

**Mayfield Village Citizens Advisory Committee  
Meeting Minutes  
March 25, 2024**

The Citizens Advisory Committee met on Monday, March 25, 2024 at 7:00 p.m. at the Civic Center, 6622 Wilson Mills Road, Mayfield Village, Ohio.

**Present:** Bob Haycox  
Sandy Batcheller  
Mary Salomon  
Marilyn LaRiche-Goldstein

Patti Ferris  
Lorry Nadeau  
Robert Gessner

**Absent:** Mark Granakis  
Monica Syracuse  
Joanna McNally  
Peter Gall

Rosemary Fabrizio  
Maureen Washock  
Sara Calo

**Also Present:** George Williams, Council Representative  
Peter Batcheller, Resident  
Diane Wolgamuth, Director of Administration

**Approval of Minutes**

Mr. Haycox asked if there were any changes to the minutes from the February 26, 2024 meeting, previously provided for review. There were none and the minutes were approved as written.

**The Kindland Initiative**

Mr. Williams advised that he and Ms. Wolgamuth met to discuss the suggestions made by the Committee at the last meeting regarding the Kindland initiative. "Specifically, we will follow the lead of the Recreation Department and use social media to spread the word about Kindland initiatives." Mr. Williams suggested that perhaps the next group that the Committee should talk to is the Historical Society or Mayfield Schools.

**Website Review**

Mr. Haycox introduced Jeff Thomas, the Village's IT Coordinator, who came to the meeting to review the Village's new website with the Committee. Mr. Thomas advised that the website had recently been updated after the Village received a grant from the County to make the website ADA compliant. He demonstrated for the Committee how this feature works on the site and the options available to change the look of the site. He stated that the website was very large—

over 1,800 pages—so, in this new version, he separated the recreation portion from the administrative side. He advised that the “Spotlight” tabs are meant to provide fast information on issues that get the most traffic on the site.

Mrs. LaRiche-Goldstein commented that she had some trouble with the calendar—when she got there, the pages were blank. Mr. Thomas pulled up the calendar and it was populated. Mrs. LaRiche-Goldstein asked if her issue could be because she was using an Apple laptop. Mr. Thomas said he would look into that.

Mr. Haycox commented that he likes many things about the new website—he likes the colors, finds the site very user-friendly, and feels that the FAQ section is very helpful. He added, “I suspect the ‘Helpful Links’ section cuts down the number of calls from people with questions.”

Mrs. Batcheller commented that she noticed that local businesses are not listed. Mr. Thomas responded that the site lists local hotels and restaurants, but not other businesses, as they change frequently. He added that people are not likely going to the Village website for that type of information, but rather are using search engines to find a restaurant or other service near them. Mr. Williams commented that listing that information could be helpful if someone is considering moving to the area.

Mrs. Batcheller asked if the Recreation Dept. specifies when programs or events are for residents only. Mr. Thomas said that they do, but most events and programs are open to School District residents.

Mrs. Ferris asked if there is an App for the site. Mr. Thomas replied that there is not an App, but it is a mobile site, adding, “It is also a responsive site and compresses based on the device being used.”

Mrs. LaRiche-Goldstein commented that she tried to sign up for the Senior Appreciation luncheon and “everything is always full. People come with people from the Village and Sam [the Senior Coordinator] said the luncheon is limited to 75 people.” Ms. Wolgamuth agreed that residents are permitted to bring a guest from outside the Village and stated that the senior luncheons have become very popular in the last several years, to the point that there had been some discussion about doubling up on them to allow more attendance. *[Post meeting Note: Registration for the Senior Appreciation Luncheon was open to Village residents only from February 20 to March 5. After March 5, it was opened to seniors outside of the Village who participate in Village programming. Senior residents are permitted to bring a guest from outside the Village as many of them need assistance to attend and their relative or caregiver may not be from the Village. A take-out lunch option is also available for residents if registration is full.]*

Mary Salomon asked if the website advises when trash pickup is affected by a holiday. Mr. Thomas demonstrated where that information is located on the site—under the Service Department tab. Mrs. Nadeau suggested that a banner notification be placed across the home page when those dates are approaching. Mr. Thomas suggested he could add that information under “Announcements” on the home page.

Mrs. Nadeau stated that she thinks the website is very attractive--she loves the color scheme and thinks it is all very nice.

