

**Northfield Center Township  
Zoning Commission Public Hearing  
December 11, 2017**

**A. CALL TO ORDER:**

Meeting called to order at 6:45 p.m. by John Campbell, Chair.

Roll Call:

John Campbell, aye; Daniel Schade, aye; Greg Yakich, aye; Basil Lovano, absent,  
Laura Filippi, absent.

**B. PUBLIC DISCUSSION OF APPLICATION:**

Mr. Campbell read proposed text regarding a permanent ban on medical marijuana.

Mr. Yakich felt that without a total ban, at least the Township could get some fees from the sale of medical marijuana, and also be able to put some controls on it.

Mr. Schade felt that the text had to be added to definitions chapter 130, and also to Chapter 230, General Provisions, 230.12 in the Northfield Center Township Zoning Resolution.

**C. ADJOURNMENT:**

Mr. Yakich moved to adjourn at 6:52p.m.

Seconded by Mr. Schade.


Roll Call:

John Campbell, aye; Daniel Schade, aye; Greg Yakich, aye; Basil Lovano, absent,  
Laura Filippi, absent.

Respectfully Submitted,

  
\_\_\_\_\_  
John Campbell, Chair

3/12/18  
Date

  
\_\_\_\_\_  
Judith Flauto, Township Secretary

3-14-18  
Date

**Northfield Center Township  
Zoning Commission Regular Meeting  
December 11, 2017**

**A. CALL TO ORDER:**

Meeting called to order at 6:53 p.m. by John Campbell, Chair.

Roll Call:

John Campbell aye; Daniel Schade, aye; Basil Lovano, absent;  
Greg Yakich, aye; Laura Filippi, aye.

**B. DISCUSSION OF VARIOUS ZONING TOPICS:**

Mr. Yakich felt that the steel container discussion should be postponed until all members of the Zoning Commission are present. He felt that the ZC should concentrate on one item at a time.

Mr. Schade moved to send the proposed text for medical marijuana that was discussed at the Public Hearing immediately prior to this meeting to the Summit County Planning Commission.

Seconded by Mr. Yakich.

Roll Call:

John Campbell aye; Daniel Schade, aye; Basil Lovano, absent;  
Greg Yakich, aye; Laura Filippi, absent.

Mr. Campbell moved to nominate Dan Schade for 2018 Chair.

Seconded by Mr. Yakich.

Roll Call:

John Campbell aye; Daniel Schade, aye; Basil Lovano, absent;  
Greg Yakich, aye; Laura Filippi, absent.

**C. ZONING INSPECTOR'S SECTION:**

1. Communications company named WOW wants to install new lines beginning in January.

2. Housing development proposed on the Nied's property has run into a snag. Project has been put on hold.

ZC members brought up the issue of the "used car lot" on Olde Eight Rd., and also all of the junk/unlicensed vehicles throughout the Township.

Mr. Schade asked if Inspector Saunders was aware of the situation on Hazel, landscape equipment.

Inspector Saunders said he was aware; that resident as well as 2 others will be getting violation letters.

**D. APPROVAL OF MINUTES:**

No minutes to approve at this meeting.

**E. PUBLIC COMMENTS:**

Mr. Campbell asked Cathy Schuster of Spitzer Chevy if the traffic study was done for the proposed zoning change on their parcel.

Ms. Schuster said no; it was her understanding that it was to be done once an actual property developer came to the ZC with a plan was when a traffic study would be done.

**F. ADJOURNMENT:**

Mr. Schade moved to adjourn at 7:50 p.m.

Seconded by Mr. Yakich.

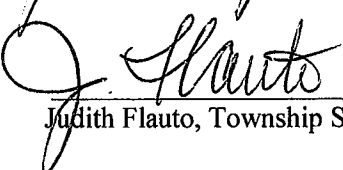
Roll Call:

John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;  
Greg Yakich, aye; Laura Filippi, aye.

