

**MINUTES**  
**ROLLA PLANNING AND ZONING COMMISSION MEETING**  
**ROLLA CITY HALL COUNCIL CHAMBERS**  
**TUESDAY, JUNE 13, 2023**

**Presiding:** Russell Schmidt, Chairperson

**Commission Members Present:** Monty Jordan, Janece Martin, Kevin Crider, Nathan Chirban, Robert Anderson

**Commission Members Absent:** Monte Shields, Steve Davis

**I. APPROVE MINUTES:** Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, May 9, 2023. Chairperson Russell Schmidt approved the minutes as printed and distributed.

**II. REPORT ON RECENT CITY COUNCIL ACTIONS:**

1. **ZON23-03:** Rezoning of property at the SW Corner of Richard Dr and Curtis Dr from the C-1, Neighborhood Commercial district to the R-3, Multi-family district
2. **VAC23-01:** Vacation of the rights-of-way of Park Street between 2<sup>nd</sup> Street and the railroad

**III. NEW BUSINESS:** NONE

**IV. PUBLIC HEARING:**

1. **ZON23-04:** Rezoning of 71 Rose Ct from the R-1, Single-family district to the R-2, Two-family district

Tom Coots presents the staff report.

Schmidt opens the public hearing. Seeing no questions from the audience, he closes the public hearing.

Nathan Chirban asks if there was any opposition to the rezoning in that neighborhood. Coots states he did not hear from any citizens that were against the request.

**A motion is made by Monty Jordan, seconded by Janece Martin, to recommend approval to the City Council to rezone the subject property from R-1 to R-2. A roll call vote on the motion showed the following: Ayes: Anderson, Chirban, Crider, Jordan and Martin. Nays: None. The motion passes unanimously.**

2. **TXT23-01:** Amendment to Chapter 42, Sections 42.141 Definitions and 42.233.01-42.233.03, pertaining to zoning regulations of Marijuana businesses

**Coots** presents the staff report.

**Schmidt** asks if the final wording of the state law will be completed before a new location is approved in October. **Coots** comments that the constitutional amendment is not being changed, but the state is making adjustments to their rules. He mentions this is unlikely to affect the decision of the Commission or clarify what locations the dispensaries can locate or change the 1,000 foot separation.

**Chirban** asks how the separation rule applies between facilities or from neighboring churches, parks, or schools. **Coots** states the 1,000 foot distance as a person could legally walk measures the distances from neighboring structures. Between facilities, this distance is measured as a straight line.

**Schmidt** opens the public hearing. Seeing no questions from the audience, he closes the public hearing.

**Chirban** suggests the Commission consider changing the existing separation distance in Rolla's ordinance since the state is using a different method of measuring. **Coots** recommends tabling the case to calculate numbers to see what works best. **Kevin Crider** mentions measuring the existing businesses to get an idea of where future facilities will be.

**Schmidt** asks if the state gives guidance on how they will measure the separation of medical marijuana dispensaries. **Coots** says the state legislation left it up to the cities to decide. There is a possibility of new adjustments to the state rules for these locations.

**Janece Martin** asks if an existing dispensary in Rolla met the 1,000 foot distance. **Coots** states he is unsure. **Chirban** asks if it is within this distance, would it then be a nonconforming use. **Coots** comments they would still be able to stay open and the Commission could use them as a standard for future facilities.

**Schmidt** asks if both the medical and adult use dispensaries could be measured the same way in Rolla. **Coots** comments he will check with the statutes.

**A motion is made by Janece Martin, seconded by Nathan Chirban, to table the case to the next meeting on July 11. A roll call vote on the motion showed the following: Ayes: Anderson, Chirban, Crider, Jordan and Martin. Nays: None. The motion passes unanimously.**

**V. OLD BUSINESS:****NONE****VI. OTHER BUSINESS / REPORTS FROM COMMITTEE OR STAFF:**

1. **Discussion:** Announcement of Old Town Neighborhood Plan project and neighborhood meeting to be held June 15, 2023 at 6:00 at Eugene Northern Community Hall

**Coots** presents the project.

**Chirban** asks what the goals are for the neighborhood plan. **Coots** states the plan will cover the infrastructure, examine the zoning to ensure it is appropriate and try to correct problems and issues.

**VII. CITIZEN COMMENTS:****NONE**

**Meeting adjourned: 6:00 p.m.**

**Minutes prepared by: Sarah West**

**NEXT MEETING:**

**Tuesday, July 11, 2023**