Mr. Gessner stated that the link to available commercial properties did not appear to be working when he tried it. Mr. Thomas verified that Zoom Prospect under the Business tab is not working and said he would look into it. *[Post-meeting Note: The problem is on Zoom Prospect’s end and they are working on getting the link back up.]*

Mr. Haycox agreed that the site is very good and easy to navigate. He thanked Mr. Thomas for attending and for all the work he has put into the website.

### **Council Report**

Mr. Williams reported that marijuana was approved for recreational use in Ohio last November and retail outlets will soon be permitted by the State. He advised that the Administration has recommended passing legislation to not allow retail or cultivation sites in the Village. (A copy of the proposed ordinance and a memo to Council from Economic Development Manager, John Marquart, about the economic impact of allowing such sites was provided to the Committee prior to this meeting and is attached to these minutes.)

Mr. Williams stated that he feels that there are several things to consider, including: not a lot of income would come to the Village from the operation of retail and cultivation sites, the moral aspects, and the question of why take something away or not allow it.

Mrs. Nadeau commented that the Village did not vote in favor of State Issue 2, so it makes sense to not allow sale or cultivation here. Mr. Gessner stated that he looked up the voting results and, despite the information included in the memo provided to Council, it did pass in all four precincts. Mr. Thomas looked up the election results and verified that Issue 2 did pass in all four Village wards.

*[Post-meeting note: Following are the official results from the Nov 2023 election regarding Issue 2:*

*Ward 1—53.23% in favor, 46.77% opposed.*

*Ward 2—60.14% in favor, 39.86% opposed.*

*Ward 3—61.07% in favor, 38.93% opposed.*

*Ward 4—57.33% in favor, 42.67% opposed.]*

Ms. Wolgamuth advised that in 2017, when medical marijuana dispensaries were permitted in Ohio, the Village passed legislation to prohibit them.

Mr. Haycox stated that he feels that the Village has very little retail space and allowing sale or cultivation here is not worth it, if there is not enough revenue to the Village.

Mrs. Batcheller stated, "This is a small community and we don't need that type of traffic."

Mr. Williams asked, "What if residents want to purchase it?" Mrs. LaRiche-Goldstein responded, "They can go to Mayfield Road." She added that she was upset with allowing gambling in the State and "this is just another thing."

Mrs. Batcheller stated that the Village is comprised of older people and families and she does not believe this is the right environment for marijuana sales or cultivation.

Mr. Haycox commented, "The typical stance of people in Mayfield Village is they would rather drive somewhere than have it in our community."

Mrs. LaRiche-Goldstein asked if this issue was going to Council. Mr. Williams advised that it is on the table now. Mrs. LaRiche-Goldstein stated that she wondered what the Police Chief thinks. Mrs. Nadeau stated that she believes the

smell can be very strong around such properties. Mrs. Batcheller said she wondered how many people were confused by the issue and didn't know what they were voting for. The Committee questioned why the issue was being introduced as an emergency as they think more time is needed for public comment. They suggested a public hearing be scheduled as most people don't know that the issue is being considered.

Ms. Wolgamuth suggested that an article be included in the next VOV, explaining the legislation and inviting the public to attend the May Council meeting to make public comment, for or against. She added that Council could choose to table the issue beyond the third reading in May, if they wanted to give it more time.

Mr. Gessner asked if there was any consideration to separating retail from cultivation. Ms. Wolgamuth responded that the discussion had primarily been that such establishments don't typically have a lot of employees and those employees are not highly-paid, in both situations.

### **Other Matters**

Mr. Williams reported that the Ohio Supreme Court has finally made a decision about income-tax refunds for 2020. Fortunately, no refunds will be due for that year. Mrs. Nadeau added that the refunds at issue were for March of 2020, when everyone went home, through the end of that year. Refunds have already been paid for 2021--the following full year. The Committee discussed generally the new work-from-home model and that many people are moving away while continuing to work for local companies, like Progressive.

