

PERKINS TOWNSHIP ZONING COMMISSION MEETING

Held By: Perkins Township Zoning Commission

Place: Perkins Township Service Facility, Meeting Room, 2610 Columbus Avenue

Date: September 13, 2021

Time: 4:30 p.m.

Board Members Present:

Mrs. Kula Hoty-Lynch
Mr. John Lippus
Mr. Greg Schmid
Mr. Les Wilson, Alternate

Board Members Absent & Excused: Mr. Billy Criscione & Mrs. Cheryl Best-Wilke, Chairperson

Staff in Attendance: Mrs. Arielle Blanca, Zoning Inspector/Planner
Mrs. Jessica Gladwell, Administrative Assistant

I. Call To Order

- II. Mrs. Kula Hoty-Lynch called the meeting to order and welcomed the audience and the Commission. Mrs. Kula Hoty-Lynch led everyone in the Pledge of Allegiance.

III. Roll Call

Mrs. Jessica Gladwell took Roll Call: Mrs. Hoty-Lynch; Mr. Schmid, here; Mr. Wilson, here; Mr. Lippus, Here. Mr. Criscione and Mrs. Cheryl Best-Wilke are absent.

IV. The approval of meeting minutes from June 14, 2021

Mr. Schmid made motion and Mr. Lippus seconded the motion. Mr. Schmid, Yes; Mr. Lippus, Yes; Mr. Wilson, Yes; Mrs. Kula Hoty-Lynch, Yes;

V. Chairperson's Welcome and Explanation of Public Hearing & Public Meeting

Mrs. Kula Hoty-Lynch welcomed everyone to the meeting. There isn't anyone in attendance. Next on the agenda is the working session to discuss the medical marijuana dispensaries.

Mrs. Blanca stated we've been having discussions and would like to move forward with making medical marijuana dispensaries as a conditional use, so that we can track them better and know where they're located. This is primarily due to the state of Ohio releasing additional license opportunities for these facilities. In 2016 the township passed two separate resolutions, one which prohibited the cultivators, processors, and retail dispensaries of medical marijuana within the township, and then one mending our zoning resolution to prohibit all three of those as well (in all zoning districts they are prohibited). With the increased use of medical marijuana and the state releasing opportunities for the new licenses, it is evident that another dispensary will be in the area soon. Prime locations would be somewhere on State Route 250. Currently the township is only considering lifting the prohibition on dispensaries, but cultivation and processing may be

considered at a later time. If the prohibition on dispensaries is lifted it is imperative that the zoning resolution be amended to establish limitations and set regulations to allow for orderly development to minimize affects on surrounding properties.

Mrs. Blanca stated some discussion points on what the Community Development Department thinks should be regulated.

- Add definitions that would mirror the Ohio Revised Code for medical marijuana dispensaries, processing facilities and cultivation.
- Staff believes dispensaries should be permitted in C-2 which is general commercial and then I-1 which is light industrial and only with a conditional use permit. Applicants would need to go in front of the board of zoning appeals to get their conditional use permit approved.
- To not allow them closer than 1,000 ft from any parcel which sits a school, church, public playground, or public park.
- Limit the number of dispensaries and/or the distance between them.
- Approval of a security plan approved by the police department.
- Lighting plan would need to be approved by community development for safety.
- Signage would be followed by current zoning resolutions for that zoning district.
- All existing standards and safeguards in the existing zoning resolution for the conditional use permit would be utilized and then outside storage would not be allowed.

Mrs. Blanca stated that Community Development Director, Angela Byington, said staff plans to bring a proposed amendment to the board meeting in October, which would include all the things we have talked about and anything the Zoning Commission would like to add. So, staff will get the changes written up and to the Board next month.

VI. Discussion from the Board

Mr. Wilson asked if this was just for medical use because he keeps hearing the buzz that the state is making it recreational.

Mrs. Blanca stated yes, this is just for medical marijuana and the dispensaries.

Mr. Schmidt asked if we are allowing CBD places.

Mrs. Blanca stated I think those are currently already allowed.

Mrs. Hoty-Lynch stated she brought this to Angie's attention because the state is releasing approximately 2 dispensaries in a 3-county area. So, between Huron County, Erie County, and Sandusky County. Mrs. Hoty-Lynch stated she believes the Township kind of forgot they passed this resolution, and she has been contacted by several large brokerage firms about opening a dispensary on Route 250 because everyone would see that. There is one dispensary in Sandusky but its way out of the way and the one in Huron is tucked away and everyone wants to be on 250, because that only makes sense since that is where everything is. When they contacted our company, they asked where they could go, and we told them they can't because of the resolution that is passed in the township. Mrs. Hoty-Lynch stated from my understanding what has been explained to me is that you have to have a prescription as of right now and I think that they are so heavily regulated by the state to begin with, these operations as dispensaries have to go through several vetting processes with the state of Ohio to even be issued their license to

operate somewhere. The 1,000 ft distance was one of my questions that might be a requirement of the state anyways, I thought it was 500 or 1,000 sq ft.

