

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

OCTOBER 10, 2019

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 10th day of October, 2019. Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <http://www.normanok.gov/content/boards-commissions> at least twenty-four hours prior to the beginning of the meeting.

Chair Sandy Bahan called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Erin Williford
Nouman Jan
Chris Lewis
Sandy Bahan
Tom Knotts
Dave Boeck
Lark Zink (arrived at 6:31)

MEMBERS ABSENT

Steven McDaniel

A quorum was present.

STAFF MEMBERS PRESENT

Jane Hudson, Interim Director, Planning &
Community Development
Roné Tromble, Recording Secretary
Anais Starr, Planner II
Janay Greenlee, Planner II
David Riesland, Traffic Engineer
Beth Muckala, Asst. City Attorney
Bryce Holland, Multimedia Specialist

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Item No. 11, being:

O-1920-17 – UWD NORMAN MEDICAL DISPENSARY (JERRY FLOWERS & LASTER PENNINGTON) REQUEST SPECIAL USE FOR A MEDICAL MARIJUANA PROCESSOR, AS ALLOWED BY STATE LAW, FOR 2,200 SQUARE FEET OF PROPERTY CURRENTLY ZONED C-2, GENERAL COMMERCIAL DISTRICT, AND LOCATED AT 1304 LINDSEY PLAZA DRIVE.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Aerial Photo of Site
4. Pre-Development Summary

PRESENTATION BY STAFF:

1. Janay Greenlee reviewed the staff report, copies of which are filed with the minutes. Staff supports this request and recommends approval of Ordinance No. O-1920-17.
2. Mr. Lewis – Do you know, do we have any type of ventilation system on site?
Ms. Greenlee – Ventilation system, as far as pertaining to the odors. I do not currently know what type of ventilation they have on site. They do operate a dispensary, like I said. I'm not sure what will be required by state law for processing. I know state law does require for grow facilities; I'm not sure on processing, though.
3. Mr. Knotts – Is this in the same building that they're in now?
Ms. Greenlee – Yes. It will be in the same building. They'll be extracting on site and, from my understanding, and Mr. Flowers can address this in more detail if you'd like, but they'll do the extractions and they're making certain types of tinctures and juices for specific elements for their customers and for their patients. That's their main goal in what he has expressed to me.

PRESENTATION BY THE APPLICANT:

1. Jerry Flowers, the applicant – I don't want you to have a misrepresentation or misunderstanding of the word extraction here. What we do is, again – there's 2,000 dispensaries, literally, in Oklahoma. What we try to do is meet the patients' goals that are necessary. So the juicing part that we want to be allowed to do is to produce raw cannabis juice. It's not psychoactive. The raw juice – Dr. William Cortney, if you care to learn more – is 99% more beneficial than when you consume it any other route, just because when you light cannabis, of course, it changes from THC-A to THC. THC-A is the raw form, and the raw form, again, we're able to administer 1,000 mg. a day versus 10-20. What that allows the body to do is, through the endocannabinoid system, heal lupus. It's out there. Fight cancers. But we're not able to do that as effectively when you consume THC because, again, your body is going to just not accept any more past 20 mg. – 20-30 – unless your tolerance is way high. So what we're trying to do is, again, offer the patients of Oklahoma the most medically product in the nation that's not in Oklahoma yet. Extraction – we're not here to make shatter out of that area – the common things that you think of when extraction. When we're looking at extraction, again, we're talking about extracting raw cannabis juice. So I don't want you to have that misconstrued that we're in there trying to make shatter, dabs, diamonds, and some of the other highly concentrated forms of the plant.
2. Mr. Boeck – I think the main concern was the question about ventilation. I mean, what you do as far as extractions and stuff goes, that's what you're going to do, but the concern is does the building have, or will you have, ventilation systems that are required for odors – for smells – because anything that you extract you have vapor, you have smell, you have ...
Mr. Flowers – The juice, again, is in its raw form. So there are no – there are no ventilation systems needed, because – there's no difference in the smell.
Mr. Knotts – Is there heating in the process?
Mr. Flowers – There is no heating. We're juicing it; we're freezing it.
Mr. Knotts – Just rolling it through a grinder?

Mr. Flowers – No. A juicer.

Mr. Knotts – A juicer?

Mr. Flowers – Yes, sir. Like spinach, kale and which we will be adding to the juice for the taste. Kale, carrots, beets go along with it. So the ventilation should not be a concern.

3. Mr. Lewis – Mr. Flowers, let me be clear. So you're having a plant in your establishment for ...

Mr. Flowers – No, what I do is, I'm able to source fresh frozen cannabis from southeast Oklahoma. I have a licensed grower that supplies me the raw plant material. From there we get it frozen, we transport it up here frozen, we keep it frozen until we use it.

Mr. Lewis – So you juice it in a closed container such as a juicer.

Mr. Flowers – Yes.

Mr. Lewis – And then it's put into some type of sealed container?

Mr. Flowers – Sealed food-grade storage container, and then instantly frozen.

Mr. Lewis – And at no time does something sit out and thaw where odor comes off of it?

Mr. Flowers – Well, I mean, naturally just like I said, just naturally when you juice anything, but as far as a toxic odor or ...

Mr. Lewis – Toxic is a definition. But certainly we know you're next to an RM-1 or RM-2 area and homeowners, I'm sure, like myself would not want to smell cannabis. So my point is, is there any type of smell in your establishment that might be going out the door to offend homeowners?

Mr. Flowers – Not any more than any other dispensary has itself.

Mr. Lewis – Clarify that?

Mr. Flowers – The smell of fresh frozen cannabis is less than thawed cannabis, if you can imagine. Thawed cannabis – you can smell it. Frozen cannabis – everything is sealed.

Mr. Lewis – So all you're asking for a special use for, then, is extraction?

Mr. Flowers – Extraction, able to do pre-rolls in the State of Oklahoma.

Mr. Lewis – If you're doing pre-roll, then it can't be frozen.

Mr. Flowers – No, pre-rolls is a different – is making, basically, in other words, joints for sale. But in the State of Oklahoma, we have to have a processing license in order to pre-roll on-site.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Dave Boeck moved to recommend approval of Ordinance No. O-1920-17 to the City Council. Erin Williford seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS

NAYES

MEMBERS ABSENT

Erin Williford, Tom Knotts, Dave Boeck, Lark Zink

Nouman Jan, Chris Lewis, Sandy Bahan

Steven McDaniel

Ms. Tromble announced that the motion, to recommend approval of Ordinance No. O-1920-17 to City Council, passed by a vote of 4-3.

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