

NOTICE OF SPECIAL MEETING OF THE BOARD OF ALDERMEN AND PLANNING COMMISSION AGENDA



CITY OF OSAGE BEACH
SPECIAL BOARD OF ALDERMEN AND PLANNING COMMISSION MEETING
1000 City Parkway
Osage Beach, MO 65065
573/302-2000
573/302-0528 Fax
www.osagebeach.org

AGENDA SPECIAL MEETING 6:00 P.M.

**April 16, 2019
TUESDAY**

Call to Order

Pledge of Allegiance

Roll Call: Board of Aldermen
Planning Commission

1. Discussion: Land Use Regulations for Medical Marijuana Facilities
2. Public Comments or Questions in Response to Land Use Regulations Discussion

Adjourn



On November 6, 2018

- ▶ Missouri Voters voted to amend the Missouri Constitution to allow Medical Marijuana.
- ▶ Amendment 1 – Legalize Medical Marijuana
Osage Beach 65% yes 38% no
- ▶ Amendment 2 – Allowing Doctors to prescribe the use of Medical Marijuana for their patients
Osage Beach 66% yes 34% no

Official Results Camden County

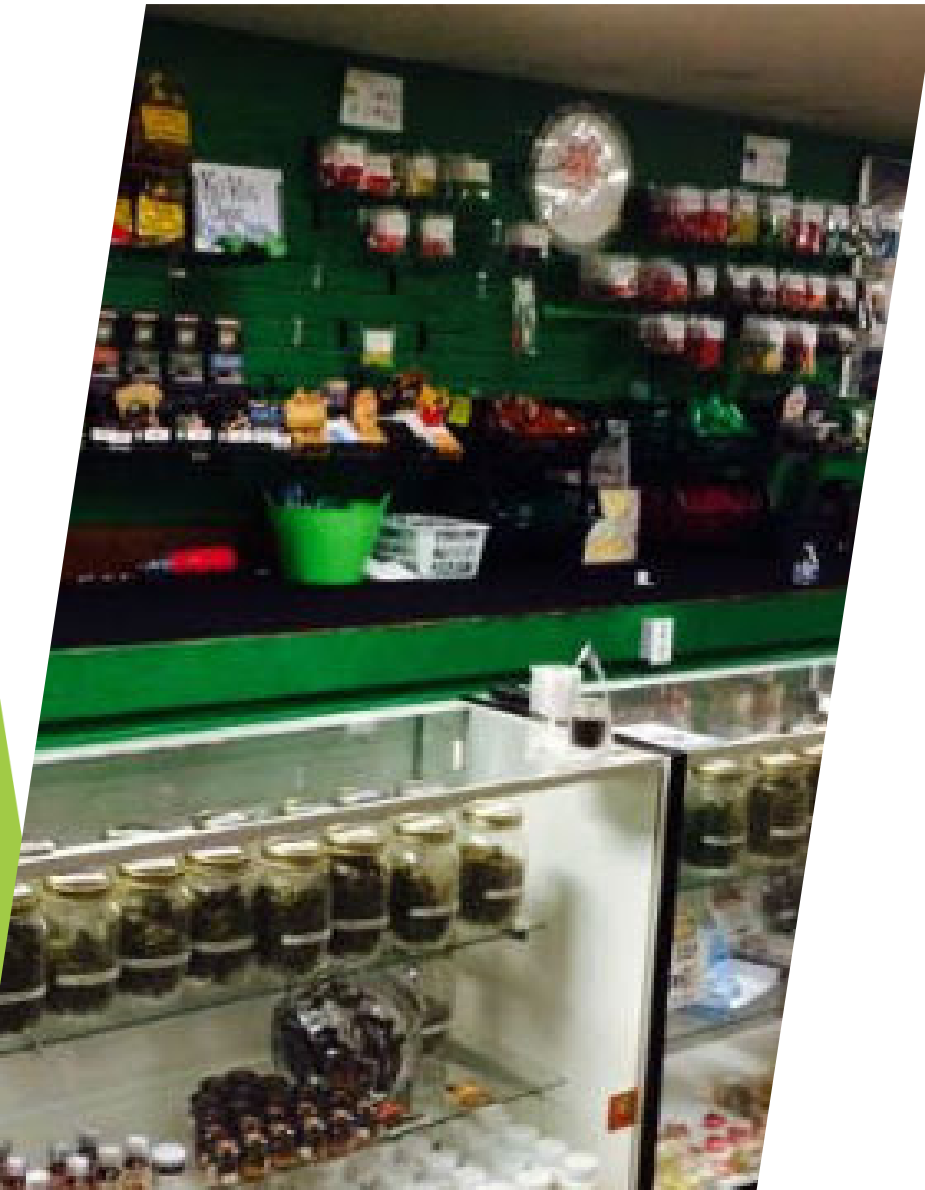
Approved Medical Marijuana Facilities

Medical Marijuana Dispensary

Medical Marijuana Cultivation

Medical Marijuana – Infused Products
Manufacturing Facility

Medical Marijuana – Testing Facility



Medical Marijuana Dispensary

- ▶ A Dispensary has the ability to acquire, store, sell, transport and deliver marijuana, marijuana-infused products and drug paraphernalia. All of which must be used to administer marijuana as provided to qualifying patient; a primary caregiver; another Medical Marijuana Dispensary Facility; a Medical Marijuana Testing Facility; or a Medical Marijuana- Infused Projects Manufacturing Facility.
- ▶ Possible Zoning Fits:
