

SWANSEA PLANNING & ZONING BOARD MINUTES
September 9, 2014

CALL TO ORDER

Planning & Zoning Board members gathered for the regularly scheduled monthly meeting at the Swansea Government Center, 1400 N. Illinois St., Swansea, IL. Chairman Phillips called the meeting to order at 6:02 p.m.

Roll call was taken and answered by the following:

Bill Phillips, Chairman	Present
Doris Rebenstorff	Present
Dan Von Alst	Present
Rob Anderson	Present
Dan Haider	Present
Justin Chapman	Present

Others Present:

Lisa Powers, Village Administrator	Randy Tedesco, Deputy Code Administrator
Larry Hoff, Future P&Z Board Member	Missy Roth, Admin. Assistant
Brian Lord, Quintessa Medicine LLC	Mike Arnold, Police Chief
Rami Ramadan, Swansea Wellness & Health, LLC	Kal Ramadan, Swansea Wellness & Health, LLC

APPROVAL OF MINUTES

The board reviewed the minutes of the Planning & Zoning Board's previous meeting held June 10, 2014, at the Swansea Government Center.

A motion was made to dispense with the reading of the minutes and to approve the minutes as submitted. First by Mr. Von Alst, second by Mr. Anderson. All members voted in favor.

NEW BUSINESS

Business Review – MMJ Solutions LLC, 1 Emerald Terrace,
a medical cannabis dispensary.

Chairman Phillips asked the applicant, Brian Lord, if he would address the Board. Mr. Lord stated he is representing MMJ Solutions LLC, the parent company for Quintessa Medicine LLC.

He stated Quintessa Medicine LLC was developed to service Illinois medical marijuana patients. He stated the executive team that was put together to operate Quintessa Medicine LLC is an extremely experienced group, he gave a brief description of their personal experience in the cooperate world. He read the mission statement from Quintessa's portfolio that was provided.

He stated Quintessa Medicine LLC has chosen the property at 1 Emerald Terrace. He stated it is a 5,600 square foot, single story, building, with adequate parking and handicap parking in front of the building. He presented the Board Members pictures of the building, aerials of the property and parking layout, as well as interior & product descriptions.

He stated Quintessa Medicine is conservatively projected to generate \$5,500,000 in revenue during its first year, with a projected growth rate of 20% annually during Illinois' medical marijuana pilot program. He stated the projected sales tax revenue for Swansea at 8.1% would be \$445,000. Quintessa will be hiring 12 employees locally, and donate 5% of Quintessa's net profits during its first fiscal year to a local Swansea charity.

He stated the security plan is extensive, a detailed list of requirements was provided, but briefly they will have 24 hour security cameras and 24 hour guards. He stated the guards can be hired from the local police dept. if permitted.

He said the marijuana is sold in different strains and forms: plant form, extracts, edibles, pill form, lotion, etc. He stated they will be buying from all 21 cultivation centers in Illinois to make sure they have what their patients need. He stated the cultivation centers are only licensed to produce a few different strains of marijuana each.

The State of Illinois will be issuing 60 Dispensary and 21 Cultivation licenses in 2014. He stated MMJ will be applying for 2 cultivation licenses and 1 dispensary license. He stated the dispensary licenses are divided by the State Police Districts, most getting only 1 dispensary license. He stated Swansea is in District 11 and based on the population, District 11 will be allowed to have 2 dispensary licenses. He stated only Illinois licensed doctors will be able to write prescriptions for marijuana in Illinois. The patients need to have a long standing relationship with the doctors as well.

Mrs. Rebenstorff asked Mr. Lord if there was going to be a problem with the church located in the same business complex. Mr. Lord stated that this location meets all Illinois 1,000 feet parameters. He was asked if they knew what the hours would be. He stated approximately 6:00 a.m. to 6:00 p.m., they wanted to be open before and after client's work hours.

Mrs. Rebenstorff asked if there would be adequate parking, that the complex is busy during the day. Mr. Tedesco stated that based on the size of the building, they would be required to have 16 parking spaces. Mr. Anderson asked if the complex had adequate parking for the total businesses. Mr. Tedesco stated it is questionable, but the original planned showed enough parking. He stated one of his requirements was going to be that the 16 spaces be dedicated and marked for this location.

Mr. Lord was asked about signage. He stated it will meet all Illinois and Swansea requirements. He stated there are no flashing lights, etc., everything is keep very business-like.

