

MINUTES OF THE CITY OF PONTIAC PLANNING & ZONING BOARD

The City of Pontiac Planning and Zoning Board held a meeting on Monday, June 13, 2022 at 4:30 p.m. in the City Hall Council Chambers to consider the following:

Seventh Generational Illinois Farmers, LLC, petitioner, request a Special Use Permit for an Adult Use Cannabis Craft Grower Use and a variance from the required setback of 1,500 from a residential area. Ordinance 2019-O-025 Section 4.1 states that the Facility may not be located within 1,500 feet of the property line of a pre-existing property zoned or used for residential purposes. The building is approximately 250 feet away from the Livingston County Housing Authority, separated by one City street. The property is zoned M-1 Limited Manufacturing and has a legal description as follows: Lot 2 (Except streets & E450') of Pontiac Industrial Park Subdivision, otherwise known as 1002 W. North Street, located in Pontiac, Illinois.

The following members were present: Bill Abraham, Rick Baier, Bill Cole, Paul Giordano, and Matt Stock. Pat Martin attended via Zoom, and Tim Lewis was absent. Also present were David Wilson from the Building and Zoning Office, former City Administrator Bob Karls, and City Administrator Jim Woolford. Maggie Clark, attorney for petitioner, Roger Koeppen and David Fettner, representing for Seventh Generational Illinois Farmers, LLC were also in attendance via Zoom. With a quorum being present, the meeting began at 4:32 p.m.

Bill Abraham made a motion to approve the minutes from the May 9, 2022 meeting, and with a second from Rick Baier and a unanimous yes vote, the minutes were approved. Mr. Wilson clarified to the Board that this variance request is identical to the variance request from another company on July 13, 2020. The previous company was going to lease the building, whereas Seventh Generation Illinois Farmers, Inc. will purchase the building and that the previous company was unable to obtain a Cannabis Growing license. Mr. Wilson then explained Ordinance 2019-O-025 Section 4.1 and the reasoning for the variance. Mr. Karls also explained that the previous variance request was approved, and that Cannabis Growing is considered manufacturing, so the building will be in compliance. Mr. Wilson questioned whether the building was going to be rented out to another company or if there was going to be a dual occupancy. David Fettner spoke about the whole building being used as time goes on, with 14,000 square feet being designated for the Flowering Canopy, 2,000 square footage designated for the Grow Room, with the rest of the square footage being used for support rooms, locker rooms, restrooms, and office space. Mr. Karls questioned traffic flow, to which Mr. Fettner stated that no large freights will be present and that all traffic will come from a sprinter van that will come and go once or twice during the week, with the only continuous traffic being from the employees. Roger Koeppen also mentioned that the building currently has 3 docks, however only one will be used with the sprinter van and no other vehicles, thus creating no other traffic. Mr. Karls raised concern about the State of Illinois being behind on administering Cannabis Licensing as well as state requirements regarding code review of building and Mr. Fettner stated that the Department of Agriculture reviews plans 6 weeks prior to opening and then Illinois State Police then checks for security compliance, making the process 8 weeks to open. Mr. Koeppen then mentioned that the company currently has already been awarded the license from the State of Illinois and that this company has already carried two Dispensary Licenses for over a year. Matt Stock made a motion to recommend the City Council approve this variance and with a second from Bill Abraham and a unanimous vote, the motion passed.

Jim Woolford made a presentation regarding a possible change to the amendment concerning zoning with gaming facilities. The topics of discussion are:

- 1) No alcohol consumption where gas is sold
- 2) Clubs/Taverns- 500 foot distance between each other
- 3) Gaming prohibited in Central Business District
- 4) No clubs/taverns within 250 feet of residential district

Rick Baier motioned to adjourn the meeting and with a second from Matt Stock and a unanimous yes vote, the meeting adjourned at 5:04 P.M.

Minutes written and submitted by

Brittney Miller
Building and Zoning