

Stanton Planning Commission
Public Hearing & Regular Meeting Minutes
June 29, 2022

5:32 pm Meeting called to order by Chair Don Smucker.

Present: Don Smucker, Kris Thwaites, Jacky McGill, Lori Williams, Chuck Miel

Absent: Judy Guevara

Quorum is Present

Jacky McGill made motion to approve agenda supported by Kris Thwaites, motion carried 5-0

Chuck Miel made a motion to approve meeting minutes from June 1, 2022, supported by Jacky McGill motion carries 5-0.

Public Comments for items not on agenda - None

Reports - None

Motion made by Chuck Miel to open public hearing regarding Proposed Special Land Use Permits for Lake Life Farms (207 E Main St) and Request to rezone 710 E Main St from R-1 to C2, supported by Kris Thwaites motion carried 5-0

Public Comments regarding Proposed Special Land Use Permits for Lake Life Farms (207 E Main St):

Don Smucker would like the planning commission he plans to abstain in vote on Lake Life Farms due to moral conflict of interest as he is an active member and his leadership role in the First Baptist Church(neighboring property)

Sheila Helsey, Owner of CountrySide Pharmacy 217 E Main StShe states that Marijuana facilities do nothing for the local economy but also have not seen an increase in crime at her Edmore store which is located adjacent to another shop. As a community health professional she does not see use for recreational marijuana. She doesn't want patrons of the proposed store to use her parking lot and also complained that in Edmore she has had problems of Marijuana smoke rolling out of the cars when they use her drivethru. She is opposed to allowing this location.

Larry Beardslee, of Sheridan is speaking to represent the First Baptist Church as he is the Chair Trustee and Treasurer. The church has been in this location since 1867. The church is opposed to recreational marijuana. They are opposed to allowing this site to be adjacent to their property. The City commission did not consider a distance from the church, and they are strongly opposed to their property parking lot being used for any other usage than for their church.

Warren Wells, 710 E Main St, Questioned the distance between the proposed location and the church. Yes within 50 feet from the back entrance which will be used by employees only.

Nathan Jones, Owns the building located at 207 E Main St. He can speak to the morality of Lake Life Farms and stated he would also go above and beyond to make sure parking lot issues do not happen and everything stays afe. He also owns 2 businesses next to the proposed location and much has invested .

Dave from Lake Life Farms, This body's job is to now enforce the ordinance vs personal feelings etc. Branding of their location does not create an adverse reaction, in fact many times they are not recognized as a marhuana facility. He confirmed the back door entrance is used by employees only and cameras will be present at every entrance and they must show 20 feet. He feels this will help deter any crime or usage of church parking lot. He reminded everyone that changes to the ordinance belong in the hands of the city commission, not the body of the planning commission. THE majority of their customers also used their E online ordering tool and then pick up from the store with the average visit being a total of 8 minutes.

Public Comments regarding Request to rezone 710 E Main St from R-1 to C2: None

Motion Made by Chuck Miel to closed the public hearing, supported by Jacky McGill motion carries 5-0.

Motion made by Chuck Miel to approve the Special Land Use permit for Lake Life Farms (207 E Main St) Supported by Jacky McGill, Roll Call vote called by Chair Don Smucker.

Don Smucker - Abstain

Kris Thwaites - Yes

Jacky McGill - Yes

Lori Williams - Yes

Chuck Miel - Yes

Motion carries 4-0.

Kris Thwaites made motion to approve Resolution 22-02; to amend the zoning ordinance and/or zoning map to rezone 710 E Main St from a R-1 to C2. Supported by Jacky McGill, motion carried 5-0.

No new business

Staff Comments: Reminder for Planning Commission members to be prepared for July 13th meeting to review the master plan as it needs to be updated.

Lori Williams made motion to adjourn, supported by Kris Thwaites motion carries 5-0.

Minutes respectfully Submitted by Mayor Lori Williams