

City of Oregon Planning Commission Meeting

The Planning Commission met Tuesday April 21, 2020 at 5:30 pm via Zoom Meeting.

Members Present: Roger Cain, City Attorney Paul Chadwick, Randy Cropp, Jeff Hallock, Mark Herman, Rick Ryland, Karly Spell, Mayor Ken Williams, and Commissioner Kurt Wilson.

Present at City Hall: City Administrator Darin DeHaan, Ed Messenger, Jim Barnes, Rich & Carol Magnuson, and Earleen Hinton.

Present via Zoom: Deputy Clerk Cheryl Hilton, John Guthrie, Kon Savoy, Justine Messenger, David Murray, Tyler Hagemann, Jeff Helfrich, Kim Krug, Commissioner Tim Krug, Donna Mann, Street Superintendent Terry Plemmons, Michelle Carreno, Commissioner Melanie Cozzi, and Liz Vos.

Chairman Mark Herman called the meeting to order.

Attorney Paul Chadwick swore in attendees for the Public Hearing.

Attorney Paul Chadwick opened the Public Hearing to Rezone the Pines Road Corridor at 5:30 PM.

Kon Savoy said that the current comprehensive plan stated there would be no industrial uses in the current district. Suggested that a hybrid district of commercial and light industrial would be beneficial to the city. The General Business District would allow all previous uses to be grandfathered in and include language with new uses. The codes of the current Commercial Highway Business District would still apply.

Attorney Paul Chadwick opened the Public Hearing to grant a Special Use Permit to The Tree Pharm for a Cannabis Craft Grower Business. He reiterated that this is only for a Special Use Permit for a Craft Grower Business.

Ed Messenger spoke on behalf of The Tree Pharm.

Jim Barnes is against this type of business and asked for the Plan Commission to think about the actions and repercussions of this type of business.

Mr. Schrimsher believes that a craft grower business would be bad for the community and asked if any members of The Tree Pharm had any prior convictions? He also asked what type of revenue the City would get in return for allowing a craft grower business in the City. He also wanted to know if any of the profit from The Tree Pharm would benefit the community.

Ed Messenger, one of the owners of The Tree Pharm, said there is a thorough background check on all applicants to get the license from the State. He also mentioned that the applicants receive more points on there application if there is someone with a previous

cannabis conviction. He also mentioned that some of the sales would go to the community for educational programs.

John Guthrie, Pastor of East Oregon Chapel, asked what the reasoning was for the Planning Commission to be in favor of a craft grower business. He is against it.

Kim Wetzel is against having a craft grower business within the City and believes that there is no information being shared with the public.

Rick Ryland addressed John Guthrie saying he is hoping enough people will call the City Council members and ask them to repeal the sale of cannabis in our community. However, growers are a different type of business.

Ed Messenger said that they have not applied to dispense cannabis and has no plan in the next few years to do so. There are only 40 applicants for the State of Illinois. They will be submitting their application at the end of the week with approval possibly as early as July 1st, 2020.

Jennifer Albright is for the craft grower business and said that it is within their rights to start a business. She also stated that many of the individuals involved are already successful business owners within our City.

Zoom Chat comments:

01:02:19 Justine Messenger: You cannot apply for a license if you have a felony record. We have had to submit fingerprints and background checks.

01:04:19 Justine Messenger: 4 out of 5 of the team members own and operate businesses in Oregon currently.

01:21:58 Justine Messenger: I can only chat

01:22:35 Justine Messenger: As it is set up the 1% is earmarked but nothing is finalized.

01:23:48 Justine Messenger: Mississippi and others are on our radar. We will still be working with people on that as time goes on. There are many different projects that we would like to help.

01:25:25 Justine Messenger: Correct

01:25:48 Justine Messenger: No issues

01:26:04 Justine Messenger: Businesses are very reputable and long standing.

01:26:29 Justine Messenger: The combined team has over 100 years of business.

01:37:38 Jenn Albright: THANK YOU.

The Public hearing was closed at 6:33 PM. Now committee members can voice their opinions.

Mark Hermann moved to make recommendation to the City Council to Rezone the Pines Road Corridor, Seconded by Karly Spell.

Motion carried. No Nays.

Rick Ryland asked for people to contact our City Council to try to repeal the decision to allow the sale of cannabis.

Karly Spell said she did not see a problem with a craft grower business. Cannabis is already here. She approved of the Special Use Permit.

Roger Cain moved to make recommendation to the City Council to approve the Special Use Permit, Seconded by Mark Hermann.

Roll Call: Ayes: Cain, Cropp, Hermann, Spell, and Wilson. Nays: Ryland and Hallock.

Ken Williams moved to approve the February 18, 2020 minutes, Seconded by Mark Hermann.

Rick Ryland would like to amend the minutes from the February 18th, 2020 meeting. They should read that Hands on Oregon would like to partner with the City to create funds to replace trees on City Terraces that have been taken down. He also mentioned that the Variance submitted by The Church of Jesus Christ Forever was omitted from the agenda and would like to see it on the next one.

The Public Hearing for a Variance on setbacks and to Rezone the lot located at 125 S. 3rd Street will be rescheduled for a later date.

A second Public Hearing to discuss a Variance application for Outside Landscaping Improvements located at 201 N. 3rd Street will also be rescheduled for a later date.

Commissioner Kurt Wilson said that Casper Manheim will not support this because of an apparent issue with ComEd. Terry Plemmons said that the ComEd lines play a role but there is more concern about this creating an issue when it comes to plowing snow in the winter months. Roger Cain mentioned that the ComEd lines are not a valid concern and that the snow plowing routes could be changed to benefit the downtown. He also stated that Hands on Oregon submitted materials for construction of the platform, and they will do the same for this. Rick Ryland said that Casper had expressed concerns with the platform as well. Karly Spell asked the business owner how many tables would there be? Michelle Carreno responded with 3 to 4 tables for people to enjoy the scenery. Roger Cain said that this would help draw in customers to Conover Square Mall as well as White Pelican by providing them a place to enjoy food and drink.

The Tree Replacement Program was discussed, and Mark Hermann said he would like to have more time to amend the list of approved trees. Tabled until the 19th of May.

The City Zoning Map is still being worked on.

Karly Spell moved to adjourn the meeting, Seconded by Mark Hermann.

Adjourn: 7:04 PM

Cheryl Hilton, Deputy Clerk