- ▶ *"C-1" General Commercial District.* Automobile oriented commercial districts providing a wide variety of business services and retail outlets. Such districts usually generate a lot of traffic and require strict parking, paving width, and building setback provisions.
- ▶ *"I-1" Light Industrial.* An industrial district intended primarily for light manufacturing, assembling, fabrication or warehousing, wholesale and service uses. This area may require access to street transportation. Buildings should be architecturally attractive and surrounded by landscaped yards.
- ▶ *"I-2" Heavy Industrial District.* An industrial district intended to provide for a class of uses other than those specified in the "I-1" Light Industrial category. This is an area of intense use and should be separated from residential and commercial uses wherever possible.

Medical Marijuana Cultivation

Facility licensed by the State of Missouri to acquire, cultivate, process, store, transport, and sell marijuana to Medical Dispensary Facility, Medical Testing Facility, or to a Medical Marijuana-Infused Products Manufacturing Facility.

Possible Zoning Fits:

"I-2" Heavy Industrial District. An industrial district intended to provide for a class of uses other than those specified in the "I-1" Light Industrial category. This is an area of intense use and should be separated from residential and commercial uses wherever possible.

"A-1" General Agricultural District. Primarily undeveloped land usually found on the periphery of the City. Such lands are usually restricted to agriculture and limited residential use, and constitute the prime areas for urban growth and expansion.



