

Record of Proceedings

Public Hearing

October 10, 2024

1 Presiding Officer, Mayor Nicholas Molnar called the October 10th Public Hearing to order at 7:00p.m.

2
3 **Present:** Council members Jessica Brandt, Dave Finley, Jeff Garvas, Jan Tulley and Vini J.
4 Ventura. Also present: Law Director Mark Guidetti and Clerk of Council Jon Hoover
5

6 **PURPOSE OF HEARING:** Discussion on adult-use marijuana sales, cultivation and processing within
7 the City of Macedonia.
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9 **PUBLIC COMMENTS:** The Clerk of Council read two e-mails received from residents and are
10 attached to these minutes.
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12 Ms. Brandt stated this public hearing was discussed ahead of time and well-publicized, and from the
13 relative lack of feedback from residents it appears to not be a major topic of concern. Residents within
14 the City voted 61% to 39% in favor of allowing adult-use recreational marijuana and was approved in
15 every precinct. The question for Council is whether to allow the sale, cultivation and processing of adult-
16 use recreational marijuana. Ms. Brandt then provided details on the sales the State has seen thus far and
17 how they are taxed. Estimates of tax revenue for a municipality like Macedonia would be approximately
18 \$200,000 annually at the top end of the range. Ms. Brandt further shared locations of future dispensaries
19 in the area and her discussions with the Mayor of Northfield Village, who has been satisfied with security
20 measures taken with these establishments. Ms. Brandt added that any regulations the City would consider
21 on the sale, cultivation and processing of marijuana are separate from home grow and use regulations as
22 dictated by the State, or how the City's Police Department handles traffic stops.
23

24 Discussion turned to the zoning map and where these establishments are allowed to operate. Due to
25 restrictions in place on proximity to parks, places of worship, schools and daycares, dispensaries would
26 generally only be allowed west of I-271 on the north and south side of SR82 and the Macedonia
27 Commons. Cultivators and processors are only allowed in the G-I districts if they do not fall within the
28 buffer locations noted above.
29

30 Mr. Ventura stated he hopes that Council will act sooner than later to not miss out on potential tax
31 revenue. Outside of one resident that spoke at a Council meeting shortly after the voters approved of the
32 ballot measure, most residents he has spoken to are ambivalent on the topic.
33

34 Ms. Tulley shared that her interactions with residents were generally in favor of allowing these
35 establishments in the City, as long as they are placed appropriately. She questioned Dir. Guidetti if
36 residents' homes are within the buffer zones, are they allowed to grow, to which Dir. Guidetti responded
37 they can grow, but not sell. He further clarified that if someone is using a property as a residence inside a
38 G-I district, then a recreational use business cannot go in there. Ms. Tulley then asked Dir. Guidetti what
39 happens if the City takes no action once the moratorium expires, to which Dir. Guidetti the City would
40 just be left with the State law.
41

42 Dir. Guidetti stated the City has to decide whether there will be a prohibition or not on the sale,
43 cultivation and processing of adult-use recreational marijuana in the municipality. If prohibition is
44 preferred, the City would have to decide on three separate areas: dispensaries, cultivators and processors.
45 If some of the uses are allowed, how does the City want to regulate it. After questions from Ms. Brandt
46 on how to move procedurally, Dir. Guidetti stated any Council member can request that he draft an
47 ordinance for introduction at a regular Council meeting. If said ordinance ultimately fails to pass, Council
48 would have an option to extend the moratorium or allow State law to prevail.
49

50 The Mayor suggested extending the buffer zone near the high school from 500 to 1000 feet to prevent
51 odors from these businesses wafting over. Discussion ensued on when and how during the process of
52 establishing medical marijuana regulations years ago buffer zones were established.
53

54 Ms. Brandt agreed with the Mayor's thoughts on extending the buffer zone for cultivators and processors
55 to 1000 feet.
56

57 Mr. Garvas put forth the idea of introducing legislation at the next Council meeting and having three
58 readings of the legislation to allow both for more time that the public can weigh in and piecemeal
59 adjustments along the way.
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61 Ms. Brandt stated her wish is to take the draft ordinance previously provided by Dir. Guidetti and begin
62 making amendments on it with the idea of voting on it at the December 12, 2024 Council meeting.
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64 Mr. Garvas stated he is not firmly against or in favor of allowing adult-use marijuana businesses in the
65 City and came wanting to soak in discussion and information from everyone. He would like to have
66 legislation introduced at the next Council meeting and have three separate readings to Council has
67 something they can vote on at the December 12th meeting.
68

69 Mr. Finley shared he has the same viewpoint as Ms. Brandt on the plan forward by not extending a
70 moratorium and having legislation to vote on December 12th.
71

72 Ms. Tulley stated she does not wish to extend the moratorium and again reiterated resident feedback to
73 abide by the vote from last year allowing adult-use marijuana in appropriate locations.
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75 Mr. Ventura concurred with Ms. Brandt's sentiments on the matter.
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77 Mr. Garvas added that he would like to discuss inserting a restriction on these businesses near hotels into
78 the legislation.
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80 There being no further discussion, Mr. Ventura moved, second by Mr. Garvas, to adjourn the Public
81 Hearing. The motion passed unanimously by a voice vote and the Public Hearing was adjourned at
82 approximately 7:30p.m.
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Approved: _____

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Mayor: _____
Nicholas Molnar

Attest: _____
Jon Hoover, Clerk of Council