

Planning Commission met for the Work Session at Bedford City Hall on Tuesday, April 18, 2023, at 5:30 p.m.

Present: Briggs, Mallis, Mowery, and Williams. Absent: Powers.

Also Present: Secretary Tracy Simons.

• **DISCUSSION OF AGENDA**

The Commission had no corrections to February 7, 2023, Work Session or the Regular Minutes.

- a. Buckeye Relief is proposing to open a Medical Marijuana Dispensary at 22803 Rockside Rd., Bedford, OH 44146: City Manager Mallis: We started discussions with Buckeye Relief in 2016 – 2017. Buckeye Relief did get pharmaceutical approval from the Pharmaceutical Board of Ohio.

Mr. Montello: They cannot be near playgrounds, daycares, and schools. What we have listed in our ordinances is similar to the state. Is the state approve of the location

A representative from Buckeye Relief: We have all the certificates and are looking to be open by the end of the year. The state does know of the location.

City Manager Mallis: Do you have any security issues?

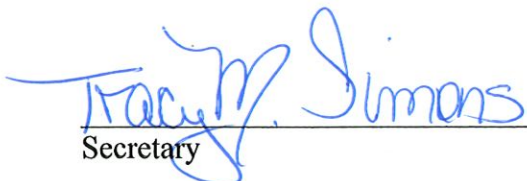
A representative from Buckeye Relief: We have not had any security issues.

- b. Jamil Zayed, JZDZ LLC, located at 277 Northfield Rd. to construct a new 6,000 sq. ft. addition with 4 white box spaces, Zoned a B-2: Mrs. Briggs: The code states a 50 ft. variance.

City Manager Mallis: The building at 277 Rockside Rd. needs a variance from the BZA. We can review it and support it and send it to BZA. For both projects, the plans must be submitted to the Building Department.

**ADJOURNMENT**

Meeting adjourned at 5:54 P.M.

  
Secretary

  
Chairwoman

Date: May 16, 2023



**REGULAR MEETING**

**PLANNING COMMISSION**

**DATE: APRIL 18, 2023**

**AGENDA MINUTES**

**COUNTY OF CUYAHOGA**

**TIME: 6:00 PM**

**1. CALL TO ORDER**

**2. ROLL CALL**

<b>MOTION:</b>	Motion made by Mallis and seconded by Chuck Mowery to excuse Mr. Powers from this evening's meeting.
<b>MOVER:</b>	Michael Mallis
<b>SECONDER:</b>	Chuck Mowery
<b>RESULT:</b>	<b>Pass [4 TO 0]</b>
<b>YEAS:</b>	Briggs, Mallis, Mowery, Williams
<b>NAYS:</b>	
<b>ABSTAIN:</b>	

**3. APPROVAL OF MINUTES**

**a. Approval of Minutes of the Work Session of February 7, 2023**

<b>MOTION:</b>	Motion made by Williams and seconded by Michael Mallis to approve the Work Session Minutes of February 7, 2023.
<b>MOVER:</b>	Ceteria Williams
<b>SECONDER:</b>	Michael Mallis
<b>RESULT:</b>	<b>Pass [4 TO 0]</b>
<b>YEAS:</b>	Briggs, Mallis, Mowery, Williams
<b>NAYS:</b>	
<b>ABSTAIN:</b>	

**b. Approval of Minutes of the Regular Meeting of February 7, 2023**

<b>MOTION:</b>	Motion made by Williams and seconded by Michael Mallis to approve the Regular Minutes of February 7, 2023.
<b>MOVER:</b>	Ceteria Williams
<b>SECONDER:</b>	Michael Mallis
<b>RESULT:</b>	<b>Pass [4 TO 0]</b>
<b>YEAS:</b>	Briggs, Mallis, Mowery, Williams
<b>NAYS:</b>	
<b>ABSTAIN:</b>	

**4. NEW BUSINESS**



**REGULAR MEETING**

**PLANNING COMMISSION**

**DATE: APRIL 18, 2023**

**AGENDA MINUTES**

**COUNTY OF CUYAHOGA**

**TIME: 6:00 PM**

- a. Buckeye Relief is proposing to open a Medical Marijuana Dispensary at 22803 Rockside Rd, Bedford, Oh 44146

Buckeye Relief, 33525 Curtis Blvd., Eastlake, OH: (Caroline Henry, David C., AJ Caraballo, and Alex Hale)

Ms. Henry: Buckeye Relief is a level one cultivator processor and dispensary operator based in Ohio; we only operate medical marijuana facilities in Ohio. And in 2017 submitted an application for this location to the Board of Pharmacy. It was recently approved. And so we are seeking to install a medical marijuana dispensary at 22803 Rockside Road, which will be a rehab of the interior of the building and an existing shopping center. It was formerly a Hollywood video and a Quiznos. So we're hoping it will revitalize the community. A.J. is our Director of Dispensary Operations. Dave is our architect, and Alex is the Head of Security. And so we're able to answer any questions you may have about a medical marijuana dispensary.

Ms. Briggs: As I was looking at the plans. There's also a secured delivery area in the back. How exactly does that work, if you can explain that a little bit better?

Dave from Buckeye Relief: It's required by the Board of Pharmacy, and it's going to be just a fenced-in enclosure. The van is going to drive in, close the gate behind them and the person gets out and takes out the product. They will be met with the person working the interior to pursue the delivery and the vehicle, then pull out and that's it. It is required to be secure. An enclosure is going to be secure, access control hardware on the gates of the fence, and it's pretty minimal for that.

