

**Planning Commission Meeting and  
Public Hearing Minutes  
January 6, 2025**

Chairman McCall called the City of Parma Heights Planning Commission meeting and Public Hearing of Monday, January 6, 2025, to order at 5:30 p.m.

**Clerk Allen: Roll Call: Humphrey, Litten, McCall.**

**OTHERS PRESENT:** Law Director Schneider, Chief Building Official Marty Surella, Service Director Sepik, City Engineer Pete DiFranco and Clerk Allen and Councilwomen Maruschak and DeSouza are in the audience.

*Pledge of Allegiance is spoken.*

Chairman McCall asked for a motion to excuse Mr. Sepich from the meeting. So moved by Litten; seconded by Humphrey

Clerk Allen: Roll Call: Aye: Litten, Humphrey, McCall.

*Motion approved*

Chairman McCall asked for a motion to approve the November 4, 2024 Planning Commission meeting minutes. So moved by Humphrey; seconded by Litten

**Clerk Allen: Roll Call: Aye: McCall, Humphrey, Litten**

*Minutes approved*

Chairman McCall began by recessing the meeting to hold a public hearing on the proposed legislation (item 6). So moved by Litten; seconded by Humphrey

**Clerk Allen: Roll Call: Aye: Humphrey, Litten, McCall.**

*Motion carried*

Chairman McCall read item 6 into the record: Ordinance No. 2024 – 91: An ordinance providing for short-term rentals establishing Chapter 769, amending Chapters 1171 and 1174, and establishing Chapter 1192 of the Codified Ordinances of the City of Parma Heights, and declaring an emergency.

Director Schneider began the discussion stating that we have entered into a Public Hearing for this legislation. This item has made its way through the Council's Safety Committee, and has been referred to this commission as recommended by our Charter. Under the codified ordinances there would have been notice given as required. Clerk Allen, was such notice published in a newspaper of general circulation with the appropriate notice.

Clerk Allen responded yes it was.

Now that notice has been verified this commission is prepared to conduct a Public Hearing. This provides an opportunity for interested parties to be heard on these matters. I would now invite to hear from any interested member of the public on any of these items. For the second time, I would invite any member of the public to come forward and comment on any of these items. And for a third time, I would invite public comment on these three items before you. Hearing none, we have satisfied the public comment portion of the public hearing and with that I submit to you Chairman, the public hearing has been conducted, there were no members of the public asking to be heard on these items. I would ask the commission to give Councilwoman Maruschak a moment of your time to discuss this legislation.

Chairman McCall responded of course, thank you. Councilwoman Maruschak.....

Councilwoman Maruschak began with explaining that Councilwoman DeSouza was the first to bring the item forward due to an uptick in short term rentals/Airbnbs in Parma Heights. We brought the suggestion to the Safety Committee and discussed the main section (Chapter 769) over the past few months with the assistance of the Law, Safety and Service Directors and our Building Official. We have a draft before you. We are looking for a way to regulate these rentals, keep our neighborhoods safe, and to allow people to rent out their homes.

Mr. Litten asked why would we need an Airbnb in Parma Heights. I understand the premise and perhaps if the new stadium is built in Book Park. Do you know why now they would be used?

Councilwoman Maruschak stated that it could be for just about anything, traveling doctors, traveling nurses and things like that it is an option for folks not wanting to stay in a hotel. We have a nice residential area; it's a safe community and people do rent out their homes.

Mr. Litten responded that he has heard horrible stories about these kinds of rentals, and I would dread waking up one morning and finding one next door to me. We can't stop it but setting up requirements to ensure the home is safe and the house isn't destroyed is what we are doing here, correct?

Councilwoman Maruschak responded absolutely. This legislation runs from smoke detectors to the amount of people allotted to stay in the home and to registering with the city before any rental occurs.

Chairman McCall asked if the city would allow the resident to rent it and then are they able to sub-let and they can sub-let. Will the city allow that? How is it regulated?

Councilwoman Maruschak stated that only the owner is allowed to rent the property.

CBO Surella added that regulating of the property will be initiated by property complaints. We can't regulate it unless we know about it.

