

PLANNING AND ZONING COMMISSION

June 18, 2024 7:00 P.M.

There was a meeting of the Waterville Planning and Zoning Commission held in the Council Chambers at 7:00 p.m. on June 18, 2024.

Present: Chairperson Howard Mack, Commissioners: Brad Ferch, Phillip Langerud, Bernard Akemann and Rick Gregor

Also Present: Administrator/Clerk Teresa Hill

Call to Order

Chairperson Howard Mack called the meeting to order at 7:00 p.m.

Approval of Minutes

Motion by Akemann, Seconded by Ferch to approve the meeting minutes from May 21, 2024. Motion Carried 5-0.

New Business

THC Dispensary Regulation Work Session. Administrator Hill mentioned the ordinances that Attorney Moran drafted allow for the low potency to stay as an accessory in any retail store. He did a specific ordinance for cannabis itself allowing for one retail shop which we are required to do by state law. It allows for one high potency business and six low potency businesses. The high potency restrictions are in conjunction with the state law that regulates distances from schools, daycares and playgrounds and also has a fee structure included. First license is \$500, renewals are \$1000. High potency is only allowed in the industrial zone.

After all the ordinances are approved, they will go to the city council. The city council will hold a public hearing and get input from the public. One person has mentioned to Administrator Hill that they may be interested in opening a dispensary but Hill thought they might have to construct a new building. Moran suggested six low potency businesses because that's what Waterville already has. But that can be changed.

Question from Gregor in regards to not only selling the high potency but can they also grow and cultivate to sell? Yes, that would be allowed. But people would not be able to grow it in their garden because it has to be grown indoors. And anyone is allowed a few indoor plants for their own personal use. But one would have to be a licensed grower and certified with the state to sell to a dispensary.

There were discussions regarding hours of sale mirroring on sale liquor hours, the process of applying for an application and licensing, distancing from parks, playgrounds, daycares, etc., zoning compliance, registration fees and compliance checks.

The proposed ordinance allows for 6 low potency sellers in Waterville, which is the number Waterville currently has. The commission agreed to raise it to 10 in the event any future establishments wants to add it. Raising it to 10 would prevent having to revise the resolution if it was left at 6.

A high potency seller has to be in the industrial district. It's permitted if they use an existing structure and it has to be conditional used if they build a new structure.

The commission discussed changing the dispensary hours to mirror off sale liquor sales instead of on sale for high potency. The cut off would drop the shut off to 10 p.m. as opposed to 2 a.m. Find out from Jason Moran what the surrounding communities will have for selling hours.

Commission Discussion

There was no additional commission discussion.

Adjourn

Motion by Ferch, Seconded by Akemann to Adjourn. Motion Carried 5-0. Meeting adjourned at 7:42 p.m.

Howard Mack, Chairperson

Teresa Hill, Administrator-Clerk.