Respectfully Submitted,

  
John Campbell, Chair

2/12/18  
Date

  
Judith Flauto, Township Secretary

2-12-18  
Date

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**Subject:** Proposed Text Amendment from Zoning Commission

**From:** Judy Flauto (nctsecretary@northfieldcenter.com)

**To:** rreville@northfieldcenter.com; trusteebuescher@aol.com; russell.mazzola@northfieldcenter.com;

**Cc:** townhall@northfieldcenter.com; nctinspector@northfieldcenter.com; wcampbell4564@gmail.com; dls810@windstream.net; leebea@att.net; gyakich@windstream.net; jcfilippi@roadrunner.com;

**Date:** Monday, March 26, 2018 3:09 PM

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Hello,

attached are proposed text amendments regarding medical marijuana that the Zoning Commission approved with a majority vote at their Regular Meeting of 3/12/18 to send to the Northfield Center Township Trustees for their approval/disapproval. I have included the proposed text from the Zoning Commission as well as the recommendations from the Summit County Planning Commission.

Thank You,  
Judy

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## **Attachments**

- Planning Commission letter 011918-medical marijuana.doc (25.50KB)
- NCTMedical Marijuana (1).pdf (437.56KB)
- FebMedMarijuanaPostSCPC Meeting (1).pdf (472.06KB)

# ***NORTHFIELD CENTER TOWNSHIP***

9546 Brandywine Road  
Northfield Center, Ohio 44067-2408  
330-467-7646

## **ZONING DEPARTMENT**

Zoning Inspector  
Donald A. Saunders

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1/19/18

TO: Steve Knittel, S. C. Planning Commission

FROM: Judy Flauto, on behalf of the Northfield Center Township Zoning Commission

The Northfield Center Township Zoning Commission would like the following enclosed text amendments to be added to the agenda for the February 22, 2018 Planning Commission Meeting for review.

1. The Zoning Commission is proposing to add a new #97 definition to Chapter 130, "Definitions" in the Northfield Center Township Zoning Resolution. The proposed text is as follows:

97. MEDICAL MARIJUANA: Medical Marijuana shall have the meaning as that term defined in the Ohio Revised Code 3796.01 (A) (2) as adopted by HB 523.

2. The Zoning Commission is proposing to add a new Section, Sec. 230.12, in Chapter 230, "General Provisions" of the Northfield Center Township Zoning Resolution. The proposed text is as follows:

### **Sec. 230.12 MEDICAL MARIJUANA.**

Purpose: To establish a permanent ban on the acceptance of any application for, or the granting of, any zoning certificate for any building, structure, use, expansion of use, or change of use that would enable the cultivation, processing, distribution or sale of medical marijuana in Northfield Center Township. No existing business in Northfield Center Township may expand in any way that would establish the cultivation, processing, distribution, or sale of medical marijuana.

If you have any questions, please contact me at 330-467-7646, ext. 2 on MWF, 10am-2:30pm. My email is [nctsecretary@northfieldcenter.com](mailto:nctsecretary@northfieldcenter.com).

Sincerely,

Judy Flauto  
Northfield Center Township Secretary



Planning Commission  
Zoning Text Amendment  
**Medical Marijuana Dispensaries**  
Northfield Center Township

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**Item No.:** 3  
**Meeting:** February 22, 2018  
**Applicant:** Northfield Center Township  
**Proposal:** Addition of Chapter 130, "Definitions" & New Section, Sec. 230.12, in Chapter 230, "General Provisions"  
**Processor:** Stephen Knittel

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**Proposal:** The Zoning Commission is proposing to add a new #97 definition to Chapter 130, "Definitions" and a new Section, Sec. 230.12, in Chapter 230, "General Provisions" in the Northfield Center Township Zoning Resolution, with the purpose to establish a permanent ban on the acceptance of any application for, or the granting of, any zoning certificate for any building, structure, use, expansion of use, or change of use that would enable the cultivation, processing, distribution or sale of medical marijuana in Northfield Center Township.

**Proposed Text Amendments:** Text that is ~~struck~~ through is text proposed for deletion, new proposed text is underlined.

1. The Zoning Commission is proposing to add a new #97 definition to Chapter 130, "Definitions" in the Northfield Center Township Zoning Resolution. The proposed text is as follows:

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Purpose: To establish a permanent ban on the acceptance of any application for, or the granting of, any zoning certificate for any building, structure, use, expansion of use, or change of use that would enable the cultivation, processing, distribution or sale of medical marijuana in Northfield Center Township. No existing business in Northfield Center Township may expand in any way that would establish the cultivation, processing, distribution, or sale of medical marijuana.

