

**Village of Germantown Hills
Planning Commission Meeting Minutes
October 21, 2019 6:00 p.m.**

- 1. Call to Order/Roll Call/Minutes Approval-**Chairman Jim Willerton called the meeting to order at 6:00 pm and roll call was taken.

Commissioner	Roll Call	1	2	3	4	5	6
Jim Willerton - Chair	Present	Y	Y	Y			
John Taylor	Present	Y	P	Y			
Bill Waters	Present	Y	Y	Y			
Steve Rudolph	Present	Y	Y	Y			
Scott Kramer	Present	Y	Y	Y			
Ken Beschorner	Absent	-	-	-			
Vacant							

Also, in attendance:

Bill Streeter, Village Attorney

Jim O'Laughlin, Village Trustee

Mike Hinrichsen, Village President

2. Minutes Approval

- a. **September 16, 2019 Minutes-**A motion was made by Scott Kramer to approve the September 16, 2019 meeting minutes. The motion was seconded by Steve Rudolph.
Motion passed #1.

3. Public Comments/Village Updates and Discussion

Chip and Cheryl Wilmot were in attendance. Chip stated they are adamantly opposed to having a cannabis dispensary in Germantown Hills. Chip stated he doesn't feel the need for cannabis to be sold in the village and has public safety concerns.

Cheryl Wilmot stated she was speaking for the families that are taking care of the families in Germantown Hills and doesn't feel like there needs to be more of a strain put on these families. Cheryl noted people can drive to other communities if they want cannabis and feels this goes against having a family friendly loving community.

4. Discussion and recommendation to the Zoning Board of Appeals regarding a proposed amendment to the Zoning Ordinance concerning Cannabis Dispensaries and Application Fees

Bill Streeter summarized that a few months ago after the law passed, the Village Board agreed to go down the path of regulating cannabis in Germantown Hills. The consensus at the board level was to allow only dispensaries but regulate them. The proposed ordinance is based off of a model ordinance put out by the Illinois Municipal League. Germantown Hills has also looked at other communities' ordinances in order to identify other potential parameters. The board at their meeting last week initiated the process by authorizing the submittal of an

application to the Zoning Board of Appeals. A part of the process is for the Planning Commission to make a recommendation to the Zoning Board of Appeals who will then make a recommendation to the Village Board. Bill stated the task for the Planning Commission is to make a recommendation to the Zoning Board of Appeals. The Planning Commission can leave the proposed ordinance as is, reject it all together or recommend approval with some proposed modifications.

Scott Kramer asked about the board consensus and whether or not it was a vote at board level. The initial path was a board consensus but the submittal of the application to the ZBA was a formal vote.

It was noted that only cannabis dispensaries were the only type of business that is being proposed to be allowed. Bill Streeter noted the board passed the 3% tax on cannabis sales in the event there are any sales within the village in the future.

Steve Rudolph asked what the benefits are for the village as he doesn't see them. The additional tax revenue along with some medical benefits were discussed.

Scott Kramer asked if a business has already asked to come in to the village. It was stated no business has asked to locate in Germantown Hills.

Jim O'Laughlin stated the village would rather have it regulated and then the taxes could stay here rather than be just outside the village. Jim noted because the new law goes into effect January 1st the village needs to do something before the end of the year in order to have something in place.

The members discussed cannabis vs. hemp and what the differences are. Bill Streeter explained that the definition of cannabis in the new law specifically excludes hemp, and suggested that a clarification could be added to the ordinance.

Steve Rudolph asked why it is limited to just one dispensary.

Ann Sasso stated it is set up like the liquor licenses whereas, we don't want licenses sitting around but when there's a request the board can decide whether or not to create one that can be applied for. Ann noted the village has received comments both for and against the issue.

Bill Streeter added this way it gives the board some extra control over the licenses. Bill Streeter explained the timeline and if we don't have anything in place by January then someone could locate here with no restrictions.

Scott Kramer questioned if we need more public input on the subject.

John Taylor noted this village board has been moving forward with looking to bring businesses to town so he doesn't want to prohibit this board from seeing something happen if they have reasons for moving this forward.

Steve Rudolph noted he's not sure it benefits the community and would like to recommend to prohibit this now and look at this later. He stated he doesn't like the video gaming either.

Mike Hinrichsen stated the DEA calls cannabis a schedule 1 drug.

5. A motion was made by Steve Rudolph to recommend to the Zoning Board of Appeals regarding a proposed amendment to the Zoning Ordinance concerning Cannabis Dispensaries and Application Fees to prohibit the dispensaries. The motion was seconded by Scott Kramer. **Motion passed #2.**
6. **Adjournment-A motion** was made by Jim Willerton to adjourn the meeting at 6:45 p.m. The motion was seconded by Scott Kramer. **Motion passed #3.**
Ann Sasso, Village Clerk