

City of Zion
Planning and Zoning Commission

Juanita Winfrey, Chairperson

Kathy Champine

Ernest Isley

Bruce Quinn

Gerald Riley

Madeline Santana

Darlene Pickett

Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, October 3, 2019 7:00pm

ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- Call to Order

Chairman Winfrey called the meeting to order at 7:00pm

- Attendance

Present: Kathy Champine; Ernest Isley, Bruce Quinn, Gerald Riley, Madeline Santana, Darlene Pickett, Juanita Winfrey

Absent: None

Also present: Richard Ianson, Director of Building & Zoning, City of Zion; Douglas S. Dorando, City Attorney, James Vasselli, City Attorney, David Knabel, City Administrator

- Approval of meeting minutes from September 5, 2019

It was motioned by Ms. Champine and seconded by Mr. Isley to approve the meeting minutes as presented. All in favor. Motion passes.

II. Public Hearings/Swearing In

There was no swearing in.

III. Rental Inspection Appeals

There was none.

IV. Public Participation

There was none

V. New Business

1. Discussion regarding establishing a Cannabis Dispensary District

The Commission discussed the newly passed legislation related to the legalization of recreational cannabis in Illinois and the City Council's intent to allow the sale of recreational cannabis within the City limits with City attorneys and staff.

The outline of the Cannabis Legislation is as follows:

Starting January 1, 2020, adults 21 and older may possess cannabis and purchase cannabis products in licensed stores.

The following types of cannabis business licenses will be issued by the state of Illinois:

- **Dispensary:** Provides cannabis products to adult consumers.
- **Infuser:** Infuses products such as edibles with cannabis extract.
- **Transporter:** Transports cannabis between business licensees.
- **Craft Grower:** Can grow between 5,000 and 14,000 square feet of canopy space and may be separately licensed as an infuser and a dispensary at the same facility.
- **Cultivation Center:** Can grow up to 210,000 square feet of canopy space

If a municipality chooses to allow recreational cannabis, they can determine the minimum distance between recreational cannabis related businesses and sensitive uses (such as schools, parks, day care centers, etc.). A Zoning Classification chart was presented to the Commission for consideration.

It was motioned by Ms. Champine and seconded by Mr. Quinn to continue the meeting on Tuesday, October 22, 2019 at 7pm.

On Tuesday, October 22, 2019, Chairperson Winfrey called the meeting to order at 7pm with all members present.

Referencing Page 7, Section 1 of the draft ordinance, Mr. Riley stated that he does not believe one thousand feet from schools is sufficient. He added that given the challenges that children face each day, he suggested locating a cannabis business one mile from schools.

Mr. Quinn stated that he believes a mile wouldn't be necessary. Mr. Isley stated that while he doesn't particularly care for it, he believes that a 1,000 foot buffer from a school is more than sufficient. Mr. Riley asked the Commission to consider a buffer greater than 1,000 ft.

Mr. Isley asked where the 1000 feet number came from. Director Ianson stated that this is a standard that is used in municipalities. Staff will provide a cannabis mapping tool to assist in making the buffer recommendations.

2. Docket Update

- a. Docket 19-Z-3: Special Use Request - HAAL, Inc.
Director Ianson stated that the Docket was approved by City Council.

VI. Adjourn

Being no further business to come before the Commission, it was motioned by Ms. Champine and seconded by Mr. Quinn to adjourn the meeting at 7:21pm. All in favor. Meeting adjourned.

Sonolito Bronson

Recording Secretary