Ms. Wolgamuth provided the following general updates:

- The Grove restroom project is underway and is going well. The restrooms should be completed well before the start of the summer season.
- The orphan gas well on Highland Road has been plugged by the State of Ohio, the area has been restored, and the Greenway Trail has been reopened.
- As soon as the Mayor's recent letter went out, we received word that the High School driveway signal activation was delayed for at least two weeks.
- EV Charging Stations are still coming to the Civic Center parking lot. Unfortunately, NOACA has reduced our site to only one station. Installation is expected soon and the Village will seek future grants to add to the number of charging stations.
- The Civic Center ADA and energy efficiency improvements are out for bids. The budget was set at \$400,000 and \$250,000 was received in a County grant. The bids have been set up to allow the Mayor and Council to choose what work will proceed this year.

Mr. Haycox asked the Committee if there was any interest in hanging banners to honor veterans in the Village. Other communities do it and someone brought it up to him to discuss with this Committee. The Committee members agreed that it was a nice thing to do. Mr. Haycox agreed to look into it further and get some details.

Mrs. LaRiche-Goldstein asked if the Village had an ordinance prohibiting people from parking their boats in their driveway. Mr. Thomas pulled up the codified ordinances on the website and verified that Chapter 1373 governs

recreational vehicles and provides that boats can be parked in driveways for up to ten days. By code, to park a boat longer than that ten-day period, permits and approvals are required.

Mrs. Nadeau suggested inviting the Building Commissioner to a future meeting to discuss enforcement of the ordinances. She also passed out the Historical Society's 2024 Schedule of Events and invited members to attend their programs.

Mr. Williams reported that Panera had abruptly closed in Highland Heights that day.

There being no further business, the meeting was adjourned at 8:10 pm.

Diane Wolgamuth

Mayfield Village Director of Administration



MAYFIELD  
VILLAGE

MAYOR BRENDA T. BODNAR  
mayfieldvillage.com

**ADMINISTRATION**  
John Marquart, Economic Development Manager  
6622 Wilson Mills Road  
Mayfield Village, OH 44143  
440.461.2210 • Fax: 440.461.7349

**TO:** Council President Schutt, members of Council

**FROM:** John Marquart, Economic Development Manager 

**DATE:** January 31, 2024

**RE:** impact of marijuana businesses

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As a follow-up to discussion at a recent caucus meeting, I reached out to several area municipalities that currently allow medicinal marijuana / cannabis operations to gauge their impact. Out of six communities I contacted, only three provided information back to us. Of particular note:

- Euclid stated that the administration took a pro-cannabis position as soon as medical use was approved by Ohio, and hoped to direct them to areas that needed investment, but benefit to the city has been minimal. The city has two retail-type dispensaries and one growing facility. One dispensary is in a retail district – the other in an industrial area. Each dispensary employs 2 - 4 persons, and hours are irregular or spotty for both. The growing facility is 6,000 square-feet, which is one the small side for the industry, and employs 6 - 8 persons. In all cases, city police and fire staff inspect annually.
- Cuyahoga Falls has two retail-type dispensaries, with one growing facility under development in the city. Staff stated that the dispensary located in a neighborhood retail district faced a great deal of opposition at Planning Commission, but in the end, the Commission and administration were mindful of the electorate, which voted in favor of recreational marijuana (note that the Board of Elections shows that Issue 2 failed in each Mayfield Village ward). Employment at the dispensaries is low, with city staff noting that income tax revenue is near zero. Employment at the 30,000 square-foot growing facility is expected to be around 30 to start, with the hope of growing as high as 50.
- Elyria has one retail-type dispensary and two growing facilities in the city, all of which are located in industrial districts. All facilities are required to obtain a Conditional Use Permit from Planning Commission before any building permits will be issued. Local legislation also requires a local licensing process, which includes a \$5,000 annual fee and site inspection by the police. Employment figures weren't given, but city staff did note that there is almost no income tax revenue attributed to any of these sites, and that the local licensing accounts for far more revenue than income tax.

All cities indicated that safety hasn't been an issue at the facilities. From an economic perspective, it appears that dispensaries generate little, if any, revenue for the municipality. As for growing facilities, it appears that the largest facilities in the state are between 25,000 - 30,000 square feet, and can be expected to house a little over 1 employee per 1,000 square feet. No city would provide exact dollar figures, except to say that income tax revenues are minor.

I am happy to take any questions, either in advance or at Monday's caucus. Thank you.