Chairman Phillips asked what the traffic pattern would be like, do the clients have appointments, just stop by, etc. Mr. Lord stated most clients have appointments, but some may just stop by. He stated clients have to meet with a Quintessa employee and be evaluated prior to any marijuana products being dispensed. He stated each patient is evaluated to determine what strain, form, etc., would work best for that patient and their particular condition.

Mr. Lord was asked if they would be leasing or buying the building. He stated they are in contract negotiations now and it will depend on if they are chosen for a license. Parking was a continued concern for the location. Mr. Tedesco stated he would make sure the required amount was designated. Mr. Anderson stated he was comfortable with Mr. Tedesco taking care of that.

Members held general discussion with Mr. Lord. At this time Mr. Lord is seeking zoning approval. He has to submit to the State of Illinois, as part of his application, a letter that states this use would be permitted in this zoning district.

A motion was made to recommend approval for this medical marijuana facility at 1 Emerald Terrace, contingent on adequate parking being designated. First by Mr. Von Alst, second by Mrs. Rebenstorff. A roll call vote was taken with 5 members in favor, 1 abstaining and 1 vacant.

Mr. Lord was advised that this recommendation will be forwarded to the full Board of Trustees for final approval on Monday, September 15th at 6:00 p.m. It was recommended that Mr. Lord be present in the event the Board has any questions.

Review – Business Review – Swansea Wellness & Health, LLC, 6 Bronze Pointe, a medical cannabis dispensary.

Chairman Phillips asked if someone wanted to address the Board. Rami Ramadan addressed the Board. Mr. Ramadan stated Swansea Wellness & Health, LLC, was founded with the intention of operating a medical marijuana dispensary in Swansea.

Mr. Ramadan stated that all the requirements Mr. Lord and his team have to meet are the same requirements that Swansea Wellness & Health LLC has to meet.

He stated they have chosen 6 Bronze Pointe in Swansea. He stated this location is in a professional business complex, they wanted a professional location, one that did not give the impression of a “pot shop.” He confirmed that they will not have any flashy signs and will meet the requirements of the State of Illinois and the Village of Swansea for signage.

He stated clients will have to enter through metal detectors and two sets of doors. He stated security is extremely controlled. He said there are two churches in the area, however, they are a minimum of 2,000 feet away.

He stated they will work with each patient to make sure they obtain the product that is best suited for them and their ailment. He stated there are 18 – 19 debilitating illnesses that medical marijuana use is recommended for. He stated the patients have to have a long standing history with their physician.

He stated each prescription has the quantity specified, as well as the location where the prescription can be filled. It is important that detailed records are maintained on each patient. There is a maximum amount of marijuana that can be purchased by each patient in a two week period. He stated patients cannot use the marijuana on the premises, in their cars, or in a public place.

He stated the State is still setting up many of the rules that will be required.

Chairman Phillips asked about “cash drops” a term Mr. Ramadan used. Mr. Ramadan stated this is a cash only business, and they will be working with bank that they already have a professional history with for bank deposits. He stated they will also use a “Brinks” type security company for transporting it.

He stated they are expecting a 15-25% increase each year for the first 3-4 years until the market levels out. They estimated their sales would be approximately \$150,000 a month. He was asked how much the marijuana would cost. Mr. Ramadan stated it is estimated at \$200 an ounce.

He was asked what hours they would be open. He said they are thinking 11:00 a.m. – 8:00 p.m. They wanted to be open during daylight hours for security purposes. He stated deliveries would be done when the clinic was closed. All the marijuana is recorded both in and out and any product that has to be returned to be destroyed is recorded as well. Inventory is extremely controlled and monitored.

He said they would be buying from all the cultivation centers in Illinois also. He said there will be no cultivation center in District 11.

A motion was made to recommend approval for this medical marijuana facility at 6 Bronze Pointe. First by Mrs. Rebenstorff, second by Mr. Von Alst. A roll call vote was taken with 5 members in favor, 1 abstaining and 1 vacant.

Mr. Ramadan was advised that this recommendation will be forwarded to the full Board of Trustees for final approval on Monday, September 15th at 6:00 p.m. It was recommended that Mr. Ramadan be present in the event the Board has any questions.

OLD BUSINESS

None

DISCUSSION ITEMS & PUBLIC COMMENT

None

ADJOURNMENT –There being no further business to bring before the board, a motion was made to adjourn the meeting at 7:25 p.m. First by Mr. Anderson, second by Mr. Von Alst. A vote was taken with all members in favor.

Respectfully submitted,

Missy Roth

FINAL