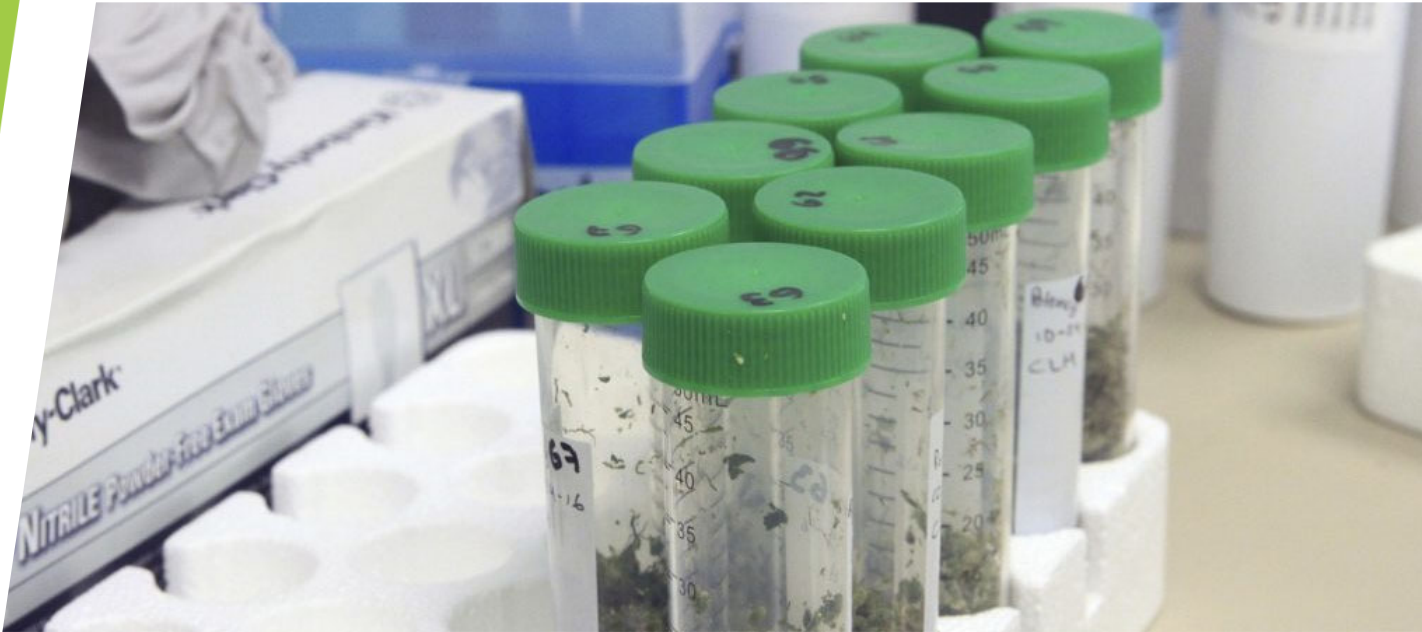
Medical Marijuana – Infused Products Manufacturing Facility

Marijuana infused products allow a user to reap the effects of marijuana without smoking it. For these people, marijuana infused products, or MIPs, are available as edibles (baked goods and candies) and beverages. However, MIPs can extend to botanicals, tinctures, soups, salty snacks, entrees, and beyond.

Possible Zoning Fits:

"I-2" Heavy Industrial District. An industrial district intended to provide for a class of uses other than those specified in the "I-1" Light Industrial category. This is an area of intense use and should be separated from residential and commercial uses wherever possible.





Medical Marijuana – Testing Facility

Facilities with the ability to acquire, test, certify and transport marijuana

Possible Zoning Fits:

"I-2" Heavy Industrial District. An industrial district intended to provide for a class of uses other than those specified in the "I-1" Light Industrial category. This is an area of intense use and should be separated from residential and commercial uses wherever possible.

