

CITY OF HILLSDALE



Planning Commission
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PLANNING COMMISSION MINUTES

REGULAR MEETING

CITY HALL, 97 N. BROAD ST. 2nd FLOOR

March 21, 2017 at 5:30 PM

I. Call to Order 5:30 pm

- A. Pledge of Allegiance
- B. Members present: Chair Amber Yoder, Vice Chair Samuel Nutter, Mayor Scott Sessions, Eric Moore, Robert Schall, M.D., Kerry Laycock
- C. Others present: Alan Beeker (Zoning Administrator), Mary Wolfram (Economic Development), James Barr, Peter Boehm, Gary Wolfram, Penny Swan, Jack McClain, Lonnie Robinson
- D. Members absent: Laura Smith (excused)

II. Consent Items/Communications

- A. Sam Nutter moved to approve the agenda as presented, Kerry Laycock seconded, motion passed.

III. Public Comment

No Public Comment

IV. Old Business

- A. Zoning Map Amendments – Mr. Beeker asked that the public hearings and notification mailings be done in conjunction with the summer tax mailings to save money. Mayor Sessions moved to delay the timeline so that the mailings will be done in conjunction with the city summer tax mailing, Dr. Schall seconded, motion passed.
- B. Residential Zone Amendments – The amendments will be completed and the hearings and votes done in conjunction with the zoning map amendments. The B&B sections of the ordinance will be amended at that time as well.
- C. Industrial Zone Amendments – The amendments will be completed and the hearings and votes done in conjunction with the zoning map amendments.

V. New Business

- A. **Regions 2 Planning Commission Update** – Mr. Beeker presented an overview of the recent R2PC meeting.

VI. Zoning Administrator Report

- A. TIFA Placemaking – Mr. Beeker relayed the preliminary results from the Placemaking public meeting.
- B. Form Based Code – Mr. Beeker went through the preliminary code draft with the Commission. Discussion ensued. The general consensus was to focus on the downtown district and not pursue the college corridor district at this time.

VII. Special Presentation

Strata Business Services – Medical Marihuana Municipal Impact – James Barr delivered the presentation regarding the possibilities of the Medical Marihuana businesses. Spoke to the municipal impact of establishing a Medical Marihuana zoning ordinance in the City. Reviewed the new Medical Marihuana laws. Municipalities can opt in to portions or all of the tiers of the program. Strata is only focused on the Medical Marihuana side of the industry.

Peter Boehm delivered a presentation for Project CBD which uses hemp to produce nutritive and health care products.

Mr. Laycock asked why the Medical Marihuana products are not sold in the mainstream pharmacies. Mr. Boehm stated that the mainstream pharmaceutical companies are not interested in entering the market at this time. The pharmaceutical companies have not entered the market because marihuana is still currently illegal at the federal level. He stated that the US is lagging behind the international markets.

Mr. Laycock also asked if there is a study that shows the costs to the community. Mr. Boehm stated that Colorado has experienced less enforcement costs since the legalization of Medical Marihuana. Mr. Barr will look for any studies that reflect enforcement costs and get back to the Commission.

VIII. Economic Development

Ms. Wolfram is going to release the RFP for the Keefer Hotel on Friday, March 24, 2017.

The MEDC grant for the Dawn Theater appears to be moving forward for a full rehab.

IX. Public Comment

Penny Swan asked about the website link to the PC packet. She was unable to find it.

Mr. McClain asked if the new amendments agreed with the Master Plan. He also stated that supported the state's new laws regarding medical marihuana.

X. Adjournment at 7:07 pm – Mayor Sessions moved to adjourn, Kerry Laycock seconded, motion passed. Meeting adjourned.

Next meeting: April 18, 2017 at 5:30 pm.