Director Schneider added that this legislation has been put before you for consideration so that the nightmare's that Mr. Litten spoke of do not occur. These are set up as a conditional use should this move forward, single family residents only, it takes someone going through the process to have the property even deemed acceptable, it would pass through this commission and then ultimately council to determine that we would allow them to operate a short-term rental. There are civil and criminal remedies that are available for action where authorities are called and reported any mis-use of the home.

Mr. Humphrey asked what other cities have similar regulations on their books?

Councilwoman Maruschak responded that we looked at Brook Park and Parma among other cities. We pulled pieces that we wanted from each, to incorporate into our legislation, that would work within our city. We wanted to make

sure that whoever is renting out their homes are being good Stuarts to our community as well. You have to be serious about doing this. You are inviting outsiders to come and stay next to your neighbors.

Chairman McCall thanked the councilwoman for all the work that has gone into this and the details provided. At this time, I would like to make a motion to resume the Planning Commission meeting; seconded by Humphrey

**Clerk Allen: Roll Call: Aye: Litten, McCall, Humphrey.**

*Motion carried*

Chairman McCall added that the Planning Commission is considering this legislation as a first reading and move on to the next item on the agenda.

Chairman McCall recessed the meeting to hold a public hearing for the conditional use permit applications listed in (items 9 and 10). So moved by Litten; seconded by Humphrey

**Clerk Allen: Roll Call: Aye: McCall, Humphrey, Litten.**

*Motion carried*

Director Schneider began the discussion explaining the consideration for the conditional use permit applications. Under the codified ordinances there would have been notice given as required. Clerk Allen, was such notice published in a newspaper of general circulation with the appropriate notice.

Clerk Allen responded yes it was.

Having met those notice requirements, we have individuals from the applications before you. They are somewhat related as you see in exhibits D, which was a communication from AYR. You may notice that the two applications have been submitted for the same property. Daily ReLeaf has obtained a State License on this property, and AYR will acquire Daily ReLeaf and ultimately establish their own retail operation. We do have representatives representing these applicants.

Greg Gorospe, with the Law firm Ice, Miller, representing both applicants Daily ReLeaf and AYR Wellness.

Abby Langeuin I'm the compliance manager for AYR Wellness and AYR Dispensaries.

Carly Davidson, I'm the Director of Retail for AYR Dispensaries.

Mr. Gorospe added that he has a presentation to show you on the monitor of 23 pages. (ATTACHED)

*Presentation given and discussion was had throughout the presentation including but not limited to the ownership interest, signage, color of the building, parking, hours of operation, and landscape screen.*

Director Schnieder clarified that it is up to the commission if they would like to impose anything such as signage into the agreement as a condition of this use or I can take it up with City Council as this moves forward. Whatever the commissions pleasure is.

Mr. Litten asked Mr. Humphrey if any of the other signs that are used have the word "cannabis"?

Mr. Humphrey stated that ours is the only one that I saw that has the word cannabis on it.

Chairman McCall agreed that this is a great point, and the impact on the community using the word cannabis would need to be in line for the administration and I think it's important to this body.

CBO Surella added that they show an enclosure for the waste with a 7-foot fence. We have a 6 ft. height requirement so that needs to be adjusted, and they show a chain linked fence with slats, we would like wood with iron posts would have a better look for the area. On the landscape on the east side of the parking lot needs to be cleaned up. There are pricker bushes and it needs to be cleared and newly landscaped the entire depth of the parking lot up to the sidewalk.

Director Schneider suggested inserting that information as part of the conditions. We can do that now or ask council to consider these conditions. In Exhibit I is a set of recommendations from the Service Department. Those will be two separated conditions as recommended by the administration. I would ask the Engineer and the Building Office, do the recommendations in those two documents satisfy those conditions?

Pete DiFranco stated that if you are asking them to add additional landscaping along the CEI facility up to Pearl Road?

CBO Surella responded yes.

Director Sepik added and to put in all new landscape screening.

Director Schneider asked Mr. DePetro if he could articulate that into an additional condition.

Pete DiFranco agreed that he would do that.

Chairman McCall asked if there are any further discussion that needs to come before this commission for further recommendations?

Chairman McCall made a motion to incorporated all power point documents, and public hearing information that has been put in front of this commission; seconded by Mr. Litten.

