



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, September 10, 2014 @ 6:00 pm
Keizer Civic Center**

CALL TO ORDER

Planning Commission Chair John Rizzo called the meeting to order at 6:00 pm.

ROLL CALL:

Commissioners Present:

John Rizzo, Chair
Hersch Sangster, Vice Chair
Matt Chappell
Michael DeBlasi
Kyle Juran
Jonathan Thompson
Chuck Fisher

Council Liaison: Joe Egli - Absent

Staff Present:

Sam Litke, Senior Planner
Nate Brown, Community Development Director
Shannon Johnson, City Attorney

APPROVAL OF MINUTES: Commissioner Thompson moved for approval of the August 2014 Minutes. Commissioner DeBlasi seconded. Motion passed as follows: Rizzo, Chappell, DeBlasi, Thompson and Juran in favor with Sangster and Fisher abstaining.

APPEARANCE OF INTERESTED CITIZENS: None

PUBLIC HEARING: Proposed Revisions to the Development Code – Text Amendment Case No. 2014-18: Section 2.106 (Residential Commercial); 2.108 (Commercial Office); 2.109 (Commercial Retail); 2.110 (Commercial Mixed Use); 2.112 (Commercial General); 2.113 (Industrial Business District); 2.114 (Industrial General); 2.115 (Agricultural Industrial); 1.119 Employment General) to allow Medical Marijuana Facilities as a Special Permitted Use consistent to the requirements in new Section 2.433 (Medical Marijuana Facilities); and, to add a definition in Section 1.200 (Definitions)

Chair Rizzo opened the Public Hearing.

Senior Planner Sam Litke explained that there are a number of different chapters related to allowing medical marijuana facilities in Keizer. He reminded Commissioners of discussion held several months ago, explained that the Task Force had worked independently and came to Council with standards to allow Medical Marijuana facilities in Keizer and concluded that this Public Hearing is to determine in which zones they

would be allowed. He pointed out that a definition is included along with a proposed new section for special permitted uses. He noted that the Keizer standard requires that both a State Permit and a Keizer permit be obtained prior to the business being opened.

Community Development Director Nate Brown reported that the property owner of a new building at the corner of Cherry Avenue and Cade (Zoned IBP) is signing a lease with a medical marijuana grower operation for one of the three tenant spaces. He asked the Commission to add this to their considerations.

City Attorney Shannon Johnson noted that "Residential Commercial" is listed on the agenda as it was listed on the notice, but it was intentionally removed from the staff report.

Dee Lane, Keizer, voiced support for allowing dispensaries..

Ben Robinson, Keizer, noted that commercial grow sites are not allowed by the State law, but residential grow sites are. He noted that Proposition 91 has no effect on medical marijuana.

Lengthy discussion took place regarding the State law, mitigation of odors, advertising, sites that would be grandfathered in, commercial establishments, and the various zones. Mr. Brown provided details about the State laws regarding medical marijuana facilities, grow sites in residential areas and problems associated with them, restriction of use without police weigh in and including dispensaries and grow sites as commercial organizations.

With no further testimony, Chair Rizzo closed the Public Hearing.

Commissioner Thompson moved to approve the staff recommendations on the zones where medical marijuana facilities with a Special Permitted Use can be placed, these zones are all Commercial and Industrial zones with the exception of Residential Commercial. The facilities would not be allowed in Mixed Use zones due to the amount of residential use in these zones. Commissioner Sangster seconded. Motion passed as follows: Rizzo, DeBlasi, Thompson, Juran, Sangster and Fisher in favor with Chappell opposed.

Commissioner Thompson moved to allow medical marijuana grow sites in industrial, EFU and Commercial zones with the exception of Commercial Residential zones. This motion is not intended to limit or affect current zoning regulations on these medical marijuana grow sites. This zoning does not pertain to incidental, non-commercial growers in residential zones. Commissioner DeBlasi seconded. Motion passed as follows: Rizzo, DeBlasi, Thompson, Juran, Sangster and Fisher in favor with Chappell opposed.

NEW/OLD BUSINESS: Selection of Representative to Keizer Rapids Park Master Plan Update Charrette on Saturday, September 27, 2014, 10-Noon: Hersch Sangster volunteered to attend.

STAFF REPORT: Mr. Brown reported that the original rendering for Gustavs at Keizer Station is not the one they are intending to use. Staff is working with them.

Their submittal was the first one received digitally. The City Council denied the Herber rezone citing traffic and disruption of the neighborhood. The current zoning will allow attached housing.

COUNCIL LIAISON REPORT: Councilor Egli was absent.

COUNCIL REPRESENTATIVE: Hersch Sangster will report at the next Council meeting.

ADJOURN: The meeting adjourned at 7:47 p.m.

Next Meeting: October 8, 2014

Minutes approved: 10-08-14