



City of Willowick
PLANNING COMMISSION

Monday, July 08, 2024 at 7:30 PM
City Council Chambers

ADA NOTICE

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City of Willowick at 440-585-3700 at least three working days before the meeting.

MINUTES

Call meeting to order

Chairman Carden called the July 8th, 2024, Planning Commission meeting to order at 7:30pm.

Pledge of Allegiance to the Flag

Roll Call

PRESENT

Chairman Carden

Mr. Hren

Mr. Foisel

Ms. Raymond

Mr. Fortney

Mr. Loncala

ALSO PRESENT

Mayor Vanni

Councilman Phares

ABSENT

Mr. Houry

Approval of Minutes

Planning Commission Meeting minutes - May 13th, 2024

Motion made to approve the May 13th, 2024, Planning Commission meeting minutes by Mr. Foisel,
Seconded by Mr. Loncala.

Voting Yea: Chairman Carden, Mr. Hren, Mr. Foisel, Ms. Raymond, Mr. Fortney, Mr. Loncala

Development & Plan Review Committee

None.

Rules Committee

None.

City Engineer's Report – Mr. McLaughlin

None.

Law Director's Report – Ms. Landgraf

None.

Architectural Review Board

None.

Community Reinvestment Area – Mr. Carden

None.

Public Hearings

None.

Public Portion

Public portion was opened and closed with no public present.

Remarks – Old Business

Discussion regarding the revision of Codified Ordinance Chapter 1167 - Air Conditioning Units

After discussion amongst the board members regarding the revision of Codified Ordinance Chapter 1167 - Air Conditioning Units, Chairman Carden advised that Mr. Hren and Mr. Fortney will take the lead on this ordinance and its possible revisions; the board will review their thoughts and recommendations at the next upcoming meeting.

Discussion regarding the revision of Codified Ordinance 1165.05 Double Fencing

After discussion amongst the board members regarding the revision of Codified Ordinance 1165.05 Double Fencing, Chairman Carden advised that Ms. Raymond and Mr. Loncala will take the lead on this ordinance and its possible revisions; the board will review their thoughts and recommendations at the next upcoming meeting.

Discussion regarding the revision of Codified Ordinance 1165.07 Fences in front yard, Side yards and on corner lot; proximity to sidewalks

After discussion amongst the board members regarding the revision of Codified Ordinance 1165.07 Fences in front yard, Side yards and on corner lot; proximity to sidewalks, Chairman Carden advised that Ms. Raymond and Mr. Loncala will take the lead on this ordinance and its possible revisions; the board will review their thoughts and recommendations at the next upcoming meeting.

Discussion regarding the change of Planning Commission meeting start time (current start time of 7:30pm)

After a discussion regarding the change in time of the Planning Commission meetings that would work for each board member it was determined that moving the Planning Commission meetings to a start time of 7pm would work best.

Motion made to approve the change of Planning Commission start time to 7:00pm by Chairman Carden, Seconded by Mr. Hren.

Voting Yea: Chairman Carden, Mr. Hren, Mr. Foisel, Ms. Raymond, Mr. Fortney, Mr. Loncala

Remarks – New Business

Discussion regarding the moratorium on recreational marijuana with an expiration date of November 21st, 2024

- Reference Planning Commission meeting minutes - pages 11 - 14
- Reference City Council meeting minutes - page 7
- Ordinance No. 2023-51

Mayor Vanni was present to speak on the moratorium on recreational marijuana with an expiration date of November 21st, 2024. He also provided a handout to the members for their review regarding the moratorium on recreational marijuana. He stated that at this time only dual license applications are being accepted by the state, those with medical license can obtain a recreational license first and there have been about 110 so far. The City of Willowick currently does not have a medical dispensary. There was some discussion on surrounding cities that have medical dispensaries. He stated on an individual basis he does not believe there will be movement until the end of the year as the state is still sorting out details. He advised that we (the City of Willowick) have to make a decision on what kind of plan we want to put into place, such as "do we want to have a dispensary/store front here", he advised that he believes the state is only going to allow about 300 licenses meaning it will not be an overabundance attempting to come into the city. However, a decision has to be made, he also advised that we can extend the moratorium if the state still does not have anything in place. Mayor Vanni stated that personally, his opinion would be to allow one in the city for the purpose of tax income for the city, however only allowing one in the city and there will be requirements regarding proximity to schools and/or daycares. There was some previous discussion regarding radius in regard to the allowable locations, that conversation was continued at this time, it seems the only location that would be available would-be Euclid Avenue. Mayor Vanni stated at the end of November Willowick City Council is either going to need to extend the moratorium or we need to come up with a new ordinance allowing recreational marijuana sales in the city with requirements/parameters. Mayor Vanni referred to the documents he provided at the beginning of the meeting regarding what other cities have in place pertaining to recreational marijuana as his clerk has been following the ordinances and obtaining information. He advised the board to review those documents provided, there was some discussion regarding the difference between medical and non-medical marijuana, the state requirements and additional details regarding regulation of recreational marijuana. There was also further discussion on keeping the moratorium in place, extending it another 6 months, until we have distinct guidelines from the State of Ohio. It was asked if the city has received any inquiries about coming into the city, Mayor Vanni stated that there has been a couple phone calls inquiring. There was some discussion regarding zoning amongst the board members, Mayor Vanni and Councilman Phares. The board has decided to not make any decisions at this meeting as they would like to further review other cities requirements, wait for further requirements from the State of Ohio and then move forward from there. Mr. Foisel discussed the schedule of marijuana currently federally being classified a schedule one drug and may be moved to a schedule three in 6 months, there has been a lot of public outcries for it to be changed due to a change in perception from the public so that has pushed in a lot of states to allow it in some capacity. There was some discussion regarding the schedule of drugs and alcohol. There was a review of the current moratorium on recreational marijuana. Chairman Carden asked the board to review and provide their thoughts to him, he will then compile the thoughts together to provide at our next meeting. There was some discussion regarding the sales tax and what the possible income to the city would be, further

discussion regarding the regulations as well as the percentage of Willowick residents that voted for recreation marijuana. At the next Planning Commission meeting the board will provide their thoughts on their reviews and discuss further.

Adjournment

Prior to adjourning the meeting there was some discussion regarding Planning Commission vacating the August meeting due to the history of vacating August's Planning Commission meetings we will reconvene September 9th, 2024.

Motion made to adjourn the July 8th, 2024, Planning Commission meeting at 8:23pm by Mr. Foisel, Seconded by Ms. Raymond.

Voting Yea: Chairman Carden, Mr. Hren, Mr. Foisel, Ms. Raymond, Mr. Fortney, Mr. Loncala