



City of Maricopa

Meeting Minutes - Final Planning & Zoning Commission

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Commissioner Chair William Robertson
Commissioner Vice-Chair James Singleton
Commissioner Robert Brems
Commissioner Jim Hughes
Commissioner James Irving
Commissioner Alfonso Juarez III
Commissioner Ted Yocum

Monday, March 11, 2024

6:00 PM

Council Chambers

1. **Call To Order**

Called to order 6:00 pm by Chair Roberston followed by the Invocation and Pledge of Allegiance.

2. **Roll Call**

Present 7 - Commissioner James Irving, Commissioner Ted Yocum, Commissioner Jim Hughes, Vice Chair James Singleton, Commissioner Alfonso Juarez III, Chair William Robertson , and Commissioner Robert Brems

3. **Call to the Public**

No members of the public approached the podium during the call to the public. No speaker cards were provided by the public.

4. **Minutes**

No speakers were present.

4.1 **MIN 24-15**

Approval of Minutes from the February 26, 2024 Planning and Zoning Commission meeting.

A motion was made by Commissioner Irving, seconded by Commissioner Yocum, that the Minutes be Approved. The motion carried by a unanimous vote.

5. **Regular Agenda**

Minutes were approved unanimously.

5.1 **CUP24-01**

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. Discussion and Action.

Derek Scheerer, Planner II, presented the details of item 5.1. No members of the Planning and Zoning Commission has questions or concerns on the item.

Andrew Bauer, Government Relations Specialist, presented details about the dispensary and the safety precautions they use for their stores and the community.

Commissioner Hughes wanted to know what was going to be occupying the space next to the dispensary, he did not know.

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.

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.

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.

ommissioner 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.

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.

A motion was made by Vice Chair Singleton, seconded by Commissioner Hughes, that this Conditional Use Permit be Approved. The motion carried by the following vote:

Aye, 6 - Commissioner Yocum, Commissioner Hughes, Vice Chair Singleton, Commissioner Juarez III, Chair Robertson, and Commissioner Brems

Nay, 1 - Commissioner Irving

6. Reports from Commission and/or Staff

Richard Williams, Planning and Zoning Manager, gave a report from staff. Williams stated that there will not be a meeting March 25th , 2024. The next meeting date for the Commission will be April 8th, 2024. It will be a TAC meeting.

7. Executive Session

No executive session was conducted.

8. Adjournment

A motion was made by Chair William Robertson , seconded by Vice Chair James Singleton, to Adjourn at 6:43 p.m. The motion carried unanimously.