Clerk Allen: Roll Call: **Aye: Litten, McCall, Humphrey**

*Recommendations accepted*

Chairman McCall asked if there were any further questions? Seeing none.

Director Schneider explained that this commissions job is to 1) hold the public hearing with proper notice and 2) make recommendations of approval or rejection and/or approval of conditions. We have before you the lease application as item 9 on the agenda. The administration does have some recommendations as to conditions regarding that application with the general criteria set forth in 1135.07; the condition use requested be subject to compliance with the general criteria set forth in 1135.08; the conditional use be subject compliance with the general criteria set forth in 1195.05; the conditional use be subject compliance with conditions in the December 30<sup>th</sup>, 2024 Memorandum to Planning Commission from the Director of Public Service and Chief Building Official addresses to the satisfaction of the city prior to any permits being issued and that the plan should be determined at the discretion of the city and that incorporates those items in Exhibit I; the conditional use be subject compliance with all comments listed in the City Engineer Plan Review Report dated November 19<sup>th</sup>, 2024, that is Exhibit J; the conditional use be subject compliance with Chapter 752; The condition be recommended subject to strict compliance with subsection 752.08 entitled: Fees; the conditional use be subject compliance with Chapter 1190; condition upon the applicant shall not modify the exterior character or appearance of the structure without the prior approval from the Department of Public Service; the approval shall be valid only for the use and operation of the use specified and

breach of any conditions safeguard or requirement shall not constitute a violation of the Planning and Zoning Code and the Conditional Use Permit may be revoked if these valid conditions are violated; the recommended approvals are not final and subject to the confirmation of the city council and if approved all conditions shall be set forth in the resolution of the council granting the Conditional Use Permit; in the event that a conditional use permit is granted by the City Council subject to conditions the grantee shall in writing within 10 days following such council action acknowledge such approval and conditionally accept and agree to such conditions. That would conclude the city's recommendations on behalf of the administration. We have discussed two additional conditions we discussed this evening 1) the ability to reach an agreement with the city regarding branding on the exterior signage and 2) the applicant reach an agreement with the city regarding landscape screen. They will be noted in the record that they will be noted for any approval documents recommended to the city council. The city council has the ability to furnish their own additional conditions.

Chairman McCall asked for a motion to recommend approval and move this to City Council with the conditions that the Law Department has therefore stated in the brief that he just provided. Moved by Litten; Seconded by Humphrey.

**Clerk Allen: Roll Call: Aye: McCall, Humphrey, Litten**

*Ordinance sent to City Council*

Director Schneider added that if the commission favorably consider recommending approval to the city council of agenda item 10, which is now the AYR Ohio LLC conditional use permit application, to allow for a dual use cannabis dispensary to operate drive thru facility in association with a permitted principle of conditional use at 6555 Pearl Road, parcel number 473-34-008, Parma Heights, Ohio in a mixed-use district. I would recommend that all of the conditions previously recited be incorporated as conditions of such a use and that one additional condition be imposed, conditional use be recommended subject to AYR Ohio LLC acquiring ownership of Daily ReLeaf LLC dba AYR Cannabis Dispensary and commencing retail business operations within 90 days of the commencement of Daily ReLeaf LLC dba AYR Cannabis Dispensary Retail operations.

Chairman McCall thank you Director Schneider, taking that into consideration that the Law Department has added to item 10 on this agenda. I'm looking for a motion to recommend approval to City Council with the conditions listed by the Law Department. Moved by Litten; seconded by Humphrey.

**Clerk Allen: Roll Call: Aye: Humphrey, Litten, McCall**

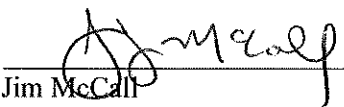
*Ordinance sent to City Council*

Chairman McCall stated to the applicant that we wish you luck in getting all of the conditions met, working with our team of the administration and we're looking forward to good business. If there's nothing further, do I have a motion for adjournment; Motioned by Litten; seconded by Humphrey.

