

**Planning and Zoning Commission Work Session Minutes
December 22, 2022
Conference Room 1A & 1B - 1st Floor City Hall**

Call to Order

Commissioners Present – Burns, Carroll, Geuea Jones, Kimbell, Loe, MacMann, Stanton, Placier, and Wilson
Commissioners Absent – None
Staff Present –Zenner, Thompson, Kelley, and Teddy

Introductions

Approval of Agenda

Meeting agenda adopted unanimously

Approval of Minutes

December 8, 2022 work session minutes adopted as presented.

New Business

A. Amendment 3 (Marijuana) UDC Text Changes - Discussion

Mr. Zenner introduced the topic by discussing the passage of Amendment 3 which amended the state constitution and legalized recreational marijuana within the State of Missouri. Staff states it was necessary to analyze and amend the zoning code since it only addressed medical facilities as previously approved. Law reviewed Amendment 3 and has stated the proposed amendments to the UDC are essential to address the provisions created by the passage of Amendment 3 relative to dispensaries seeking “comprehensive” licensure requests.

Mr. Zenner states text changes to accommodate recreational marijuana facilities would take a 2-phase approach. The first phase is what is currently being proposed and includes essential text changes to comply with Amendment 3 which will address converting medical facilities to comprehensive (recreational and medical) facilities. Phase 2 will entail incorporating micro-businesses and new comprehensive facilities. Staff noted there may be other discussion items that come up during phase 2 such as discussing proximity to other dispensaries, spacing requirements, and micro-businesses.

Approval of the first phase of text amendments will allow staff to produce zoning verification letters for applicants which may be considered an essential component of the State licensure process for new “comprehensive” marijuana facilities as well as for business licensure conversion with the City’s Business License Office. Commissioners inquired about the specifics of Amendment 3.

Staff replied that no new comprehensive licenses will be granted by the State for 18 months. However, conversion of medical facilities to comprehensive facilities will begin in early 2023, pending approval of the proposed text changes. Legal staff stated that the City should expect to see microbusinesses licenses issued before new comprehensive facilities.

Staff indicated that the proposed regulations were advertised for the required public hearing on December 20 for the January 5, 2023 PZC regular agenda. The need for such an expedited schedule is in direct response to the State’s “comprehensive” facility licensure process as established in Amendment 3.

The Commission and staff discussed upcoming items for future work sessions in 2023. Mr. Zenner noted drive-through window regulations had been remanded back to Planning and Zoning. He was not anticipating short-term rentals (STRs) coming back on the agenda until later in February or March. He discussed several upcoming projects including of RFPs for the comprehensive plan, long-range transportation plan, and downtown neighborhood zoning.

Staff and Commissioners recapped Monday's work session with City Council. Commissioners indicated a desire for individuals to disclose business interests in STRs during public hearings.

ADJOURNMENT

Meeting adjourned at approximately 6:45 pm

ACTION(S) TAKEN:

Motion made by Commissioner Carroll, seconded by Commissioner Wilson, to approve the agenda as proposed. Motion passed unanimously. Motion made by Commissioner MacMann, seconded by Commissioner Carroll, to approve the December 8, 2022 work session minutes as presented. Motion passed unanimously.