1. Call to Order
2. Roll Call
3. Approval of Minutes – October 2, 2019
4. Public Hearing to consider text amendments to the Village of Spring Grove Zoning Ordinance to establish regulations governing cannabis business establishments, and for such other and further zoning approvals as may be required
   A. Presentation by village regarding the proposed amendments
   B. Questions by Planning & Zoning Commission
   C. Questions by Zoning Officer
   D. Public Comment
   E. Further Commission Discussion
   F. Motion of Recommendation to Village Board
5. Public Comment
6. Other Business
7. Adjournment
MINUTES OF A REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION OF THE
VILLAGE OF SPRING GROVE
NOVEMBER 20, 2019

Council Chambers, Spring Grove, Illinois, November 20, 2019; a Regular Meeting of the Planning and Zoning Commission was held this date at 6:00 p.m., at the Municipal Centre, 7401 Meyer Road; Chairperson Gajewski presiding.

Roll Call. Roll call vote showed the following commissioners to be present at the meeting: Chairperson Mike Gajewski and Commissioners Mike Bukolt, Bill Greenhill, Kevin Hessenthaler, John Sullivan, and Ted Trzaskowski – 6. Absent: Commissioner Paul Tierney - 1. Also present for the Village were Bob Walczak, Zoning Officer; Dan Bolin, Village Attorney; and Sandi Ruscher, Village Clerk.

Approval of the October 2, 2019 Minutes. Commissioner Greenhill moved, seconded by Commissioner Bukolt to approve the minutes as presented. On voice vote, the motion carried.

Public Hearing to consider text amendments to the Village of Spring Grove Zoning Ordinance to establish regulations governing cannabis business establishments, and for such other and further zoning approvals as may be required.

Presentation by village regarding the proposed amendments. A draft ordinance was prepared based on the feedback from the joint meeting with the Village Board and Planning and Zoning Commission and staff. The ordinance creates definitions for cannabis business establishment; allows cannabis business establishments solely in the B-2, O-R, I and A-1 zoning districts with a special use permit; and establishes additional regulations on Cannabis Business Establishments, such as location restrictions from sensitive uses, minimum off-street parking, random inspection and the submittal of plans for the site, security, odor control, and waste. It prohibits on-premises cannabis consumption establishments. In addition to allowing cannabis dispensaries with a special use permit in the B-2 zoning district, the commission recommended also including cannabis cultivation centers and cannabis craft growers as a special use in the B-2 zoning district.

Questions by Planning and Zoning Commissioners. In response to questions from the commission, Attorney Bolin stated the state will do compliance checks, but the village can also do them because it’s a condition of the special use permit. State law says dispensaries must be 1,500 feet apart from each other and their hours of operation are limited to 6am to 10pm. A dispensary and craft grower can be in the same building and an infuser and dispensary can co-locate in the same building, but state approval is needed. The Village Board has approved ordinances establishing 2 cannabis dispensary licenses and levying a 2% Municipal Cannabis Retailers’ Occupation Tax.

Questions by Zoning Officer. In response to an inquiry, Attorney Bolin did not foresee a municipality being able to tax other cannabis establishments besides a dispensary. Building and Zoning Officer Walczak recommended the ordinance be approved with the addition to allowing cannabis cultivation center and cannabis craft grower establishments as a special use in the B-2 as discussed.

Public Comment. Chairperson Gajewski then opened the meeting up for comment by the public. Public Comment was closed as no one from the public in attendance.
Further Board Discussion. It was questioned if the current Zoning Code needs to be amended because head shops are a prohibited use. The commission agreed that a head shop could be an accessory use in a cannabis dispensary establishment and recommended to continue to prohibit standalone head shops and exclude cannabis dispensaries from the definition of head shop.

Motion of Recommendation to Village Board. Commissioner Bukolt moved, seconded by Commissioner Greenhill to recommend approval of proposed Zoning Ordinance text amendments to allow defined cannabis business establishments as special uses in designated zoning districts, subject to: staff recommended conditions; allowing cannabis infusers and cannabis craft growers as a special use in the B-2 zoning district; and excluding cannabis dispensaries from the definition of “head shop.” Roll call vote: Ayes: Bukolt, Gajewski, Greenhill, Hessenthaler, Sullivan and Trzaskowski – 6. Nays: None. Motion carried.

Public Comment. Chairperson Gajewski then opened the meeting up for comment by the public. Public Comment was closed as no one from the public in attendance.

Other Business. None.

There being no further business, Commissioner Hessenthaler moved, seconded by Commissioner Greenhill to adjourn the meeting at 6:49 p.m. On voice vote, the motion carried.

Respectfully submitted,

[Signature]

Sandi Rusher, Village Clerk