**Clerk Allen: Roll Call: Aye: Litten, McCall, Humphrey**

**Meeting is adjourned at 7:11 p.m.**

  
\_\_\_\_\_  
Barbara Allen  
Secretary, Planning Commission

  
\_\_\_\_\_  
Jim McCall  
Chairman, Planning Commission



# AVR<sup>TM</sup> cannabis dispensary

---

6555 Pearl Road Parma Heights OH 44130

**Planning Commission Meeting Site Presentation**

Monday January 6, 2025

# **We are a leading, vertically integrated cannabis operator.**

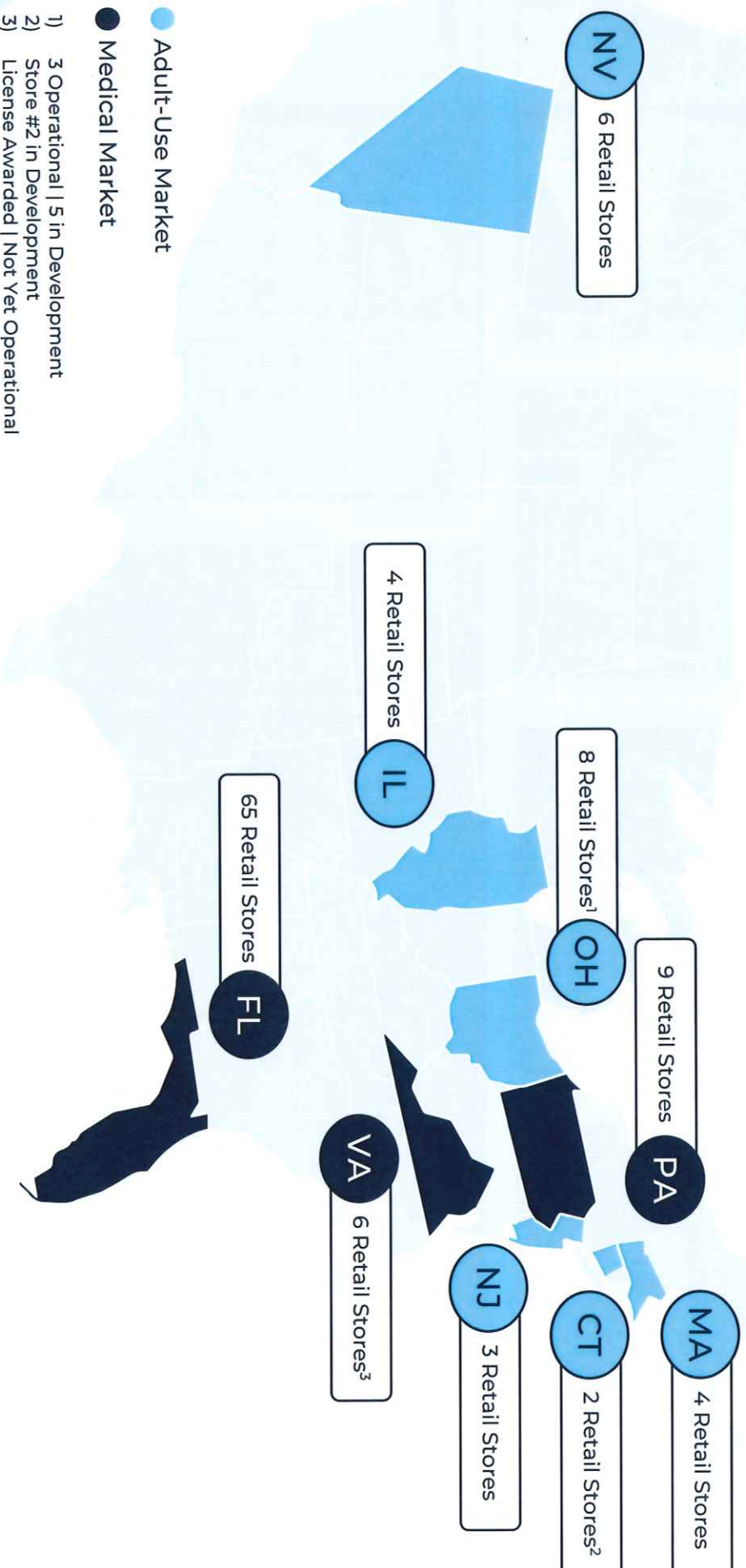
Our purpose is simple – to be a Force for Good.

We strive to incorporate this in all that we do, and bring lasting positive change to our communities, our industry, and our world.



