

**MINUTES OF THE REGULAR MEETING OF THE COMMITTEE OF THE WHOLE OF THE VILLAGE OF VOLO HELD SEPTEMBER 17, 2019.**

The Regular Meeting of the Committee of the Whole of the Village of Volo was called to order at 7:35 P.M. in the Board Room of the Volo Village Hall, Mayor Stephen Henley presiding.

Roll Call: Trustees Wagner, Porter, Johnson, Heuser, Buttita, Northam - present. Village Clerk Rydberg - present.

Also present were various staff members.

**PUBLIC COMMENT – AGENDA ITEMS:** None.

**APPROVAL OF MINUTES: REGULAR MEETING OF SEPTEMBER 3, 2019**

Trustee Porter made a motion, seconded by Trustee Buttita, to approve the Minutes of the Regular Meeting of September 3, 2019. On voice vote – all “aye”. MOTION CARRIED.

**DISCUSSION: ADULT-USE CANNABIS BUSINESSES**

The Committee reviewed draft regulations for cannabis businesses (attached).

Administrator May noted that the draft regulations attempt to address the primary concerns raised during the previous discussion (proximity to residential and sensitive uses) without discouraging or effectively precluding cannabis businesses from locating within the Village.

The Trustees felt that the proposed zoning districts in which cannabis business would be permitted were appropriate and consistent with other permitted uses in those districts.

There was some discussion about whether cannabis businesses would be appropriate in the Heritage District given the Village’s long-term vision for redevelopment of the Volo Village Road corridor. Several Trustees reiterated their belief that cannabis businesses should not be treated differently than other businesses.

The Committee further discussed whether to allow on premise consumption of cannabis products. Citing potential concerns with regulation and enforcement, the Committee reached a consensus to prohibit on premise consumption of cannabis products.

Administrator May requested clarification on the setback requirements for craft growers and infusers. He noted that the majority of existing buildings in the LI zoning districts were located within 300 feet of existing residential structures.

The Trustees discussed the potential impact of these uses on neighboring uses, specifically existing residential uses. It was noted that these uses would be wholly contained within a building and subject to statutory regulations, including no retail sales. The Trustees felt that if a craft grower or infuser were to locate in an existing building adjacent to a residential use, the potential impact on the neighboring residential use would be no greater than another industrial use.

Administrator May noted that the 300-foot setback requirement from existing residential structures would be changed to only apply to dispensaries and craft growers and infusers co-located with dispensaries. The 300-foot setback requirement from sensitive uses (churches, schools, day cares, public parks, recreation centers, and substance abuse treatment centers) would still apply to all cannabis uses.

Mayor Henley directed staff to work with the Village Attorney to prepare proposed amendments to the Zoning Ordinance related to cannabis businesses for review by the Committee prior to referring the amendments to the Planning and Zoning Commission for the required public hearing.

**NEW BUSINESS:** None.

### **ADJOURNMENT**

There being no further business, Trustee Porter made a motion, seconded by Trustee Wagner, to adjourn the meeting. On voice vote – all “aye”. **MOTION CARRIED.**

The meeting was adjourned at 8:43 P.M.

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Respectfully Submitted,

Bonnie J. Rydberg  
Village Clerk

## Cannabis Uses

### *Cultivation Center*

- **permitted use** in the **RC** district
- subject to use restrictions (below)

### *Craft Grower*

- **permitted use** in the **LI** district as a **stand-alone** use
- **permitted use** in the **B2** and **B3** districts when **co-located** with a Dispensary
- subject to use restrictions (below)

### *Infuser*

- **permitted use** in the **LI** district as a **stand-alone** use
- **permitted use** in the **B2** and **B3** districts when **co-located** with a Dispensary
- subject to use restrictions (below)

### *Dispensary*

- **permitted use** in the **B2** and **B3** districts
- subject to use restrictions (below)

## Use Restrictions

- Cannabis Uses shall not be located within 300 feet of the property line of a pre-existing church, school, day care, public park, recreation center, or substance abuse treatment clinic or center
- Cannabis Uses shall not be located within 300 feet of a pre-existing residential structure

## Parking Requirements

- Cultivation Center      5 spaces + 1 space per employee (minimum 10)
- Craft Grower              5 spaces + 1 space per employee (minimum 10)
- Infuser                      5 spaces + 1 space per employee (minimum 10)
- Dispensary                 10 spaces per 1,000 square feet + 1 space per employee (minimum 25)