Current Land Use Regulations Established By Amendment 2

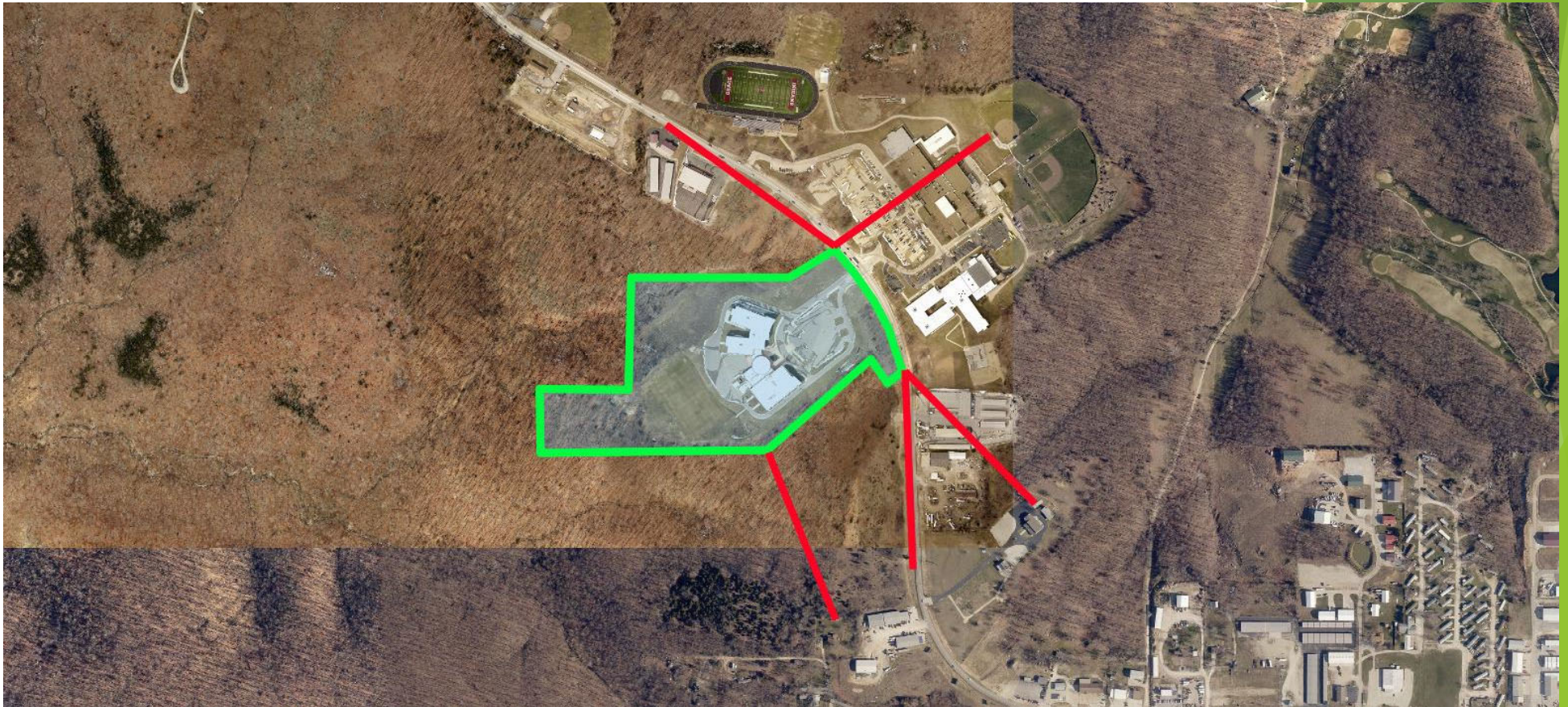
Amendment 2 states that – “Any dispensary, cultivation, infused products manufacturing or testing facility shall be sited, at the time of application for license or for local zoning approval, whichever is earlier, within one thousand (1,000) feet of any then-existing elementary or secondary school, daycare or church.”

- ▶ Freestanding Facility – The distance between the facility and the school, daycare, or church shall be measured from the property line of the facility to the closest point of the property line of the school, daycare, or church.
- ▶ Facility this is part of a larger structure, such as a office building or strip mall, the distance between the facility and the school, daycare, or church to the facility's entrance or exit closest in proximity to the school, daycare or church.