**Summary of the changes proposed:**

Add a new #97 definition to Chapter 130, "Definitions" in the Northfield Center Township Zoning Resolution

- Added 97. MEDICAL MARIJUANA: Medical Marijuana shall have the meaning as that term defined in the Ohio Revised Code 3796.01 (A) (2) as adopted by HB 523.

Add a new Section, Sec. 230.12, in Chapter 230, "General Provisions" of the Northfield Center Township Zoning Resolution.

- Added Purpose: To establish a permanent ban on the acceptance of any application for, or the granting of, any zoning certificate for any building, structure, use, expansion of use, or change of use that would enable the cultivation, processing, distribution or sale of medical marijuana in Northfield Center Township. No existing business in Northfield Center Township may expand in any way that would establish the cultivation, processing, distribution, or sale of medical marijuana.

**Staff Research:**

Within Ohio there have been several municipalities that have passed either a ban or a moratorium on the sale and/or the cultivation/production of medical marijuana. West Chester Township, Sharonville, Blue Ash, Colerain Township and Fairfield also ban all medical marijuana-related businesses. Moratoriums are in place in Ross and Sharon townships, and in Hamilton. (from Cincinnati.com, "liberty twp. puts block marijuana dispensaries")

**Hamilton, Ohio** has a ban on Medical marijuana in its zoning code:

**Definitions:** *Medical Marijuana: shall have the same meaning as set out in Ohio Revised Code Section 3796.01(A)(2). (OR2017-12-132)*

*Medical Marijuana Cultivation, Processing, or Retail Dispensing: shall mean any business, building, structure, or land used for the cultivation, processing, or retail dispensing of Medical Marijuana. (OR 2015- 2-14) (REVISED: OR2017-12-132)*

They also added it as a prohibited use in zoning districts:

*Prohibited Use Medical Marijuana Cultivation, Processing, or Retail Dispensing: As Defined in Section 1108.00. (OR 2015-2-14) (REVISED: OR2017-12-132)*

**Sharon Township** has a ban on medical marijuana in its zoning code by listing under General Provisions: *Medical marijuana cultivators processors and dispensaries are prohibited from being located in all zoning districts of Sharon Township.*

**Staff Comments:**

Staff sees no issue with the proposals from Northfield Center Township.

**Recommendation:** Staff recommends to the Summit County Planning Commission that the proposed text amendments be **APPROVED**.



County of Summit - The High Point of Ohio

Planning Commission  
Zoning Text Amendment  
Medical Marijuana Dispensaries  
Northfield Center Township

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**Item No.:** 3  
**Meeting:** February 22, 2018  
**Applicant:** Northfield Center Township  
**Proposal:** Addition of Chapter 130, "Definitions" & New Section, Sec. 230.12, in Chapter 230, "General Provisions"  
**Processor:** Stephen Knittel

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**Proposal:** The Zoning Commission is proposing to add a new #97 definition to Chapter 130, "Definitions" and a new Section, Sec. 230.12, in Chapter 230, "General Provisions" in the Northfield Center Township Zoning Resolution, with the purpose to establish a permanent ban on the acceptance of any application for, or the granting of, any zoning certificate for any building, structure, use, expansion of use, or change of use that would enable the cultivation, processing, distribution or sale of medical marijuana in Northfield Center Township.

**Proposed Text Amendments:** Text that is ~~struck~~ through is text proposed for deletion, new proposed text is underlined.

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**Summary of the changes proposed:**

Add a new #97 definition to Chapter 130, "Definitions" in the Northfield Center Township Zoning Resolution



- Added 97. MEDICAL MARIJUANA: Medical Marijuana shall have the meaning as that term defined in the Ohio Revised Code 3796.01 (A) (2) as adopted by HB 523.

Add a new Section, Sec. 230.12, in Chapter 230, "General Provisions" of the Northfield Center Township Zoning Resolution.

