

**Planning and Zoning Commission**  
September 10<sup>th</sup>, 2019

At 6:00 p.m. Chairman Cooper called the meeting to order under provisions of Chapter 400 of City Code and Chapter 89 Revised Statutes of Missouri.

**Roll Call**

John Cooper	Present
James Cross	Present
Gary Kramer	Present
Alan Mastin	Present
David Jones	Present
Larry Heiner	Present
Tony Wessler	Present

Also present were Dan King, and Robert Schaffer representing City staff.

**Minutes**

Minutes from the August 13<sup>th</sup>, 2019 regular meeting and August 22<sup>nd</sup>, 2019, special meeting were presented for approval. Commissioner Wessler made a motion, seconded by Commissioner Heiner, to approve the minutes as presented. Motion carried unanimously.

**Public Hearings**

Amy Yan with Greener Grass LLC, 2722 Woodbury Dr, St. Louis, Missouri is requesting a conditional use permit that would allow her to operate a medical marijuana dispensary at 105 Progress Drive. The property is located in a C-4 zoning district.

Jenny Bristow, 50 Gray Avenue, Webster Groves, MO and Melissa Payne, 133 Emerald Green, St. Louis, MO were present representing Greener Grass LLC. Ms. Bristow presented about the benefits of medical marijuana and the opportunities they hoped to have to better educate people on pain management without the use of opioids. She spoke about being born and raised in Sullivan and having the fastest growing business analytics company in St. Louis and being happy to be able to bring stable employment with good benefits to the community. She also touched on the tourism and sales tax benefits that would be seen by Sullivan. She stated that they would have one full time and two part time security personnel and felt this location was ideal with its proximity to the Sullivan Police Department. She also stated that they were being helped by a person with a very successful dispensary in Arkansas to make this operation go smoothly.

George David Saltzman, 1170 Lilac Drive, Sullivan, MO addressed the commission with concerns about

what a "pot shop" would do to the property values in the area. He also had concerns with this establishment being close to the park, ballfields, a home daycare, and the bus stop.

Ms. Bristow and Ms. Payne assured Mr. Saltzman that there would be no outward indication in the signage of what it was. They saw it as more of a pharmacy for a different type of medicine and that is another reason they liked the location is it had been a former pharmacy at one time.

Commissioner Cross made a motion at 6:11 p.m., seconded by Commissioner Mastin, to close the public hearing.

**Subdivision Review**

**New Business**

Chairman Cooper discussed the questions that by code are to be considered for a conditional use permit. Commissioner Heiner asked about hours of operation and was told by Ms. Bristow that the state allows 9 a.m. to 8 p.m. Monday through Sunday, but they had not decided about being open on Sunday at this time. After further discussion Chairman Cooper suggested that the conditional use permit would have to be reviewed in 3 years after there was more experience with these types of businesses. Commissioner Mastin and Kramer thought that 2 years from the date of the business license should be ample time to know if additional conditions might need to be added. Commissioner Heiner made a motion, seconded by Commissioner Jones, to approve the conditional use with a requirement that it has to be reviewed/reapplied for every two years to coincide with the date of business license issuance. Motion carried with one nay from Commissioner Cross.

**Old Business**

**Adjournment**

With no further questions or comments, Commissioner Heiner made a motion, seconded by Commissioner Mastin to adjourn. The motion carried unanimously. At 6:45 p.m. the meeting was adjourned.