

PLANNING COMMISSION PUBLIC HEARING

Tuesday, September 13, 2016

6:00 p.m.

CONVENED:

The meeting was called to order by Chair Goeglein at 6:00 p.m.

THE PLEDGE OF ALLEGIANCE WAS RECITED

PRESENT

Chair Evan Goeglein
Commissioner John Schaeffer
Commissioner Cindy England
Commissioner Dean Stirn
Commissioner Don Collins
Commissioner Rick Kempa
Alternate Carolyn Riley
Dick Converse, City Planner
John Krawczyk, City Engineer/Public Works Director
Kailin Honea, staff

ABSENT

Mark Reagles, City Administrator

MEETING MINUTES TO APPROVE- Planning Commission Meeting from Aug. 9, 2016.

Chair Evan Goeglein requested the commission to state changes that need to be made to the minutes or make a motion to approve the set of minutes.

Commissioner Kempa made a motion that the planning commission approved the minutes as presented in the packet. Commissioner England Seconded. All were in favor.

NEW BUSINESS

Item 1 – A Public Hearing for CUP 2016-02 CONDITIONAL USE PERMIT APPLICATION. Request to allow an existing building located at 5284 N. River Rd. to be used as a medical marijuana facility for use through the first

quarter of 2017. Then transitioning to recreational marijuana processing and wholesale.

Opened the continued Public Hearing at 6:02 pm
Evan Goeglein read from the required public hearing script.

Proponents

Tom Otis the applicant came forth before the commission to introduce himself and began by referring the commission to look at the packet of information already given to them before the meeting had begun.

Otis continued to guide the commission through the packet of information that corresponds with the question asked in the prior public hearing. Otis began to touch on the subject of the parking requirements and added that they will be widening the drive way by 35ft. at least. This will allow access on and off the site at the same time. With the information that was provided there were no further questions regarding the concerns on the parking and driveway.

Otis recapped on a question that Mark Reagles had given regarding the process of Hydrocarbon Extraction? Otis began to read from his hand out:

Hydrocarbon extraction can be performed through a variety of techniques with a broad spectrum of solvent types such as propane, butane, carbon dioxide, alcohols, and a combination there of. Butane is the subject solvent commonly used to extract from cannabis the desired attributes to produce what is referred to as "butane hash oil". Otis then began to explain exactly how this process works. The solvents strip the plant of its essential oils, including THC, CBD, terpenes, vitamins, antioxidants, waxes, and other elements creating a concentrate. Post extraction processes allows for the isolation of the desirable characteristics of the concentrate and the elimination of undesirable elements including residual solvent. Otis went on to explain the different types of extraction processes such as Open Extraction and Closed Loop Extractions.

Fire Marshall Gavlic recapped that the process that Otis is talking about is much like the air conditioner in your car.

Commissioner Stirm asked if this system will then be an enclosed pressure system.

Otis: Yes, the pressures will be at 150 PSI or less and the system can withhold pressures up to 500 PSI.

Otis then moved on to the safety considerations that are all highly regulated. Ventilation will be highly regulated throughout all processes. Otis began to read from the hand out. A closed-loop butane extraction system can capture most of the butane used to extract hash oil. Implementation of dilution ventilation system allows for the rooms air supply to be exchanged by passing air across the room

preventing concentration levels of the gas from reaching hazardous levels. There will be a ventilation and gas detection systems in the extraction room that will alarm when hydrocarbon gas is detected. This instrument will be set to alarm at a set % of the Lower Explosive Limit of the solvents used within the facility.

Otis moved on to talk about employee training and safety. This is very important to the company to have highly trained and ready to act on any hazardous situations for all active employees. All training documentation will be available upon request at all times at the same site. There are many different types of training for the different types of machinery that will be used.

Fire and emergency response will implement an effective safety program which will be posted at all entry and exit sites.

Chair Goeglein directed the commission to ask any questions of the applicants.

Commissioner Collins asked the fire marshal Gavlic if the fire department is happy with what he has provided.

Fire Marshal Gavlic responded to the question with an approval on all information given and did a site inspection and was easily able to turn around a fire truck. There were no problems with the drive way access and also an existing fire hydrant is half a block away for water access. The fire sprinkler system is beyond what they would require for the occupancy, which would be F1 occupancy.

Commissioner Kempa asked if there will be anything done to the vegetation on the property?

Otis, the property obviously has not been tended to for some time now, but it is in my plan to clean up the property and get the vegetation in better shape.

Public Works Director John Krawczyk asked if we could obtain a site plan of the parking lot with the dimensions of the spaces and driveway so that when the site inspections are done we can refer to the dimensions that will be given.

Otis will provide Krawczyk with the requested site plan when information is taken into account.

There were no other proponents in favor of the application.

Opponents – None

Close Public Hearing at 7:21 p.m.

A motion was made (England) to close the public hearing (Kempa) seconded.

Chair Goeglein then asked the commission if they would like to deny, approve, approve with conditions or continue the public hearing.

Commissioner Kempa moved that the planning commission approve CUP 2016-02 Conditional Use Permit Application with all conditions stated in the packet provided by staff. (England) seconded the motion. All were in favor. Motion was passed.

Staff Comments

All staff comments will be given during the planning commission workshop on October 11, 2016.

Next Planning Commission Meeting Tuesday, October 11, 2016 at 10:00 a.m.

ADJOURN

There being no further business to come before the Planning Commission and with a motion duly made (Kempa) and seconded (England) meeting was adjourned at 6:44 p.m.

ATTEST:

Chair Evan Goeglein