



## **PUBLIC HEARING**

Thursday, September 26, 2024 at 7:00 PM

Access meeting materials and information via the Northwood, Ohio Public Portal: <https://northwoodoh.portal.civicclerk.com/>

The City of Northwood will hold a Public Hearing on September 26<sup>th</sup> at 7:00 P.M. in the Council Chambers located at 6000 Wales Rd. to discuss ordinances referencing the Zoning amendments below, as recommended by the Northwood Planning Commission.

### **CALL TO ORDER:**

### **PROPOSED ISSUE/ACTION:**

- 1) **ORD. 2024-34** Replacing NCO Section 1240.06 (115) "Medical Marijuana" with a new definition for "Marijuana Facility" to remove the prohibition on medical marijuana and provide a definition that encompasses medical and recreational marijuana cultivator, dispensary, processor, and testing facilities.
- 2) **ORD. 2024-35** Deleting NCO Section 1250.07(d) which lists the cultivation, processing, or retail dispensing of medical marijuana as a prohibited use. The new regulations will address both medical and recreational marijuana (adult use cannabis) uses.
- 3) **ORD. 2024-36** Adding "Marijuana Facility-Dispensary" to the list of conditional uses in the "C"-Commercial (N.C.O. 1274.02(b)) Zoning District. Make it a prohibited use in the "CBD"- Central Business District (N.C.O. 1275.02). As a conditional use, dispensaries would be required to go through a public hearing process with the Planning Commission in order to gain approval. Per N.C.O. 1244.06 the Planning Commission can include special conditions and requirements to provide for the health, safety and welfare of the surrounding area. Approval would also be subject to meeting conditions included in the zoning ordinance specifically for Marijuana Facilities, such as spacing requirements for protected uses (schools, parks, daycares, and churches).
- 4) **ORD. 2024-37** Adding "Marijuana Facility-Cultivator", "Marijuana Facility-Processor", and "Marijuana Facility-Testing Laboratory" to the list of permitted uses in the "M-1" Light Industrial District (N.C.O. 1276.02), which would also make them a permitted use in the "M-2" Heavy Industrial District per N.C.O. 1278.02(a).
- 5) **ORD. 2024-38** Adding NCO 1282.12 (under Supplementary Regulations) with location (spacing) and operational requirements for Marijuana Facilities.

**CALL FOR COMMENTS:** *Mayor Schimmel*

**ORDINANCE 2024-34 AN ORDINANCE ADOPTING THE NORTHWOOD PLANNING COMMISSION'S RECOMMENDATION TO AMEND CHAPTER 1240 OF THE NORTHWOOD CODIFIED ORDINANCES; AND DECLARING AN EMERGENCY.**

**WHEREAS,** The Northwood Planning Commission has recommended amending Chapter 1240, General Provisions, Interpretation and Definitions, of the Northwood Codified Ordinances.

**WHEREAS,** A Public Hearing was held by the Northwood City Council regarding this recommendation on Thursday, September 26, 2024 at 7:00PM in the Council Chambers of the Northwood Municipal Building.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTHWOOD, WOOD COUNTY, OHIO THAT:**

**SECTION 1** That Chapter 1240.06, of the Northwood Codified Ordinances, titled General Provisions, Interpretation and Definitions, be amended to read as follows:

**1240.06 DEFINITIONS**

(115) ~~“Medical marijuana” has the same meaning as provided in R.C. § 3796.01(A)(2) which is marijuana that is cultivated, processed, dispensed, tested, possessed, or used for a medical purpose.~~

~~—A. The cultivation, processing, or retail dispensing of medical marijuana, even under a license issued under R.C. Chapter 3796, is prohibited within the City of Northwood.~~

“Marijuana Facility” means any entity that has been issued a certificate or license by the State of Ohio to operate as a cultivator, dispensary, processor or testing facility of medical marijuana or adult use cannabis (recreational marijuana).

A. “Cultivator” means an entity that has been issued a certificate of operation by the State of Ohio to grow, harvest, package and transport marijuana.

B. “Dispensary” means an entity licensed by the state of Ohio to sell marijuana products to eligible customers.

C. “Processor” means an entity that has been issued a certificate of operation by the State of Ohio to manufacture marijuana products.

