

- 13891 Cedar Rd-Planet Fitness, site plan review
- Medical Marijuana legislation-discussion

Acting Chairman Earl Stovall called meeting to order at 7:04 pm in the Community Room of City Hall.

Members present: Ramon Adams, Carlean Alford, Dan Ivins. Absent: Neil Weeks

Also present, Eric Tuck-Macalla, Building Commissioner.

13891 Cedar Rd- Planet Fitness – site plan review: Todd Reyling is the civil engineer on the project and was present to speak at the meeting. Mr. Reyling gave the board members an overview of where Planet Fitness is in their process of applications. Planet Fitness received Architectural Review Board approval last month and went before the Board of Zoning Appeals for 2 variances a week ago. One variance is for the setback line on east side of building and the other variance is for the amount of landscaping that is required for the Cedar Center district. Both variances were granted. They are now looking to planning commission for site plan approval as the next step. The Planning Commission members were just given the civil drawings as they were just received by the Building Department today. These civil drawings will also be given to the City engineer. The Planning Commission will receive any comments from the engineer. The Planet Fitness building is a 2 story mezzanine building. This is a fairly new theme for Planet Fitness; they usually go into existing retail spaces.

Ms. Alford asked Mr. Reyling if they can have more handicapped spaces, instead of just the minimum. Also, will there be accommodations for handicap in the building? Mr. Reyling will look into the possibility of more handicap spaces; the property is very limited with shared parking and proximity to Gordon Food Service. Eric Tuck-Macalla, Building Commissioner addressed the question for building accommodations: this will be part of building department review for ADA requirements.

Mr. Adams asked where entrance to building is located. The entrance will be on south side of building. The architect is trying to get construction documents to building department next week. Signage will come at a later time and go before the Architectural Review Board.

Mr. Stovall made motion to approve site plan for 13891 Cedar Rd, Planet Fitness as submitted. Mr. Adams seconded. All ayes to approve. (4-0-0) Site plan approved.

Medical Marijuana legislation – discussion

Councilman Jason Russell was present at meeting and gave the Planning Commission an overview of the legislation. The legislation is just in the beginning stages. Since the State of Ohio has legalized medical marijuana, the City wants to be proactive and regulate instead of prohibiting it. The legislation is in draft stage only. The legislation would limit where the business would be allowed. For cultivation and processing, they could only operate within the City of South Euclid's manufacturing districts. Distribution would be allowed in commercial districts. It also defines where research facilities would be allowed. The legislation states that no home occupations for the industry will be allowed. There is a moratorium on the issue and it has been renewed for an additional 6 months as they present legislation.

Ms. Alford asked if the moratorium be extended another time if need be. Councilman Russell responded that it can be extended again. Even if City puts legislation in place, no action can be taken until the state has all regulations in place. The industry will have very strict regulations.

There was short discussion on surrounding communities and their responses to the legalization. Richmond Heights has voted to allow facilities. Highland Heights has said no to have such facilities. Even though it is legal in state of Ohio, it is important to have the moratorium in play to prevent occupancy to be issued in any district at this time. The state legislation requires cultivation facilities to be 500 feet from schools, churches, public library, public park/playgrounds; proposed City of South Euclid legislation extends this distance to 1000 feet. Mr. Adams asked if effective ways of disposal will be defined in the legislation. Regulations will come from State commerce department. If properties would

become a nuisance as to health and safety issues, the building department would address the situation. Mr. Adams also asked if there will be signage for the public to know they are approaching a district that allows the medical marijuana facility.

City Council has sent the legislation to Planning Commission for review and recommendations, or to deny altogether. Legislation states that no home business may be used as a medical marijuana home occupation.

Sebastian Cangemi with Medical Cannabis cultivators addressed some questions from the public. The state is allowing 12 large and 12 small cultivation facilities. Mr. Cangemi is possibly looking into running a medical marijuana business in the City of South Euclid. He has been in contact with Economic Development Director, Michael Love. There are many facts that speak to the helpfulness of medical marijuana in helping certain patients. Mr. Cangemi stated that they will be using Fedora security for their facilities; there would be one or 2 security guards on duty 24 hours a day and property would be fenced securely. Ohio has the strictest regulations of all the states that have legalized medical marijuana. There is the potential to possibly help 400,000 patients. His company is looking at a number of communities for potential facilities. Process is in early stages. They haven't gone to marketing stage yet. Team members will be given proper training on the cultivation process. They have a pharmacist from Cleveland Clinic on team. Cultivation facility may have about 30 employees with possible salaries ranging from \$40-70K. The dispensaries would have about 6-8 employees.

Planning Commission will review legislation and draft questions and recommendations.

Mr. Stovall made motion to approve minutes from the Planning Commission meeting held on January 12, 2017.

Mr. Adams seconded. 3 ayes to approve minutes. (3-0-0). Ayes: Adams, Ivins, Stovall. Absent: Alford.

Mr. Adams made motion to close the March 9, 2017, Planning Commission meeting. Mr. Ivins seconded. All ayes. (4-0-0).

Meeting adjourned 7:48 pm.

Ramon Adams 3/23/17
~~Chairman Neil Weeks~~ Date
Acting chairman Ramon Adams

Monica Ferrante
Monica Ferrante, Recording Secretary