing overhead doors will be removed on the east elevation. They will be replaced with aluminum storefront entries; one for the cultivation/manufacturing portion and one for the dispensary portion. An accessible concrete ramp and concrete stairs will be added to the east elevation to provide access to the building. Changes to the other three elevations are not proposed.**  
  
**A motion was made by Clint Heath and seconded by Larry Schneider to approve the architectural elevations. The motion passed unanimously.**
7. Site Plan review for a medical marijuana facility at 2609-2629 Rock Hill Industrial Ct.  
  
**City Administrator Jennifer Yackley reported that the property is zoned “E” Industrial District. The proposed uses, medical marijuana cultivation, manufacturing, and dispensing are permitted uses in the “E” Industrial District. The building is one large warehouse with two existing tenants: Milpaws and Parties and Props. Milpaws does light manufacturing in 29,927 square feet of the space. Parties and Props has an office and storage in 31,768 square feet of the space. New Growth Horizon intends to use the remaining 28,116 square feet for cultivation and manufacturing (26,224 square feet) and dispensing (1,892 square feet).**  
  
**The city code requires medical marijuana uses to be located more than 500 feet from any school, day care center, or house of worship. There are no schools or day care centers nearby. The**

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY July 10, 2019

closest house of worship is Providence Baptist Church at the corner of Rockford Ave and Berry Ave. The proposed tenant space is more than 500 feet from the church.

The petitioner is proposing to restripe the parking areas to accommodate 53 parking spaces including 3 accessible spaces. Per the city's code the required parking, based on the usage of the building is 36 spaces. The city's regulation against situating parking spaces so that vehicles do not back out onto a public right of way are not applicable in this instance because Rock Hill Industrial Court is a private road.

The property is located within the floodplain and will need a Flood Development Permit. The purpose of the permit is to bring non-conforming properties within the floodplain into compliance with existing regulations. Because the petitioner cannot know if they will in fact receive a medical marijuana license from DHSS, they have chosen not to complete the Flood Development Permit at this time. Staff has informed the petitioner that approval for building permits will not be given until the Flood Development Permit has been completed and approved.

Ms. Yackley recommended two conditions for approval:

1. The petitioner must obtain the appropriate medical marijuana license(s) from the Missouri Department of Health and Senior Services before using their tenant space for cultivation, manufacturing, and/or dispensing medical marijuana.
2. The petitioner must obtain an approved Flood Development Permit from the city before a Municipal Zoning Authorization form for building permits will be issued by the city.

Kyle Wilson of Creative Cannabis Consultancy and Craig Parker of New Growth Horizons represented the petitioner. The Commission discussed potential traffic problems, hours of operation, and lighting. Kyle Wilson responded that the company did not know how many people would be coming to the facility. He added that specific hours of operation had not been decided yet. Additionally, Mr. Wilson said no new lighting is proposed on the property. There are three existing light poles.

The Commission also discussed the odor mitigation plan. Mr. Wilson explained that the flowering and growing rooms will each have their own ventilation systems that will have activated charcoal filters. The rooms will have negative pressure meaning they will draw air in from outside when the door opens rather than expelling air out into the hallway. The Commission asked about the noise generated by the HVAC system. Mr. Wilson responded that the noise will not be more than with a standard commercial system. Mr. Wilson also noted that the system will be connected to a generator in case of a power outage.

A motion was made by Clint Heath and seconded by Larry Schneider to approve the site plan with two conditions:

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY July 10, 2019

1. The petitioner must obtain the appropriate medical marijuana license(s) from the Missouri Department of Health and Senior Services before using their tenant space for cultivation, manufacturing, and/or dispensing medical marijuana.
2. The petitioner must obtain an approved Flood Development Permit from the city before a Municipal Zoning Authorization form for building permits will be issued by the city.

The motion was approved unanimously.

8. Discussion of draft fence regulations

Ms. Yackley reported that the Board of Aldermen have directed the Commission to review the city's current regulations regarding fences in front yards for corner lots. The Commission discussed some of the criteria they would like to see in any new regulations. Some of the criteria included heights of fences in the secondary front yard, materials-excluding chain link and vinyl, openness of the fence, and distance from ROW and/or sidewalk. The Commission expressed a desire to keep the prohibition on fences in the primary front yard.

Based on the Commission's discussion, Ms. Yackley will draft an amendment for the Commission's consideration.

9. Adjournment

The meeting adjourned at 8:00 P.M.

\_\_\_\_\_ Date: \_\_\_\_\_

Stacie Williams, Secretary

\_\_\_\_\_ Date: \_\_\_\_\_

David Lancaster, Chairman