D. “Testing Laboratory” means an independent laboratory that has been issued a certificate of operation by the State of Ohio to have custody and use of controlled substances for scientific and medical purposes and for purposes of instruction, research, or analysis.

**SECTION 2.** That all other provisions of Chapter 1240 of the Northwood Codified Ordinance not hereinbefore amended or modified shall remain in full force and effect.

**SECTION 3.** It is found and determined that all formal actions of council concerning or relating to the passage of this Ordinance were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees, that resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the City of Northwood and the State of Ohio.

**2024-34**

**SECTION 4.** This Ordinance is hereby declared an emergency measure necessary for the immediate preservation of the public peace, safety, and welfare of our citizens. This Ordinance shall be in full force and effect immediately after its passage by Council and approval by the Mayor.

|                           |                                       |
|---------------------------|---------------------------------------|
| Vote to suspend rules:    | For:_____ Against:_____ Abstain:_____ |
| Vote on emergency clause: | For:_____ Against:_____ Abstain:_____ |
| Vote on final adoption:   | For:_____ Against:_____ Abstain:_____ |

**Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024 as an emergency measure.**

**Effective: \_\_\_\_\_, 2024**

ATTEST:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
President of Council

**APPROVED AS TO FORM:**

**APPROVED:**

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Mayor

**ORDINANCE 2024-35 AN ORDINANCE ADOPTING THE NORTHWOOD PLANNING COMMISSION'S RECOMMENDATION TO AMEND CHAPTER 1250 OF THE NORTHWOOD CODIFIED ORDINANCES; AND DECLARING AN EMERGENCY.**

**WHEREAS,** The Northwood Planning Commission has recommended amending Chapter 1250, Provisions Applicable to All Districts, of the Northwood Codified Ordinances.

**WHEREAS,** A Public Hearing was held by the Northwood City Council regarding this recommendation on Thursday, September 26, 2024 at 7:00PM in the Council Chambers of the Northwood Municipal Building.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTHWOOD, WOOD COUNTY, OHIO THAT:**

**SECTION 1** That Chapter 1250, of the Northwood Codified Ordinances, titled Provisions Applicable to All Districts, be amended to read as follows:  
**1250.07 PROHIBITED USES**  
The following uses of land are prohibited in all districts:  
(a) Industrial waste lagoons; and  
(b) Application of waste sludge on any land; and  
(c) Junk yards as per Section 1282.07; and  
~~—(d) The cultivation, processing, or retail dispensing of medical marijuana.~~

**SECTION 2.** That all other provisions of Chapter 1250 of the Northwood Codified Ordinance not hereinbefore amended or modified shall remain in full force and effect.

**SECTION 3.** It is found and determined that all formal actions of council concerning or relating to the passage of this Ordinance were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees, that resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the City of Northwood and the State of Ohio.

**SECTION 4.** This Ordinance is hereby declared an emergency measure necessary for the immediate preservation of the public peace, safety, and welfare of our citizens. This Ordinance shall be in full force and effect immediately after its passage by Council and approval by the Mayor.

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**Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024 as an emergency measure.**

**Effective: \_\_\_\_\_, 2024**

ATTEST:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
President of Council

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

APPROVED:

\_\_\_\_\_  
Mayor

**ORDINANCE 2024-36 AN ORDINANCE ADOPTING THE NORTHWOOD PLANNING COMMISSION'S RECOMMENDATION TO AMEND CHAPTER 1274 OF THE NORTHWOOD CODIFIED ORDINANCES; AND DECLARING AN EMERGENCY.**

**WHEREAS,** The Northwood Planning Commission has recommended amending Chapter 1274, "C" Commerical District, of the Northwood Codified Ordinances.

