

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning

JW

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, January 19, 2023



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, January 19, 2023 in Conference Room 101.

In attendance were: **Chair Dan Hurt** (Ward III), **Councilmember Mary Monachella** (Ward I), **Councilmember Mary Ann Mastorakos** (Ward II), and **Councilmember Merrell Hansen** (Ward IV).

Also in attendance were: Justin Wyse, Director of Planning; Petree Powell, Assistant City Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:30 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the January 5, 2023 Committee Meeting Summary

Councilmember Monachella made a motion to approve the Meeting Summary of January 5, 2023. The motion was seconded by Councilmember Hansen and passed by a voice vote of 4-0.

II. UNFINISHED BUSINESS – None.

III. NEW 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.

STAFF PRESENTATION

Justin Wyse, Director of Planning, stated that on November 8, 2022, Missouri voters approved a Constitutional amendment legalizing non-medical marijuana for adults, which created a need to review how the City's existing regulations will apply and to determine whether new regulations are necessary to regulate such businesses.

In response to this Amendment, Staff has drafted an ordinance specifying regulations with respect to:

- Distance requirements between marijuana-related businesses and schools, churches, and daycare centers.
- Odors.

- Limiting cultivation uses to PI Districts.
- Restricting cultivation to indoors only.

A Public Hearing was held on January 9, 2023 for this petition and the Planning Commission recommended approval of the regulations by a vote of 7-0.

Mr. Wyse explained that Staff followed the same path that was used in developing regulations to allow for medical marijuana. The “use terms” in the State Statute were compared to the City’s “use terms” and Staff recommends using the City’s existing “use terms” for *dispensary, cultivation, testing, and manufacturing* related to medical marijuana.

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

DISCUSSION

There was some general discussion regarding the evolution of “use terms” for existing planned zoning districts. There was also discussion regarding the City’s ability to prohibit recreational use within Amendment 3, however, not medical use.

Councilmember Monachella made a motion to forward P.Z. 12-2022 City of Chesterfield (UDC-Article 4) to City Council with a recommendation to approve. The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 4-0.**

Note: One Bill, as recommended by the Planning Commission, will be needed for the February 6, 2023 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 12-2022 City of Chesterfield (UDC-Article 4).]

IV. OTHER

Chair Hurt stated that at the last City Council meeting, a resident asked the City to consider allowing chicken coops in residential areas with less than 2+ acres.

After some discussion, the Committee directed Staff to research this topic and to contact other local municipalities about whether chicken coops are permitted, any difficulties in regulating the use, and any pitfalls they may have encountered.

This topic will be placed on the next Planning & Public Works Committee agenda for discussion purposes only.

It was also suggested that this topic, along with allowing golf carts on residential streets, and the proposed use tax be brought up at the next Trustee Symposium.

V. ADJOURNMENT

The meeting adjourned at 5:58 p.m.