- Added Purpose: To establish a permanent ban on the acceptance of any application for, or the granting of, any zoning certificate for any building, structure, use, expansion of use, or change of use that would enable the cultivation, processing, distribution or sale of medical marijuana in Northfield Center Township. No existing business in Northfield Center Township may expand in any way that would establish the cultivation, processing, distribution, or sale of medical marijuana.

**Staff Research:**

Within Ohio there have been several municipalities that have passed either a ban or a moratorium on the sale and/or the cultivation/production of medical marijuana. West Chester Township, Sharonville, Blue Ash, Colerain Township and Fairfield also ban all medical marijuana-related businesses. Moratoriums are in place in Ross and Sharon townships, and in Hamilton. (from Cincinnati.com, "liberty twp. puts block marijuana dispensaries")

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*Medical Marijuana Cultivation, Processing, or Retail Dispensing: shall mean any business, building, structure, or land used for the cultivation, processing, or retail dispensing of Medical Marijuana. (OR 2015- 2-14) (REVISED: OR2017-12-132)*

They also added it as a prohibited use in zoning districts:

*Prohibited Use Medical Marijuana Cultivation, Processing, or Retail Dispensing: As Defined in Section 1108.00. (OR 2015-2-14) (REVISED: OR2017-12-132)*

**Sharon Township** has a ban on medical marijuana in its zoning code by listing under General Provisions: *Medical marijuana cultivators processors and dispensaries are prohibited from being located in all zoning districts of Sharon Township.*

**Staff Comments:**

Staff sees no issue with the proposals from Northfield Center Township.

**Recommendation:** Staff recommends to the Summit County Planning Commission that the proposed text amendments be **APPROVED**.



**ILENE  
SHAPIRO**  
COUNTY EXECUTIVE

February 27, 2018

Judy Flauto  
Northfield Center Township  
9546 Brandywine  
Northfield Center, Ohio 44067-2494  
**Re: Chapter 130, "Definitions" & Section 230.12, Medical Marijuana**

Dear Ms Flauto:

The purpose of a review by a County or Regional Planning Commission, of proposed Township zoning text amendment as required by Section 519.12 of the Ohio Revised Code, is to assist the Township Zoning Commission by providing it with recommendations based on expert opinion, and/or planning and development considerations that often extend beyond township boundaries and which might not be obvious from the local point of view. It is not the function or the intent of the County of Summit Planning Commission to dictate local policies or to regulate the decisions of local governing bodies. It is in the spirit of assistance and advice that the Summit County Planning Commission will consider the proposed zoning text amendment that was submitted for review.

The Summit County Planning Commission took action at its last meeting held on February 22, 2018. The actions concerned the Northfield Center Township Zoning Commission proposal to new #97 definition to Chapter 130, "Definitions" and a new Section, Sec. 230.12, in Chapter 230, "General Provisions" in the Northfield Center Township Zoning Resolution.

**RECOMMENDATION:** Staff recommended to the County of Summit Planning Commission that the requested text amendment be **APPROVED**.

**ACTION:** After proper review and due consideration, the Summit County Planning Commission recommended that the proposed text amendment, be **APPROVED**.



In order to keep our records current, the Department of Community and Economic Development, Planning Division requests that a copy of the proposed amendments be sent to this office, if and when they are approved by the Township Trustees.

Respectfully submitted,



Stephen Knittel  
Senior Administrator  
County of Summit Department of Community and Economic Development

Cc: Allen Mavrides  
Dennis Tubbs  
File

M:\Development\Planning\text\_amendment\2018\NorthfieldCenter\FebMedMarijuanaSCPC Meeting.doc

**Subject:** Re: Placement of a Legal Notice in the April 4, 2018 edition of the News Leader3  
**From:** Samuel J. Ciocco (townhall@northfieldcenter.com)  
**To:** Imcdaniel@recordpub.com;  
**Date:** Monday, April 2, 2018 1:58 PM

Thanks.