**WHEREAS,** A Public Hearing was held by the Northwood City Council regarding this recommendation on Thursday, September 26, 2024 at 7:00PM in the Council Chambers of the Northwood Municipal Building.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTHWOOD, WOOD COUNTY, OHIO THAT:**

**SECTION 1** That Chapter 1274, of the Northwood Codified Ordinances, titled "C" Commercial District, be amended to read as follows:

**1274.02(b) PRINCIPAL AND CONDITIONAL USES PERMITTED**

(b) Conditionally permitted uses must be approved by the Planning Commission according to Sections 1244.06 and 1244.07 . Conditional uses in this District shall be as follows:

- (1) Clubs and meeting halls;
- (2) Motels;
- (3) Car washes and/or gasoline filling stations or combinations thereof, where pump islands would be within fifty feet from the boundary of a zoning district that allows dwellings;
- (4) Bars, cocktail lounges or taverns; and
- (5) Nursing or convalescent or assisted living center.
- (6) Multifamily residential that is adjacent to an existing residential district. Such conditional use shall be in accordance with the City's "Comprehensive Master Plan" and "Future Land Use" Map. Density standards shall be consistent with Section 1268.04 and floor area shall not be less than 900 square feet.
- (7) On-premises electronic message centers, according to Section 1282.03(j)(12).
- (8) Marijuana Facility-Dispensary, subject to standards in Section 1282.12

**SECTION 2.** That all other provisions of Chapter 1274 of the Northwood Codified Ordinance not hereinbefore amended or modified shall remain in full force and effect.

**SECTION 3.** It is found and determined that all formal actions of council concerning or relating to the passage of this Ordinance were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees, that resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the City of Northwood and the State of Ohio.

**SECTION 4.** This Ordinance is hereby declared an emergency measure necessary for the immediate preservation of the public peace, safety, and welfare of our citizens. This Ordinance shall be in full force and effect immediately after its passage by Council and approval by the Mayor.

2024-36

Vote to suspend rules:

For:\_\_\_\_ Against:\_\_\_\_ Abstain:\_\_\_\_

Vote on emergency clause:

For:\_\_\_\_ Against:\_\_\_\_ Abstain:\_\_\_\_

Vote on final adoption:

For:\_\_\_\_ Against:\_\_\_\_ Abstain:\_\_\_\_

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Effective: \_\_\_\_\_, 2024

ATTEST:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
President of Council

APPROVED AS TO FORM:

APPROVED:

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Mayor

**ORDINANCE 2024-37 AN ORDINANCE ADOPTING THE NORTHWOOD  
PLANNING COMMISSION'S RECOMMENDATION TO AMEND CHAPTER  
1276 OF THE NORTHWOOD CODIFIED ORDINANCES; AND DECLARING  
AN EMERGENCY.**

**WHEREAS,** The Northwood Planning Commission has recommended amending Chapter 1276, M-1 Light Industrial District, of the Northwood Codified Ordinances.

**WHEREAS,** A Public Hearing was held by the Northwood City Council regarding this recommendation on Thursday, September 26, 2024 at 7:00PM in the Council Chambers of the Northwood Municipal Building.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTHWOOD,  
WOOD COUNTY, OHIO THAT:**

**SECTION 1** That Chapter 1276, of the Northwood Codified Ordinances, titled M-1 Light Industrial District, be amended to read as follows:

**1276.02(a)(1) PRINCIPAL AND CONDITIONAL USES PERMITTED**

(a) Principally permitted uses in this District shall be as follows:

(1) The following uses, provided that such uses do not create any danger to health and safety in the surrounding area and do not create any offensive noise, vibration, smoke, dust, glare, odors or other objectionable influences:

A. Light manufacturing and assembly of the following:

1. Canvas products, such as tents and awnings;
2. Glass and optical products from previously manufactured glass;
3. Jewelry, clocks and watches;
4. Scientific and other precision instruments;
5. Sporting goods;
6. Toys and novelties;
7. Food products, including canning;
8. Furniture; and
9. Computer and electronic equipment.

B. Assembly of the following:

1. Firearms;
2. Plastic products;
3. Small wood and metal products, such as radios, lighting fixtures and television equipment; and Venetian blinds, window shades and awnings; and
4. Automobile parts.

C. The following services:

1. Bottling or canning plants;
2. Dry cleaning plants;
3. Building/construction trades repair and service shops;
4. Laboratories, including research, experimental and testing laboratories;
5. Offices;
6. Pharmaceutical products, compounding only;
7. Repair and service shops; and
8. Sign display and decorating shops;

D. Agriculture and storage of agricultural products;

E. Accessory storage related to the above permitted uses and accessory uses, as regulated in Section 1276.10;

1. Canopies. Height shall not exceed structure attached to. In cases of freestanding canopies, district setbacks shall apply and height shall not exceed 35 feet.