# AYR National Operations as of December 2024

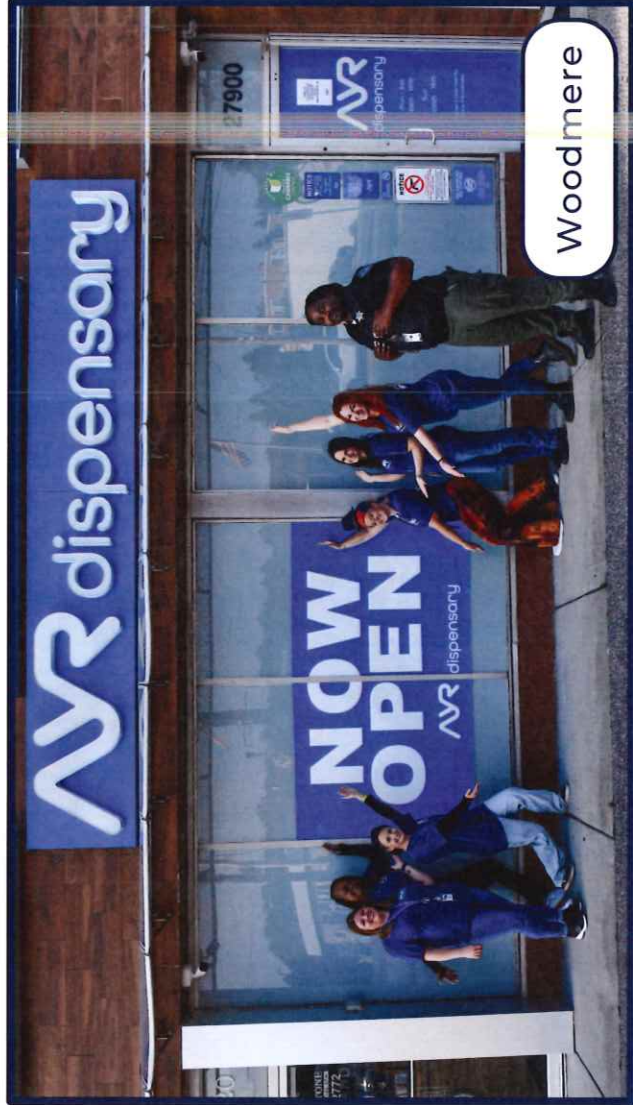
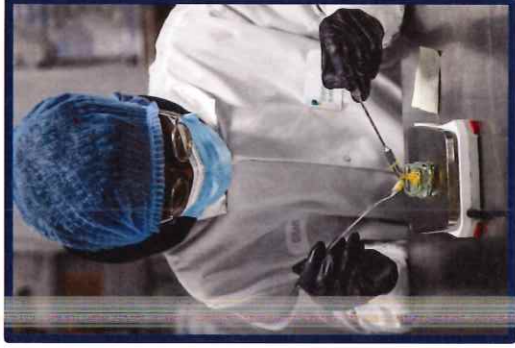
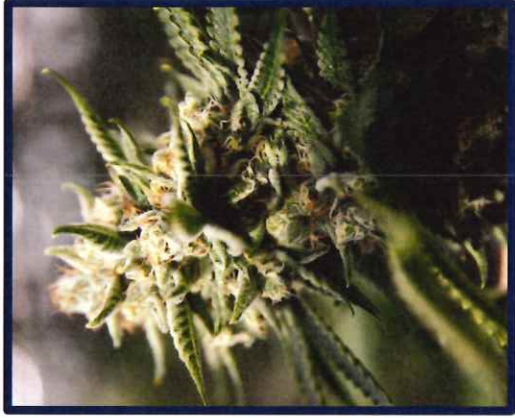
9-State Footprint | FL, MA, NJ, NV, OH, PA Vertically Integrated with Cultivation + Production





# Who We Are

Producing the highest quality cannabis products and providing a safe and welcoming place for all to shop



Woodmere



Goshen

# Who We Are

Building deep connections between our teams, customers, and the communities in which we operate



## Restorative Justice



Combating the lasting negative consequences of cannabis prohibition through record expungement clinics



## Equity & Inclusion



Promoting an equitable cannabis industry through education & empowerment in our outreach, hiring, and job training programs