Ms. Briggs: I saw that there's a security desk at the front entrance will security personnel stay there while the deliveries are being made, or do they are they in the bag? I just wondered if there's still security at the front when the deliveries are being made in the back.

Mr. Hale: They're going to be in the back, letting the vehicle in and then back out when they're finished. But during the delivery time, they'll be at that security desk.

Mrs. Briggs: And I would imagine the website isn't up to date because I took a look at it to see the approved dispensaries in northeast Ohio and it didn't look like yours was on there yet, as there is now, I wasn't sure how often that website gets updated.



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**AGENDA MINUTES**

**STATE OF OHIO**

**COUNTY OF CUYAHOGA**

**TIME: 6:00 PM**

Ms. Henry: It's consistently updated that it reflects who is a licensed operator. We are technically a provisionally licensed operator until we complete our construction and the Board of Pharmacy does their inspection at that time, the issuance of a license. But we can provide you with a copy of our provisional license letter if you would like us to do that.

Mrs. Briggs: Is that something that the city needs?

City Manager Mallis: It wouldn't hurt if you sent that over. How many security guards will there be during normal operations and will they be armed?

Mr. Hale: We have one on-site. They are armed. Most of them are either current or former law enforcement. So they're very well trained and using a firearm; if so we need it. So hopefully we don't ever cross that bridge.

Mr. Mowery: Have you ever had any instances?

*Mr. Hale:* No, we haven't had one to date. Couple of disgruntled customers that management has been able to handle on-site. But as far as security incidents, we have not had one to date.

City Manager Mallis: How many employees do you anticipate at this location?

Mr. Caraballo: At this location 27.

Ms. Williams: Who's your nearest competitor?

Mr. Caraballo: Currently, the nearest competitor would be split between a dispensary and Garfield Heights, and our other currently operating dispensary is in Coventry Village.

**MOTION:**

Motion made by Mowery and seconded by Ceteria Williams to approve the opening of a Medical Marijuana Dispensary at 22803 Rockside Rd., Bedford, OH 44146, from the approval by the state and to also send in the provisional orders.



**REGULAR MEETING**

**PLANNING COMMISSION**

**DATE: APRIL 18, 2023**

**AGENDA MINUTES**

**STATE OF OHIO**

**COUNTY OF CUYAHOGA**

**TIME: 6:00 PM**

<b>MOVER:</b>	Chuck Mowery
<b>SECONDER:</b>	Ceteria Williams
<b>RESULT:</b>	Pass [4 TO 0]
<b>YEAS:</b>	Briggs, Mallis, Mowery, Williams
<b>NAYS:</b>	
<b>ABSTAIN:</b>	

- b. Jamil Zayed, JZDZ LLC, located at 277 Northfield Rd. to construct a new 6,000 sq. ft. addition with 4 white box spaces, Zoned a B-2.

Jamil Zayed, JZDZ LLC, located at 277 Northfield Rd.

Mr. Zayed: Somebody approached me the other day, and brought this idea, about Nathan's Hotdogs. So I said that make an addition for just Nathan's. Then when the architect wrote this concept, he told me, you know, you're building already; you might as well make it this much because you have a lot of land. And so I told him to go ahead and make it based on 6,000 square feet. And as soon as it gets approved, you know, he will start on the mechanical. I was all ready to start building, and I got approved by Nathan's Hotdogs. The height and the brick are all going to be the same.

Mr. Mowery: We are going to have to have a variance on the setback.

Mrs. Briggs: The variance will have to go to the Board of Zoning and Appeals. Mr. Mallis, will any of the signage and lighting for these four sections of this new addition will still need to be submitted to the Building Department correct?

City Manager Mallis: Correct. All of that would go through the building in assuming there's approval at that point; you'd have to submit the architectural drawings through the building for those reviews and approval as well. Mr. Zayed: I built a Mr. Hero building. I added in 2007, and nobody asked for a setback or anything. I brought it to the same length as John's Deli. You know, it's all the way to that thing in between me and the fence, I think is less than ten feet.

Mrs. Briggs: Unfortunately, a planning commission can't make those kinds of changes.



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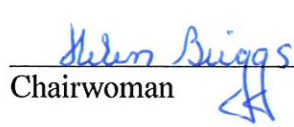
**TIME: 6:00 PM**

<b>MOTION:</b>	Motion made by Mallis and seconded by Chuck Mowery for approval to grant a setback.
<b>MOVER:</b>	Michael Mallis
<b>SECONDER:</b>	Chuck Mowery
<b>RESULT:</b>	<b>Pass [4 TO 0]</b>
<b>YEAS:</b>	Briggs, Mallis, Mowery, Williams
<b>NAYS:</b>	
<b>ABSTAIN:</b>	

**5. ADJOURNMENT**

<b>MOTION:</b>	Motion made by Williams and seconded by Chuck Mowery to adjourn the meeting at 6:17 P.M.
<b>MOVER:</b>	Ceteria Williams
<b>SECONDER:</b>	Chuck Mowery
<b>RESULT:</b>	<b>Pass [4 TO 0]</b>
<b>YEAS:</b>	Briggs, Mallis, Mowery, Williams
<b>NAYS:</b>	
<b>ABSTAIN:</b>	

  
Secretary

  
Chairwoman

Date: May 16, 2023