

RECORD OF PROCEEDINGS

Minutes of Planning Commission

Held November 19, 2024

Call to Order

Mr. Rodehaver called the Planning Commission Meeting to order at 6:00 PM.

Dave Rodehaver	Chair	Present
Kevin Howard	Member	Present
Caleb Stapleton	Member	Present

City Manager Michael Davis
Police Chief Craig Richardson
City Planner Nick Sorice
Build. & Zoning Admin. Brent Carpenter
Law Director Martina Dillon

Approval of Minutes

Approval of Minutes - October 15, 2024

Mr. Rodehaver asked if there were any changes or corrections to the October 15, 2024 Planning Commission meeting minutes. Hearing none, the minutes were approved as submitted.

Business

TA-01-2024

Mr. Stapleton made a motion to un-table TA-01-2024. Seconded by Mr. Rodehaver. Roll Call was made with all ayes.

Mr. Sorice made an introduction on the TA-01-2024 by giving a summary that it was previously brought to Planning Commission on October 15, 2024. This case dealt with the cultivating, processing, and retail sale of Adult-Use of Cannabis in all Zoning Districts. Mr. Sorice then called Ms. Dillon to the podium for legal information regarding Adult-Use Cannabis.

Ms. Dillon explained the ordinance that went into effect at a prior City Council Meeting regarding the moratorium on prohibiting the cultivating, processing, and retail sale of Adult-Use Cannabis. She also explained how this is being presented at the Planning Commission as a Text Amendment to the Moraine Codified Ordinances as well as the testing of Adult-Use Cannabis to be added.

Ms. Dillon asked Mr. Sorice if anyone from the public had called or emailed him regarding the public meeting, since no one was in attendance in the audience. Mr. Sorice answered that he received no phone calls or emails regarding this matter.

Ms. Dillon stated that the Planning Commission is free to engage in further discussions for additional information from staff. Ms. Dillon also explained that Mr. Sorice shared additional information to the Planning Commission Frequently Asked Questions regarding Adult-Use Marijuana from the Ohio Department of Commerce website.

Mr. Rodehaver expressed that nobody showed up to the meeting, even though ample notices by the City of Moraine were posted to the public.

Ms. Dillon stated that the Planning Commission can proceed on discussion of vote or if additional information is needed. The idea of tabling the Amendment is also an option if more time is needed.

Mr. Rodehaver thanked Ms. Dillon for her valuable information given to the Planning Commission.

Mr. Rodehaver asked if Mr. Davis had anything further to add since the last meeting.

Mr. Davis mentioned there were some questions regarding specific items that the Police Chief

RECORD OF PROCEEDINGS

Minutes of Planning Commission

Held November 19, 2024

can assist in answering further.

Chief Richardson came to the podium and gave a public safety opinion regarding the Amendment. Chief Richardson expressed the newness of Recreational Marijuana in Ohio and the issues that have come with it. Chief Richardson gave statistics regarding Recreational Marijuana comparing to Colorado, stating that Colorado has half of the population as Ohio. The concerns of a higher population in Ohio can add issues with public safety and human health, particularly with youth. Other concerns mentioned were marijuana behavior with law enforcement.

Mr. Rodehaver clarified that this was marijuana, and not other controlled drugs. Chief Richardson assured that this was for marijuana related statistics.

The Planning Commission thanked Chief Richardson for his presentation.

Mr. Rodehaver did have some additional questions for Ms. Dillon. Mr. Rodehaver questioned if the moratorium can be changed in any form.

Ms. Dillon explained that the moratorium is currently in effect and if the Planning Commission voted in favor of amending the Moraine Codified Ordinances, then the matter would be presented to council regarding the Zoning Code. She also explained that Moraine is under a temporary moratorium currently.

Mr. Rodehaver discussed some of the legal requirements for Zoning of cultivating, processing, and retail sale of Adult-Use Cannabis. He suggested that with how new other cities are allowing this, it may be best to wait to see how surrounding cities react to it. In addition, Mr. Rodehaver asked if a ballot is allowed for this matter.

Ms. Dillon explained that according to the ORC, it is up to the municipalities to make the final decision regarding cultivating, processing, and retail sale of Adult-Use Cannabis.

The Planning Commission took some time to discuss the information among each other.

Ms. Dillon added that the current moratorium is in effect until September of 2025. As well as that City Council can extend or amend it. Ms. Dillon suggested tabling the amendment until June or July of 2025 to the Planning Commission for more statistics to surface.

Mr. Rodehaver explained that all statistics are being viewed by the Planning Commission regarding fairness of a decision.

Mr. Sorice suggested a survey to go out as an option if the City were to allow a survey to go out. As the citizens input is important.

Mr. Davis stated legal situations with a survey if addresses and personal information is required, for being a resident of Moraine.

Mr. Rodehaver stated how with a survey being public record, it may be difficult to entice residents to take the survey and a further solution may be needed.

Ms. Dillon suggested that statistics used in the future may be the best route in this case. As well as the additional strain on the use of Public Safety services. The discussion of tax usage was also given by Ms. Dillon.

Planning Commission had no further questions.

Mr. Stapleton made a motion to table the amendment until further data or a survey is conducted for July of 2025. Mr. Howard made a second.

Roll Call was made with all ayes.

Mr. Sorice thanked all staff involved and the Planning Commission.

S-04-2024

Mr. Sorice went into the staff report of the S-04-2024 replat. This is in conjunction with S-05-2024. This is to prevent landlocking due to the purchase of a specific parcel.

Yowell Transportation must do a lot combination and then following a lot split for formality. With this process, there is still easement access for 1840 Cardington, so there will not be any landlocking. The lot combination is for lot numbers 3194 and 5513.

Mr. Stapleton made a motion to approve the replat of the two parcels mentioned. Mr. Rodehaver seconded the motion.

RECORD OF PROCEEDINGS

Minutes of **Planning Commission**

Held **November 19, 2024**

Roll Call was made with all ayes.

S-05-2024

Mr. Sorice mentioned S-05-2024 is for the lot split for formality as given in the S-04-2024 presentation. Yowell Trucking will remain to have land and access for their vehicle storage. Mr. Sorice stated if there are not any questions, we can move forward with voting. Mr. Stapleton made a motion to approve the lot split. Mr. Rodehaver seconded it. Roll Call was made with all ayes.

Other Business

There was no other business to follow.

Adjournment

Meeting adjourned at 06:33 PM.



ATTEST: City Planner, Nick Sorice