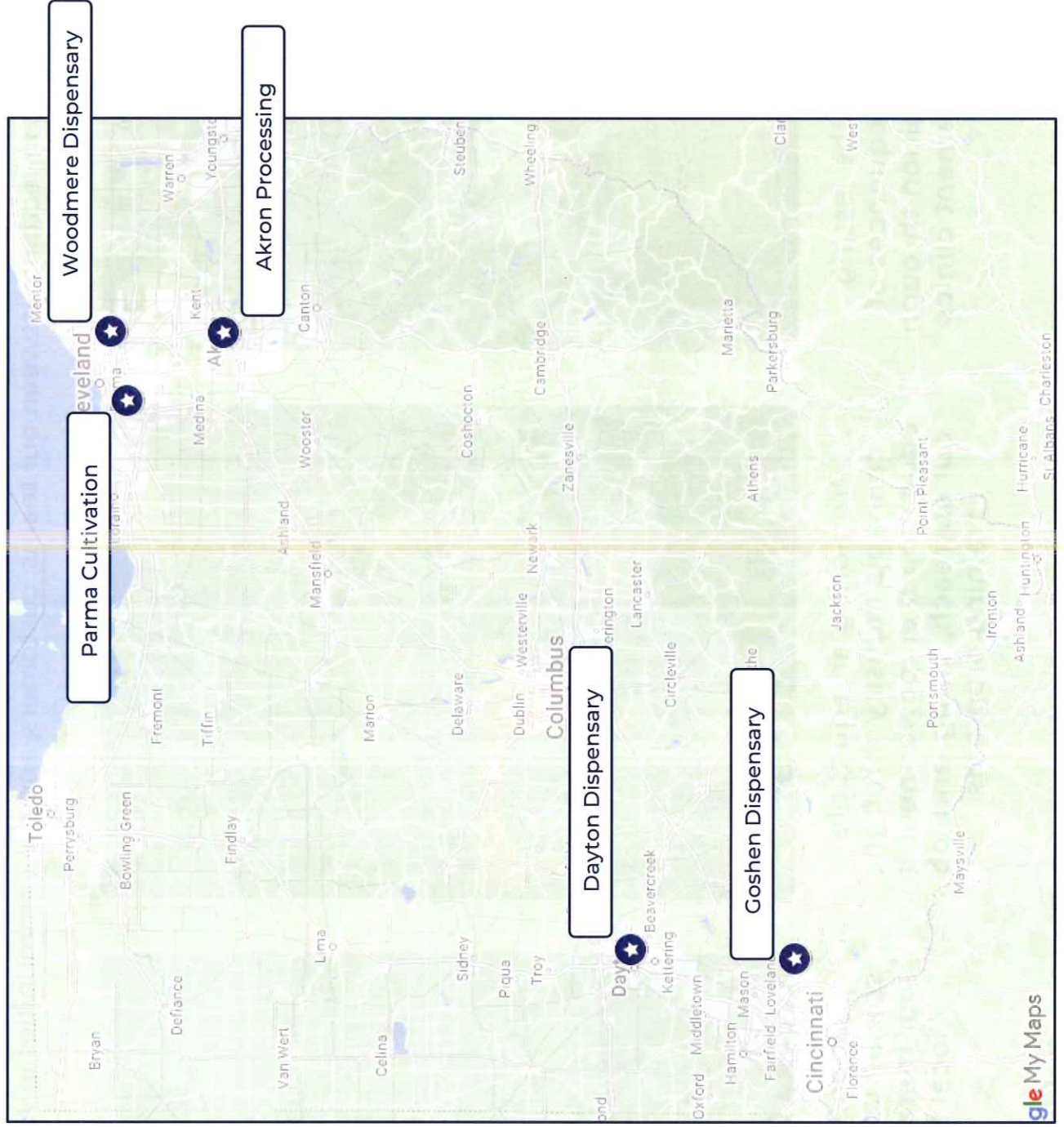


## Hyperlocal Service



Supporting specific and special community needs in our markets, driven by our local team members

