



**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
JANUARY 9, 2023**

The meeting was called to order at 7:00 p.m.

I. ROLL CALL

PRESENT

Commissioner Gail Choate
Commissioner Khalid Chohan
Commissioner John Marino
Commissioner Nathan Roach
Commissioner Jane Staniforth
Commissioner Steven Wuennenberg
Chair Guy Tilman

Councilmember Merrell Hansen, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Ms. Petree Powell, Assistant City Planner
Ms. Alyssa Ahner, Planner
Ms. Mary Ann Madden, Recording Secretary

ABSENT

Commissioner Allison Harris
Commissioner Debbie Midgley

Chair Tilman acknowledged the attendance of Councilmember Merrell Hansen, Council Liaison; and Councilmember Mary Ann Mastorakos; Ward II.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS - Commissioner Wuennenberg read the “Opening Comments” for the Public Hearing.

- A. P.Z. 12-2022 City of Chesterfield (Unified Development Code—Article 4):**
An ordinance amending Article 4 of the Unified Development Code to include regulations pertaining to comprehensive marijuana facilities.

STAFF PRESENTATION:

Mr. Justin Wyse, Director of Planning, provided the following information about the subject petition:

Medical Marijuana

In 2018, Missouri voters approved a constitutional amendment authorizing patient access to medical marijuana. Consequently, the Planning Commission discussed and

recommended using existing use terms for *dispensary, cultivation, testing, and manufacturing* related to medical marijuana.

It was noted that there is currently one medical marijuana dispensary located within the City. A review of the City’s work order system shows there have been no municipal violations associated with this business.

Recreational Marijuana

On November 8, 2022, Missouri voters legalized non-medical marijuana for adults, which creates a need to review how the City’s existing regulations will apply and determine whether new regulations are necessary to regulate such businesses.

As with medical marijuana, there will be a limit on the number of licenses issued across the state for recreational marijuana.

The table below includes the terms defined in the Missouri Constitution, as well as Staff’s recommendation for existing uses that would be utilized to regulate the location of each use.

Use	Proposed Use Term Required	Zoning Districts*
Cultivation Facility	Farming, livestock and stables. Farming includes cultivation and sale of crops, plants and domestic animals with no salesroom	PI **
Dispensary Facility	Retail Sales Establishment	PC, NB PC&R & UC
Infused Projects Manufacturing Facility	Manufacturing, fabrication, assembly, processing, or packing, except explosives or flammable gases or liquids	PC (west of Long Road), PI, & LI
Testing Facility	Research Laboratory & Facility	PC (west of Long Road) & PI

*The planned district ordinance for each development must authorized the use.

** Additional restrictions are included in the proposed ordinance to limit the use for marijuana cultivation facilities to the PI district.

Recommendation

In response to the latest amendment, Staff has drafted an ordinance specifying regulations with respect to:

- Distance requirements between marijuana-related businesses and schools, churches, and daycares;
- Odors;
- Limiting cultivation uses to PI Districts; and
- Restricting cultivation to indoors only.

Discussion

During discussion, the Planning Commission noted the need for regulations regarding:

- Consumption - both indoor and outdoor.
- Standard sign language as to where consumption may and may not occur.
- Odors from outdoor smoking.
- ADA accommodations with respect to medical use of marijuana.

Mr. Wyse stated that he would work with both the Police and Parks Departments regarding these concerns.

V. APPROVAL OF MEETING SUMMARY

Commissioner Marino made a motion to approve the Meeting Summary of the December 12, 2022 Planning Commission Meeting. **The motion was seconded by Commissioner Choate and passed by a voice vote of 7 to 0.**

VI. PUBLIC COMMENT

Ms. Kate Stock Gitto, Civil Engineer, Stock & Associates Consulting Engineers, 257 Chesterfield Business Parkway, Chesterfield, MO representing the petitioner, stated that she and representatives from the Staenberg Group and Scrubbles were available for questions pertaining to the Amended Site Development Concept Plan and Site Development Section Plan regarding **TSG Chesterfield Airport Road and Lot D (Scrubbles)**.

VII. SITE PLANS, BUILDING ELEVATIONS, PLATS, AND SIGNS

- A. **TSG Chesterfield Airport Road ASDCP**: An Amended Site Development Concept Plan for a 13-acre tract of land referred to as TSG Chesterfield Airport Road subdivision located north of Chesterfield Airport Road, south of Interstate 64, and east of Long Road.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Concept Plan, for **TSG Chesterfield Airport Road**. The motion was seconded by Commissioner Marino and **passed** by a voice vote of 7 to 0.

- B. **TSG Chesterfield Airport Road, Lot D (Scrubbles) SDSP**: A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 1.5-acre tract of land located north of Chesterfield Airport Rd., west of Jaguar Land Rover Way, and south of Arnage Rd.

Commissioner Wuennenberg, representing the Site Plan Committee, made a motion recommending approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for **TSG Chesterfield Airport Road, Lot D (Scrubbles)**. The motion was seconded by Commissioner Marino and **passed** by a voice vote of 7 to 0.

VIII. UNFINISHED BUSINESS

- A. P.Z. 12-2022 City of Chesterfield (Unified Development Code—Article 4):**
An ordinance amending Article 4 of the Unified Development Code to include regulations pertaining to comprehensive marijuana facilities.

Mr. Justin Wyse, Director of Planning, summarized the earlier discussion noting the need to provide an amendment to the proposed ordinance, which would include specific regulations as to where consumption of recreational marijuana would be permitted. Staff will work with legal counsel in this endeavor. Staff will also work with relevant departments regarding signage as to where recreational marijuana may and may not be consumed.

Commissioner Wuennenberg made a motion to approve P.Z. 12-2022 City of Chesterfield (Unified Development Code—Article 4). The motion was seconded by Commissioner Marino.

Upon roll call, the vote was as follows:

Aye: Commissioner Wuennenberg, Commissioner Choate,
Commissioner Chohan, Commissioner Marino,
Commissioner Roach, Commissioner Staniforth,
Chair Tilman

Nay: None

The motion passed by a vote of 7 to 0.

IX. NEW BUSINESS - None

X. COMMITTEE REPORTS - None

XI. ADJOURNMENT

The meeting adjourned at 7:30 p.m.

Jane Staniforth, Secretary