

## Planning and Zoning Commission Meeting Agenda

**March 11, 2024**

**City Hall – Council Chambers**

<b>6:00 pm</b>	
<b>Call to Order</b>	6:00 pm Chair Robertson
<b>Invocation</b>	Chair Robertson
<b>Pledge of Allegiance</b>	Chair Robertson
<b>Roll Call</b>	Commissioner Brems, Commissioner Juarez, Vice-Chair Singleton, Chair Robertson, Commissioner Irving, Commissioner Yocum and Commissioner Hughes were present. Chair Robertson led the meeting.
<b>3.0 Call to the Public</b>	No members of the public approached the podium during the call to the public. No speaker cards were provided by the public.
<b>4.0 Minutes</b>	The minutes for the February 26, 2024, were approved unanimously. Commissioner Irving made the motion to approve the minutes, seconded by Commissioner Yocum. The motion passed unanimously.
<b>Agenda Item 5.1:</b>	<p><b>5.1</b> PUBLIC HEARING: CUP24-01 - Trulieve of Maricopa- A request by Trulieve, Inc., for approval of a Conditional Use Permit (CUP) allowing for the construction and operation of a Qualified Marijuana Dispensary located in the future Southbridge Commercial Center at the southeast corner of W. Honeycutt Road and N. John Wayne Parkway. <b>DISCUSSION AND ACTION.</b></p> <p>Derek Scheerer, Planner II, presented the details of item 5.1.</p> <p>No members of the Planning and Zoning Commission has questions or concerns on the item.</p> <p>Andrew Bauer, Government Relations Specialist, presented details about the dispensary and the safety precautions they use for their stores and the community.</p> <p>Commissioner Hughes wanted to know what was going to be occupying the space next to the dispensary, he did not know.</p> <p>Commissioner Irving wanted to know how they prevent selling of drugs bought at the dispensary and sold to youth down the road. Andrew stated that they would work very closely with the local law enforcement if that was to occur.</p> <p>Commissioner Yocum asked if the roads would be developed and funded by the city or property owner. Derek explained that everything south of the development will be funded by the property owner and the city is under construction for the current Honeycutt Ave extension all the way to Reinsman commons.</p> <p>Chair Robertson wanted to know if the door to the dispensary area inside the lobby was locked. Andrew stated that it is locked until age verification is completed. Robertson asked about underaged minors, under 21, Andrew stated that they are not allowed in the dispensary. If the minor has a medical card and the caregiver has a license to accompany the minor it is ok. Chair Robertson asked about violations and losing their license as a state or by facility. Andrew stated it is by facility. Chair Robertson asked about the security system being monitored 24/7, Andrew did confirm that there is a facility in Florida that monitors all dispensaries they have.</p>

	<p>Commissioner Juarez asked if the facility is medical and recreational. Andrew confirmed that is correct. Commissioner Juarez wanted to confirm that when an underage person comes in, they have a designated adult person that must have a caregiver license to accompany the minor. Andrew confirmed this is correct. Commissioner Juarez asked about the residential community coming in to the east of the facility. Derek stated that all minimum separation requirements are met with this facility.</p> <p>Commissioner Singleton wanted clarification on new developments that want to come in and go against separation requirements. Derek stated that the city would not allow any sort of violation.</p> <p>Vice-Chair Singleton made the motion to approve item 5.1, seconded by Commissioner Hughes. The item was approved 6-1.</p>
<b>Agenda Item 6.0:</b> <b><u>Report from</u></b> <b><u>Commissionand/or</u></b> <b><u>Staff</u></b>	<p>Richard Williams, Planning and Zoning Manager, gave a report from staff. Williams stated that there will not be a meeting March 25<sup>th</sup>, 2024. The next meeting date for the Commission will be April 8<sup>th</sup>, 2024. It will be a TAC meeting.</p>
<b>Agenda Item 7.0:</b> <b><u>Executive Session</u></b>	<p>No executive session was conducted.</p>
<b>Agenda Item 8.0:</b> <b><u>Adjournment</u></b>	<p>Chair Robertson motioned to adjourn, seconded by Vice-Chair Singleton          Meeting adjourned 6:43 PM.</p>

I hereby certify to the best of my knowledge, that the foregoing Actions are a true and correct copy of the Actions of the regular meeting of the Planning and Zoning Commission held on the 11<sup>th</sup> of March 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 21<sup>st</sup> day of March 2024