Discussion continued regarding where it could be located to meet the square footage.

Mrs. Blanca stated that only a few sections of Route 4 would be zoned for this, because most of it is agricultural. If they wanted to put it where it is currently zoned agricultural, they would have to have it re-zoned.

Mrs. Hoty-Lynch stated that the dispensary in Sandusky has had two years of operation and there hasn't been a lot of issues or problems.

Mr. Lippus asked about the bullet point that we were going to limit the number of dispensaries. What are we using for the standard of that, the population, density, per square mile.

Mrs. Hoty-Lynch stated they are only issuing so many licenses.

Discussion continued regarding locations for the dispensaries, how far apart from each other.

Mr. Schmidt stated that it's a tough thing, he doesn't know if he's for it or against it, he is just concerned it just keeps creeping up. Mr. Schmidt stated we are just talking about medical marijuana, but we would be devastated to ever have recreational ever be passed, because he thinks about like the neighborhood (especially if I had younger kids), its just the little steps – let's do this, and then how easy it is for us to go from medical to recreational and then we have no control over it. There is so much money in this, he just doesn't like the back door to this. Next step will be processing and cultivation.

Mr. Lippus stated not to argue or not to agree with everything. Mr. Schmidt stated he thinks that the bigger picture is that we look at Huron and are not seeing any issues and same for Sandusky, and the minority level is much higher, and the income is much lower, and the rental is higher, you just have more to what people would perceive to be more issues and Perkin's doesn't have those. We have larger issues with alcohol in this country being legalized, but that doesn't seem to be addressed. If it ever happened, what are we going to do about it, it's going to be progress. It's sad but it is what it is, there is so much money being made in alcohol.

Mrs. Hoty-Lynch stated that for her it's the Township, what does it do for the Township. It's one more traffic generator, so if the dispensary comes to 250 does it bring someone from Erie, or outside of Erie County. It's just another revenue source. Again, since there are only so many licenses for dispensaries, will it bring more traffic to 250. Another thing Ms. Hoty-Lynch looks at is that they are high paying jobs, the average person that works for them makes \$35,000 per year.

Mr. Lippus asked besides traffic, what does Perkins Township have to gain from this. Location location, location, we know people want this for location, is there any kind of premium we can set as a township or a tax or something. He asked if we could possibly charge a large license fee from the Township.

Mrs. Hoty-Lynch stated why not do an annual/renewable fee, you know they're going to make good money. Maybe you can state if we don't have any police calls you can reduce those fees, and if you have excessive the fees go up.

Mr. Lippus stated for every monetary threshold you must give 1% or .5% to the county for drug awareness issues or something like that. We don't have an income tax but let's find ways to bring revenue into the Township, and like we stated it will be a high revenue business.

Discussion about cost to the township/fees we can charge was continued.

Mr. Schmidt stated that what is nice about medical marijuana is that its controlled. So, people are going to do it, if kids are going to do it, from a parent standpoint I'd much rather them get it from a medical marijuana dispensary.

Mr. Lippus stated until Doctors start making money off of it or until they get caught, writing these prescriptions.

Mrs. Hoty-Lynch stated that she always tells her employees, its great that this has passed but the rest of the laws are not caught up. So, if you are high on the job and you get injured guess what, workers comp doesn't cover the injuries. Same thing for unemployment, if you fire someone for not passing a drug test, they don't get unemployment benefits.

Mr. Lippus asked the time frame on when we want this.

Mrs. Blanca stated that Community Development just wanted to get comments and opinions tonight and feel free to send this stuff throughout the month, then we will bring something more definite, more put together at the October meeting.

Mrs. Hoty-Lynch stated she'd like some research done regarding fees and something along those lines.

Mr. Lippus stated he'd like to see what police and fire think about them, because they can do research on them.

VII. Old Business

Mrs. Blanca stated no old business. Mrs. Hoty-Lynch asked about Canes not opening until the end of the month now.

VIII. New Business

Questioning about stop light timers.

IX. Adjournment

Mrs. Hoty-Lynch entertained a motion to adjourn. Mr. Lippus Motioned Mr. Wilson seconded. Mr. Schmid; Yes, Mrs. Hoty-Lynch; Yes,