ORDINANCE 2024-09  
INTRODUCED BY: Mayor Bodnar

**AN EMERGENCY ORDINANCE  
AMENDING CHAPTER 771 OF THE CODIFIED ORDINANCES  
OF MAYFIELD VILLAGE, OHIO TO ADD A SECTION 771.02,  
ADDRESSING THE RECENT PASSAGE OF STATE ISSUE 2,  
TO PROHIBIT THE CULTIVATION, PROCESSING AND RETAIL DISPENSING OF  
ADULT USE CANNABIS WITHIN THE VILLAGE PURSUANT TO  
THE AUTHORITY SET FORTH IN OHIO REVISED CODE 3780.25**

WHEREAS, on November 7, 2023, voters in Ohio approved State Issue 2, which enacted new Ohio Revised Code Chapter 3780; and

WHEREAS, Ohio Revised Code Chapter 3780 authorizes and regulates recreational adult use cannabis operations in the State of Ohio; and

WHEREAS, more specifically, Ohio Revised Code Section 3780.25 authorizes a municipality to prohibit adult use cannabis operators within the corporate limits of the municipality; and

WHEREAS, the Council previously, pursuant to Mayfield Village Ordinance 2017-23, prohibited the cultivation, processing and retail dispensing of medical marijuana within the Village; and

WHEREAS, it is the desire of this Council to now also prohibit the commercial cultivation, processing or retail dispensing of adult use cannabis within the Village under the authority of Ohio Revised Section 3780.25 and finds that it is necessary and proper to do so to protect the health, safety and public welfare of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF MAYFIELD VILLAGE, OHIO, THAT:

SECTION 1. Chapter 771 of the Codified Ordinances of the Village is amended to add a new section 771.02 as is more fully set forth in Exhibit "A", a copy of which is attached hereto and incorporated herein by reference.

SECTION 2. Any sections of the Village's Codified Ordinances in conflict herewith are hereby and herein repealed and amended accordingly. All other provisions of the Village's Codified Ordinances not inconsistent herewith shall remain in full force and effect.

SECTION 3. Council finds and determines that all formal actions of this Council relating to the adoption of this Ordinance have been taken at open meetings of this Council; and that deliberations of this Council and of its committees, resulting in such formal action, took place in meetings open to the public, in compliance with all statutory requirements including requirements of Section 121.22 of the Ohio Revised Code.

SECTION 4. This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the health, safety, and welfare of the residents of Mayfield Village, Ohio, and for the reason that Chapter 3780 went into effect on December 7, 2023 and it is anticipated that operators will begin applying for and obtaining permits from the State for adult use cannabis operations immediately and forthwith. It shall, therefore, upon the passage by the affirmative vote of not less than five (5) members elected to Council and approved by the Mayor, or otherwise at the earliest time allowed by law.

\_\_\_\_\_  
STEPHEN SCHUTT  
Council President

First Reading: \_\_\_\_\_, 2024

Second Reading: \_\_\_\_\_, 2024

Third Reading: \_\_\_\_\_, 2024

PASSED: \_\_\_\_\_, 2024

\_\_\_\_\_  
BRENDA T. BODNAR, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
DIANE A. CALTA,  
Director of Law

ATTEST: \_\_\_\_\_  
MARY E. BETSA, MMC  
Clerk of Council



## **EXHIBIT A**

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### **771.02 PROHIBITION OF CULTIVATION, PROCESSING OR RETAIL DISPENSARIES OF ADULT USE CANNABIS**

(a) The term “adult use cannabis operator” shall have the same meaning as in Section 3780.01(A)(2) of the Ohio Revised Code, effective December 7, 2023.

(b) The commercial cultivation, processing or retail distribution of adult use cannabis is hereby and herein prohibited in all zoning districts in the Village pursuant to the authority granted by Ohio Revised Code 3780.25.

(c) No person or entity licensed as an adult use cannabis operator under Section 3780 of the Ohio Revised Code shall open, establish, or operate any business or commercial enterprise of any kind within the corporate limits of the Village.

(d) No zoning clearance, permit, or other administrative approval shall be approved or issued by any administrative official of the Village, nor shall any variance be approved or granted to any person, entity or other applicant desiring or intending to operate a business or commercial enterprise as an adult use cannabis operator within the corporate limits of the Village.

(e) Any use or condition caused or permitted to exist in violation of any of the provisions of this Section 771.02 shall be and hereby is declared to be a public nuisance and may be abated by the Village.