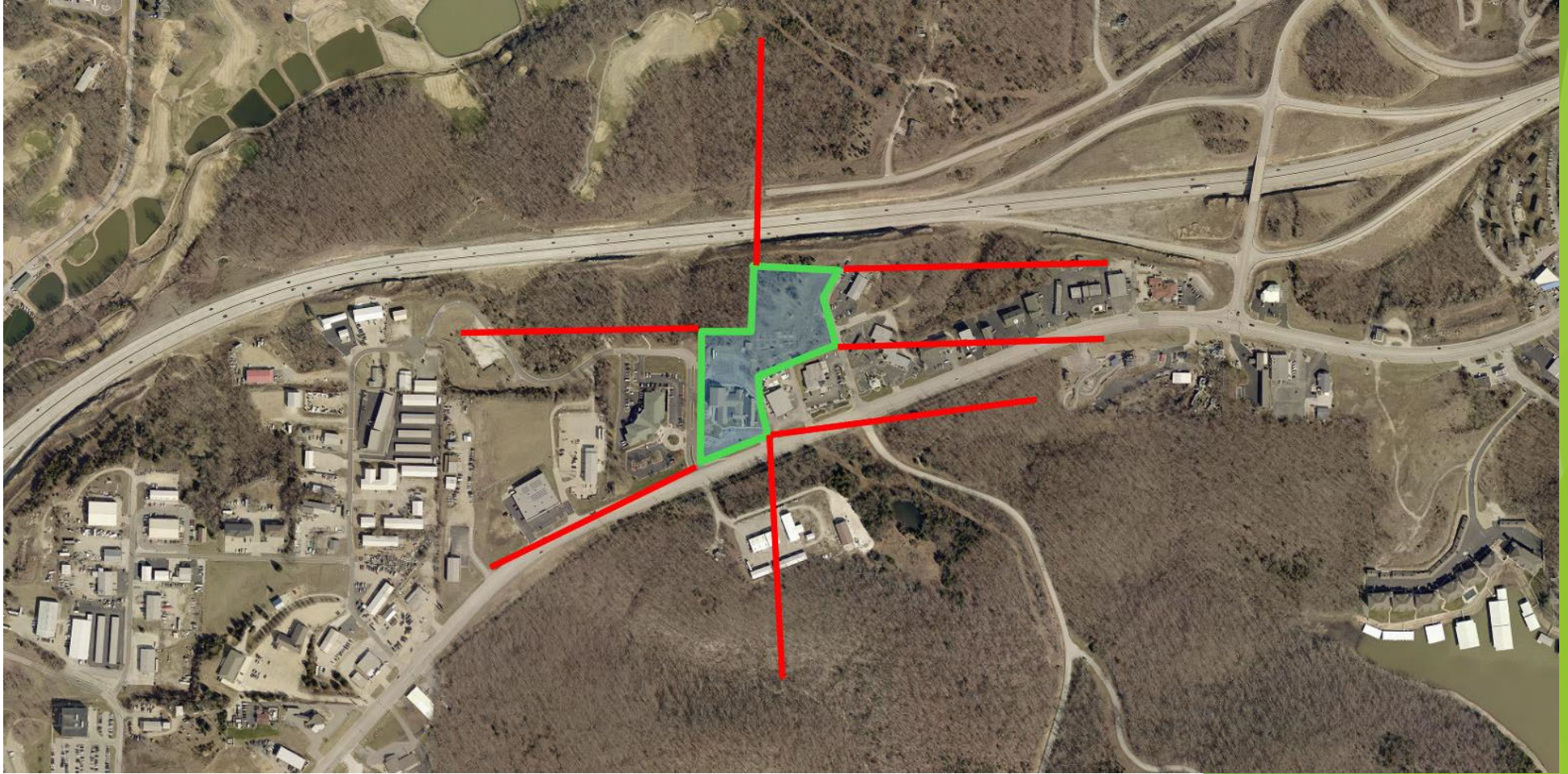
Locations of Churches, Schools and Daycares



