

**CITY OF PERKINS  
PLANNING COMMISSION  
MINUTES**

**Special Meeting  
Commission Boardroom  
City Hall Annex, 102 N. Main**

**May 16, 2019  
Thursday  
6:00 p.m.**

- I. **Call to order / roll call / establish quorum** – The special meeting of the Perkins Planning Commission was called to order at 6:04 p.m. on Thursday, May 16, 2019. Roll was called: Present were: Mark Wilson, Patty Evans, and Joan Thompson. Bob Ernst, Rashel Carnefix, and Anne Reynolds were also present.
- II. **Motion to enter into Public Hearing regarding Use by Review Request: Operate a Commercial Greenhouse, Proposed Location of Request: 213 N. Main Street** – Patty Evans moved to enter into public hearing. Joan Thompson seconded the motion, which passed as follows: Yea: Wilson, Evans, Thompson

The meeting entered into public hearing at 6:05

- III. **Public Hearing - Use by Review Request: Operate a Commercial Greenhouse, Proposed Location of Request: 213 N. Main Street** – Robert Gould, owner of the property located at 213 N. Main Street, was present to answer any questions. He proposes to grow marijuana plants for wholesale in the building behind the house. Transportation of the crops will take place using Main Street. There will be no smell nor signage; and the plant waste materials will be disposed of according to law.
- IV. **Motion to close Public Hearing** – Patty Evans moved to close the public hearing. Joan Thompson seconded the motion, which passed as follows: Yea: Wilson, Evans, Thompson

The public hearing was closed at 6:13 p.m.

- V. **Consideration, discussion, and possible action to approve Use by Review Request: Operate a Commercial Greenhouse, Current Zoning: Commercial; Proposed Location of Request: 213 North Main Street, WERT'S ADD BLK 9 LOTS 5-8** – City Manager Bob Ernst confirmed that the location is zoned commercial. The use by review is required by City of Perkins code for all commercial greenhouses. City Attorney Matt Devlin said there is nothing that is legitimately an impact with this request. Patty Evans moved to approve the Use by Review request. Mark Wilson seconded the motion, which passed as follows: Yea: Wilson, Evans, Thompson
- VI. **Motion to enter into Public Hearing regarding Use by Review Request: Operate a Commercial Greenhouse, Proposed Location of Request: 507 E. Highway 33** – Patty Evans moved to enter into public hearing. Joan Thompson seconded the motion, which passed as follows: Yea: Wilson, Evans, Thompson

The meeting entered into public hearing at 6:15

**VII. Public Hearing - Use by Review Request: Operate a Commercial Greenhouse, Proposed Location of Request: 507 E. Highway 33** – Rick Hauf, owner of the property located at 507 E. Highway 33 (the old Family Dollar building) was present. He proposes to use the building to grow marijuana plants for wholesale. He said that the windows will be tinted so that people won't be able to see into the building. He said that the grounds will be kept up so that the building won't appear vacant.

**VIII. Motion to close Public Hearing** – Patty Evans moved to close the public hearing. Joan Thompson seconded the motion, which passed as follows: Yea: Wilson, Evans, Thompson

The public hearing was closed at 6:20 p.m.

**IX. Consideration, discussion, and possible action to approve Use by Review Request: Operate a Commercial Greenhouse, Current Zoning: Commercial; Proposed Location of Request: 507 E HWY 33, MISC TR 31-18N-03E C-521 (.628acm/l) BEG 70.01'N & 517.01'W SE/C SW/4; N-194.99' W-141' S-194.97' E-140' POB** – City Attorney Matt Devlin said that the proximity of the location to the high school would not be an issue because there won't be any retail sales.

Kim McKenzie, owner of 121 Property Management, asked about the possibility of increased crime in the area. Robert Gould responded that it is a wholesale business. City Manager Bob Ernst reminded those in attendance that the sale of medical marijuana is legal in Oklahoma. Chair Mark Wilson said that the Use by Review action item is to review the property's use as a commercial greenhouse, the same as if the greenhouse were growing flowers.

Patty Evans moved to approve the Use by Review request. Joan Thompson seconded the motion, which passed as follows: Yea: Wilson, Evans, Thompson

**X. Motion to enter into Public Hearing regarding Use by Review Request: Operate a Restaurant, Proposed Location of Request: 720 N. Main Street** – Patty Evans moved to enter into public hearing. Joan Thompson seconded the motion, which passed as follows: Yea: Wilson, Evans, Thompson

The meeting entered into public hearing at 6:28

**XI. Public Hearing - Use by Review Request: Operate a Restaurant, Proposed Location of Request: 720 N. Main Street** – John Nolt, owner of the property located at 720 N. Main Street, was present. He said that the shop is currently open two days a week, but would like to be able to operate as a deli.

Patsy Lile spoke in support of the business.

City Manager Bob Ernst stated that the business currently is selling goods off-site, which is approved by the Department of Health. Mr. Nolt's request is to be able to prepare and sell food on-site. Mr. Nolt assured those in attendance that they have been approved by the Department of Health. The building has also been inspected by Perkins Fire Chief Joe Barta.

**XII. Motion to close Public Hearing** – Joan Thompson moved to close the public hearing. Patty Evans seconded the motion, which passed as follows: Yea: Wilson, Evans, Thompson

The public hearing was closed at 6:32 p.m.

- XIII. Consideration, discussion, and possible action to approve Use by Review Request: Operate a Restaurant, Proposed Location of Request: 720 N. Main Street, MISC TR 06-17N-03E D-766 (.45acm/l), BEG 660'N & 50'E SW/C NW/4; N-125' E-160' S-125' W-160' POB** – Patty Evans moved to approve the Use by Review request. Joan Thompson seconded the motion, which passed as follows: Yea: Wilson, Evans, Thompson
- XIV. Consideration, discussion, and possible action to appoint Anne Reynolds as secretary to the Planning Commission** – Patty Evans moved to appoint Anne Reynolds as secretary to the Planning Commission. Joan Thompson seconded the motion, which passed as follows: Yea: Wilson, Evans, Thompson
- XV. New Business – under the Open Meeting Act, this agenda item is authorized only for matters not known about or which could not have been reasonably foreseen prior to the time of posting the agenda or any revised agenda.** – None.
- XVI. Adjourn** – Patty Evans made the motion to adjourn and Joan Thompson seconded and the motion passed as follows: Yea: Wilson, Evans, Thompson Nay: None

The special meeting of the Perkins Planning Commission was adjourned at 6:34 p.m. on Thursday, May 16, 2019.

Signed \_\_\_\_\_

  
Mark Wilson, Chairperson

NOTICE OF THIS MEETING was posted in prominent public view at the principal office of the City of Perkins, Oklahoma prior to 5:00 o'clock p.m. on Monday, May 13, 2019.