F. Signs, according to the provisions of Section 1282.03;

G. Other activities and manufacturing or assembly plants having performance characteristics similar to those listed in this section; and

H. Training facilities and educational centers relative to the current permitted uses.

(b) Conditionally permitted uses must be approved by the Planning Commission according to Sections 1244.06 and 1244.07. Conditional uses in this District shall be as follows:

(1) Natural resource development, such as sand or gravel extraction or top soil removal;

(2) Truck terminals; and

(3) All service facilities, including wireless transmission towers (cellular towers), subject to the following conditions:

A. No service facilities, including wireless transmission towers, shall be constructed nearer than 150 feet to a Residential District;

B. Any tower abandoned or not in use for six months shall be removed by the lessee, the land owner or the entity using said tower, immediately upon the request of the Zoning Inspector.

C. All other conditions recommended by the Planning Commission pursuant to Sections 1244.06 and 1244.07.

(4) Crematories. No crematories shall be established within a radius of 2,500 feet of any Residential and Public Owned Districts.

(5) Marijuana Facility-Cultivator, Marijuana Facility-Processor, Marijuana Facility-Testing Laboratory (subject also to standards in Section 1282.12)

**SECTION 2.** That all other provisions of Chapter 1276 of the Northwood Codified Ordinance not hereinbefore amended or modified shall remain in full force and effect.

**SECTION 3.** It is found and determined that all formal actions of council concerning or relating to the passage of this Ordinance were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees, that resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the City of Northwood and the State of Ohio.

**SECTION 4.** This Ordinance is hereby declared an emergency measure necessary for the immediate preservation of the public peace, safety, and welfare of our citizens. This Ordinance shall be in full force and effect immediately after its passage by Council and approval by the Mayor.

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Vote on final adoption: For:\_\_\_\_ Against:\_\_\_\_ Abstain:\_\_\_\_

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Effective: \_\_\_\_\_, 2024

ATTEST:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
President of Council

APPROVED AS TO FORM:

APPROVED:

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Mayor

**ORDINANCE 2024-38 AN ORDINANCE ADOPTING THE NORTHWOOD PLANNING COMMISSION'S RECOMMENDATION TO AMEND CHAPTER 1282 OF THE NORTHWOOD CODIFIED ORDINANCES; AND DECLARING AN EMERGENCY.**

**WHEREAS,** The Northwood Planning Commission has recommended amending Chapter 1282, Supplementary Regulations, of the Northwood Codified Ordinances.

**WHEREAS,** A Public Hearing was held by the Northwood City Council regarding this recommendation on Thursday, September 26, 2024 at 7:00PM in the Council Chambers of the Northwood Municipal Building.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTHWOOD, WOOD COUNTY, OHIO THAT:**

**SECTION 1** That Chapter 1282, of the Northwood Codified Ordinances, titled Supplementary Regulations, be amended to include the following:  
**1282.12 SUPPLEMENTARY REGULATIONS - MARIJUANA FACILITIES**  
The following standards apply to Marijuana Facilities as defined in NCO 1240.06 (115)

- (a) A Marijuana Facility shall not be located within 500 feet of any school (K-12), pre-school, public park, public library, church or other religious facility, child-care facility or other use established for the activities of minors.
- (b) For Dispensaries:
  - 1. A Dispensary shall not be located within 1,000 feet of another Dispensary; and
  - 2. The hours of operation of a Dispensary shall be limited to 8 a.m. to 8 p.m., or other hours consistent with a Marijuana Dispensary permit issued by the State of Ohio or otherwise determined as a condition of approval.

**SECTION 2.** That all other provisions of Chapter 1282 of the Northwood Codified Ordinance not hereinbefore amended or modified shall remain in full force and effect.

**SECTION 3.** It is found and determined that all formal actions of council concerning or relating to the passage of this Ordinance were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees, that resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of the City of Northwood and the State of Ohio.

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| Vote on final adoption:   | For:_____ Against:_____ Abstain:_____ |

2024-38

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2024 as an emergency measure.

Effective: \_\_\_\_\_, 2024

ATTEST:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
President of Council

APPROVED AS TO FORM:

APPROVED:

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Mayor