



PLANNING COMMISSION MEETING MINUTES NOVEMBER 25, 2024

I. OPENING OF MEETING

Chairman Bills opened the Clayton Planning Commission meeting, convening at 7:00 p.m. on Monday, November 25, 2024.

Call to Order: Present were Mr. Bills, Mr. Foley, Ms. Pritchett and Ms. Williams.

II. MEETING PROCEDURE AND OATH

Mr. Bills explained the meeting procedure for tonight's cases and administered the Oath to those in attendance who wish to speak this evening.

III. MINUTES OF THE PREVIOUS MEETINGS

Mr. Bills asked for a motion to approve the minutes of October 28, 2024. Ms. Williams made a motion to approve the minutes of October 28, 2024 as presented, motion was second by Mr. Foley. Voting: Mr. Bills-abstain, Mr. Foley-yes, Ms. Pritchett-yes and Ms. Williams-yes. Motion passed 3-0 with one abstention.

IV. OLD BUSINESS

Possible Revisions to the City of Clayton's Planning and Zoning Code relating to Recreational Adult Use Cannabis

Ellen Snyder, Zoning and GIS Manager, provided the Commission with the background on Ohio's legalization of medical marijuana, in addition to Clayton's medical marijuana zoning and definitions. She then shared information on adult use cannabis and how it became law and the how the tax collected is broken down. Clayton's City Council adopted Resolution R-12-23-72 on December 18, 2023 and Resolution R-05-24-31 on May 16, 2024 enacting a moratorium on Adult Use Cannabis so that further research and analysis could occur. On September 5, 2024, City Council adopted Resolution R-09-24-48 extending the moratorium until September 5, 2025 so that the issue of Adult Use Cannabis in Clayton could be submitted to the Clayton Planning Commission for recommendation to Council. Per CCO 1141.03: the Planning Commission is tasked with review of proposed amendments to the Zoning Code and make recommendations to Council. Snyder then shared legislation the City of Englewood enacted as a reference for the Commission. At the October 28th Planning Commission meeting we provided three alternatives. Alternative 1 would prohibit adult use cannabis operators within all zoning districts of the City. But note that even if operators are prohibited individuals are still permitted to home grow for personal use, six plants per person per residence where two adult users reside with a cap of 12. However, at that meeting staff interpreted this alternative was of no interest to the Planning Commission. Alternative 2 would allow adult use cannabis in the same zoning districts in which medical marijuana is currently allowed, and Alternative 3 would allow adult use cannabis in the same zoning districts as medical marijuana is currently allowed but limit the number permitted.

Commission members discussed at length alternatives 2 and 3, and requested clarifications from Clayton's Law Director Martina Dillon, and staff on their options.

Mr. Bills stated hearing no further questions, he asked for a motion to open the floor to public comment. Motion by Ms. Pritchett to open the floor for public comment, motion was second by Mr. Foley. Voting: Mr. Bills-yes, Mr. Foley-yes, Ms. Pritchett and Ms. Williams-yes. Motion was approved 4-0.

Michael Podrosky stated he has two questions. First, has anyone researched the negative impact of having a dispensary or processing plant within city limits. My other question is the intent to satisfy the immediate demand of the locals of the city and then satisfy the exterior of the city with dispensaries or processing plants. We have over 12,000 people, how many do we really need. Is the intent then to grow that to have other people coming in from outside the city limits and bringing other people in here to do their business and then leave. What is the long term goal versus a short-term goal.

Law Director Dillon advised as far as research, I was at the City of Moraine's Planning Commission public hearing on this topic last week. Their Chief of Police did provide them some statistics and information, I can get that and provide it to you. I don't remember the exact figures but he did indicate from the information he was looking at, statistics from other states that do allow recreational marijuana, there was a certain percentage of increase in overdoses in child accidental ingestion, and it also contributed to an increase in calls for police and fire services.

Hearing no further comments, Mr. Bills asked for a motion to close the floor for public comment. Motion by Ms. Williams to close the floor for public comment, motion was second by Mr. Foley. Voting: Mr. Bills-yes, Mr. Foley-yes, Ms. Pritchett and Ms. Williams-yes. Motion was approved 4-0.

Mr. Bills asked if there were any additional comments from the Commission members. Dillon stated she will reach out to Police Chief Hamlin to see if he has any statistical information on if there's an increase in calls to the police and fire, if he has any of that information.

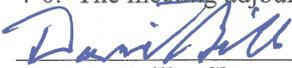
Hearing no further comments Mr. Bills asked for a motion to recommend approval, approval with conditions or disapproval of this case. Mr. Foley made a motion to recommend to City Council to allow two cannabis dispensaries within the City and four other operators, meaning cultivators and processors, in the same zoning districts as medical marijuana is currently allowed for those facilities and to recommend that those adult use cannabis operators be a permitted use and process this on a first applied basis. The motion was then second by Ms. Pritchett. Voting: Mr. Bills-no, Mr. Foley-yes, Ms. Pritchett-yes and Ms. Williams-yes. Motion was approved 3-1.

VII. NEW BUSINESS

None

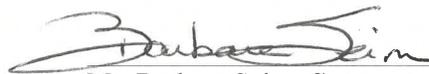
VIII. END OF MEETING

Motion by Mr. Foley to adjourn the meeting, motion was seconded by Ms. Pritchett. Voting: Mr. Bills-yes, Mr. Foley-yes, Ms. Williams-yes, and Ms. Pritchett-yes. Motion was approved 4-0. The meeting adjourned at 8:19 PM.



Mr. Dave Bills, *Chairman*
12.16.24

Date



Ms. Barbara Seim, *Secretary*
December 16, 2024

Date