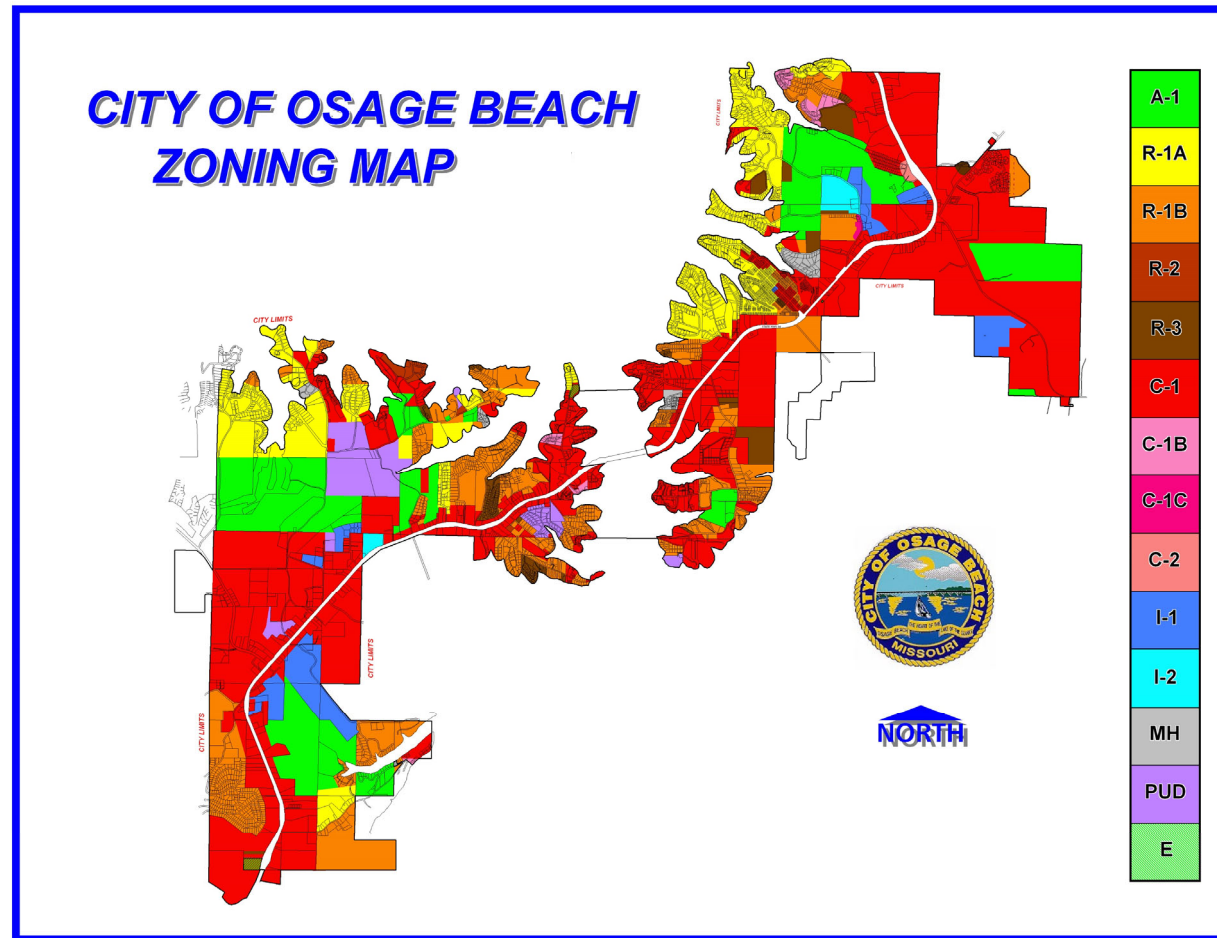
Example: 1000' From School of the Osage (Distances Approximate)



Example: 1000' From Harper Chapel (Distances Approximate)



Osage Beach Zoning Map



Discussion Points:

1. Which Zoning Districts are appropriate for the different facilities?
2. Required distance from church's, schools, and day cares (as defined by Amendment 2)?
3. Parking Requirements
4. Hours of operation
5. Odor control
6. Signage
7. Security
8. Landscaping
9. Separation: Should there be a facility separation requirement?
10. Sales floor visibility from the exterior of the building?

Upcoming Dates

- Friday, April 19 – 2:00 p.m. ➡ Staff Work Group – Work on combining all the data collected from the Combined Workshop
- Thursday, May 2 – 6:00 p.m. ➡ Board of Aldermen Meeting – Take compiled information for the zoning application
- Thursday, May 16 – 6:00 p.m. ➡ Board of Aldermen Meeting – Tentative (if need to come back with changes from May 2.)
- Tuesday, June 11 – 6:00 p.m. ➡ Planning and Zoning – Present a Zoning Change Application
- Thursday, July 18 – 6:00 p.m. ➡ Board of Aldermen – 1st reading on Zoning Change Application
- Thursday, Aug 1 – 6:00 p.m. ➡ Board of Aldermen – 2nd and final reading on Zoning Change Application

State of Missouri Timeline