Sincerely,  
Samuel J. Ciocco  
Administrator  
Cell: 330.730.8260

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**From:** Liz McDaniel <Imcdaniel@recordpub.com>  
**To:** OH-Kent Legals <legals@recordpub.com>  
**Cc:** townhall@northfieldcenter.com  
**Sent:** Monday, April 2, 2018 1:56 PM  
**Subject:** Re: Placement of a Legal Notice in the April 4, 2018 edition of the News Leader3

Our computer gives the Thursday date  
but it is a Wednesday paper.  
Liz

On Monday, April 2, 2018 at 12:01:59 PM UTC-4, Samuel J. Ciocco wrote:

It is fine, Liz.  
Even though the start date says April 5, 2018,  
the ad will be in the April 4, 2018 of the News Leader, right?

Thanks.

Sincerely,  
Samuel J. Ciocco  
Administrator  
Cell: 330.730.8260

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**From:** OH-Kent Legals <legals@recordpub.com>  
**To:** OH-Kent Legals <legals@recordpub.com>  
**Cc:** townhall@northfieldcenter.com  
**Sent:** Monday, April 2, 2018 11:52 AM  
**Subject:** Re: Placement of a Legal Notice in the April 4, 2018 edition of the News Leader3

Please let us know of any changes  
Thanks  
Liz

On Monday, April 2, 2018 at 11:01:08 AM UTC-4, Samuel J. Ciocco wrote:

Dear Liz:

Please place the following Legal Notice in the April 4, 2018 edition of the News Leader and reply that you received this email.

=====  
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LEGAL NOTICE OF A PUBLIC HEARING

Pursuant to Ohio Revised Code 519.12, notice is hereby given that the Northfield Center Township Board of Trustees will conduct a Public Hearing on Monday, April 16, 2018 at 6:45 pm in the Northfield Center Town Hall, located at 9546 Brandywine Road, Northfield Center, Ohio 44067.

The purposes of this meeting are to afford the Public the opportunity to express opinions regarding the following Zoning Commission's recommendations to the Trustees: 1) Add a new #97 Definition to **Chapter 130, "Definitions"** in the Northfield Center Township Zoning Resolution. The proposed text is as follows: 97. MEDICAL MARIJUANA: Medical Marijuana shall have the meaning as that term defined in the Ohio Revised Code 3796.01 (A) (2) as adopted by HB 523", and 2) Add a new Section, Sec. 230.12, in Chapter 230, "General Provisions" of the Northfield Center Township Zoning Resolution. The proposed text is as follows: "**Sec. 230.12 MEDICAL MARIJUANA** - Purpose: To establish a permanent ban on the acceptance of any application for, or the granting of, any zoning certificate for any building, structure, use, expansion of use, or change of use that would enable the cultivation, processing, distribution or sale of medical marijuana in Northfield Center Township. No existing business in Northfield Center Township may expand in any way that would establish the cultivation, processing, distribution, or sale of medical marijuana."

The complete text of the proposed amendments and all documents pertaining to them are available for review at the Northfield Center Town Hall during normal business hours: Weekdays from 7:30 a.m. to 4:30 p.m. or on the Northfield Center Township web site: [www.northfieldcenter.com](http://www.northfieldcenter.com) (click on the "Agendas" link). Those unable to attend the Public Hearing are encouraged to submit their comments in writing to the Town Hall either by regular U.S. mail, email ([townhall@northfieldcenter.com](mailto:townhall@northfieldcenter.com)), or fax (330.650.0815) by 4:00 pm on Friday, April 13, 2018. There will be a Special Meeting at 7:00 pm following the Public Hearing at which the Trustees may vote on this subject.

By order of the Northfield Center Township Board of Trustees

Samuel J. Ciocco, Administrator  
9546 Brandywine Road, Northfield Center, Ohio 44067  
Phone: 330.467.7646 (ext. #5)

=====  
=====

Sincerely,  
Samuel J. Ciocco  
Administrator  
Cell: 330.730.8260

This message may contain confidential and/or privileged information. If you are not the intended recipient or authorized to receive this for the intended recipient, you must not use, copy, disclose or take any action based on this message or any information herein. If you have received this message in error, please advise the sender immediately by sending a reply e-mail and delete this message. Thank you for your cooperation.

**UNCLASSIFIEDS**  
888-296-9650  
www.MYTownNEO.com

ML April

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**5 Legals**

existing business in Northfield Center Township may expand in any way that would establish the cultivation, processing, distribution, or sale of medical marijuana."

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