# AYR Ohio Operations Today



# Dispensary Site Overview

## Site Address:

6555 Pearl Road Parma Heights OH 44130

## Contact Name and Information:

Julie Winter | General Manager of AYR OH, PA, NJ

julie.winter@ayrwellness.com

Greg Gorospe | Partner at Ice Miller

greg.gorospe@icemiller.com

## Targeted Opening Date:

Mid March 2025

## Operating Days & Hours:

Monday through Saturday: 9AM – 9PM

Sunday: 10AM – 7PM

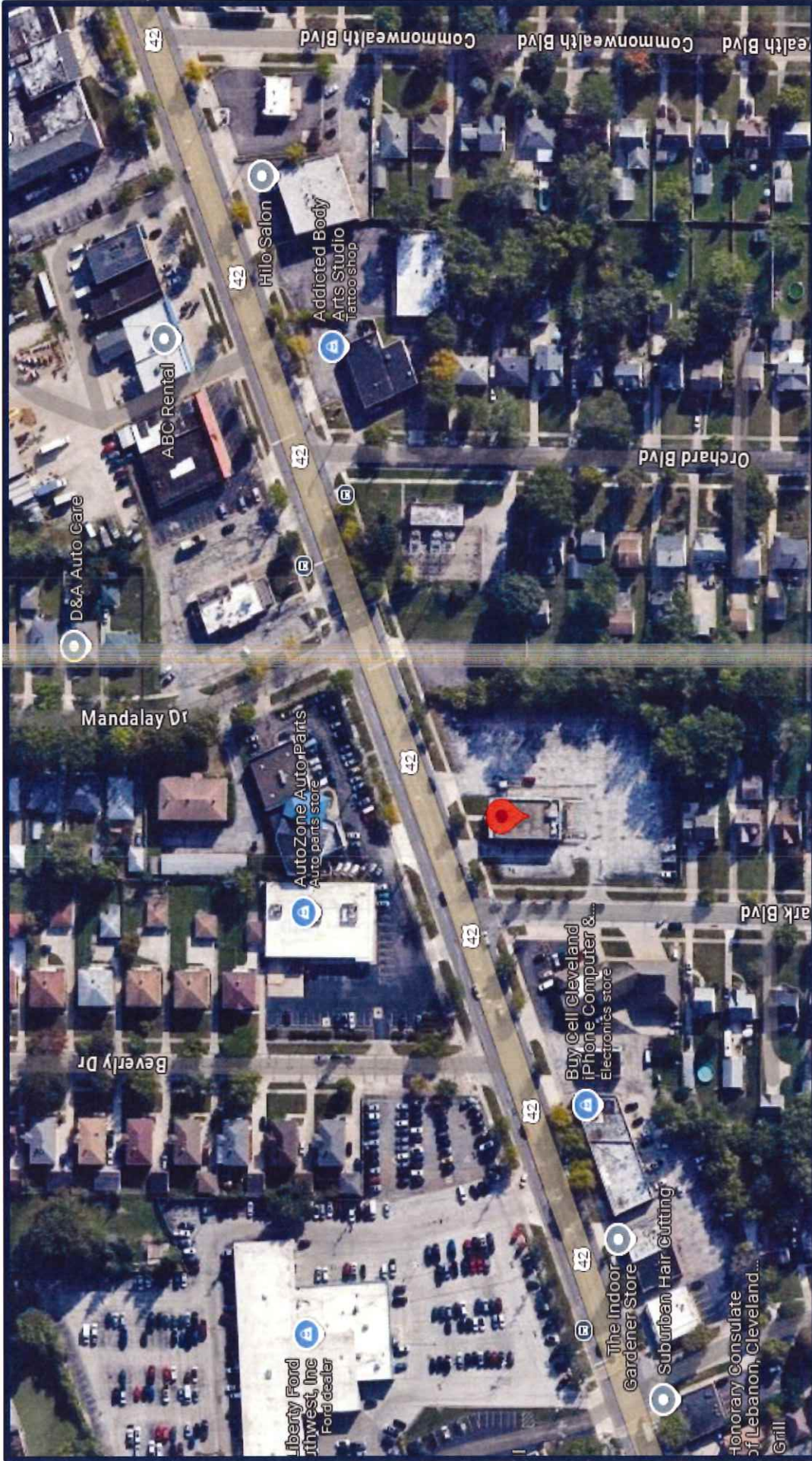
## Parking Spaces:

71 spaces + 5 ADA nearest the building, to be re-stripped

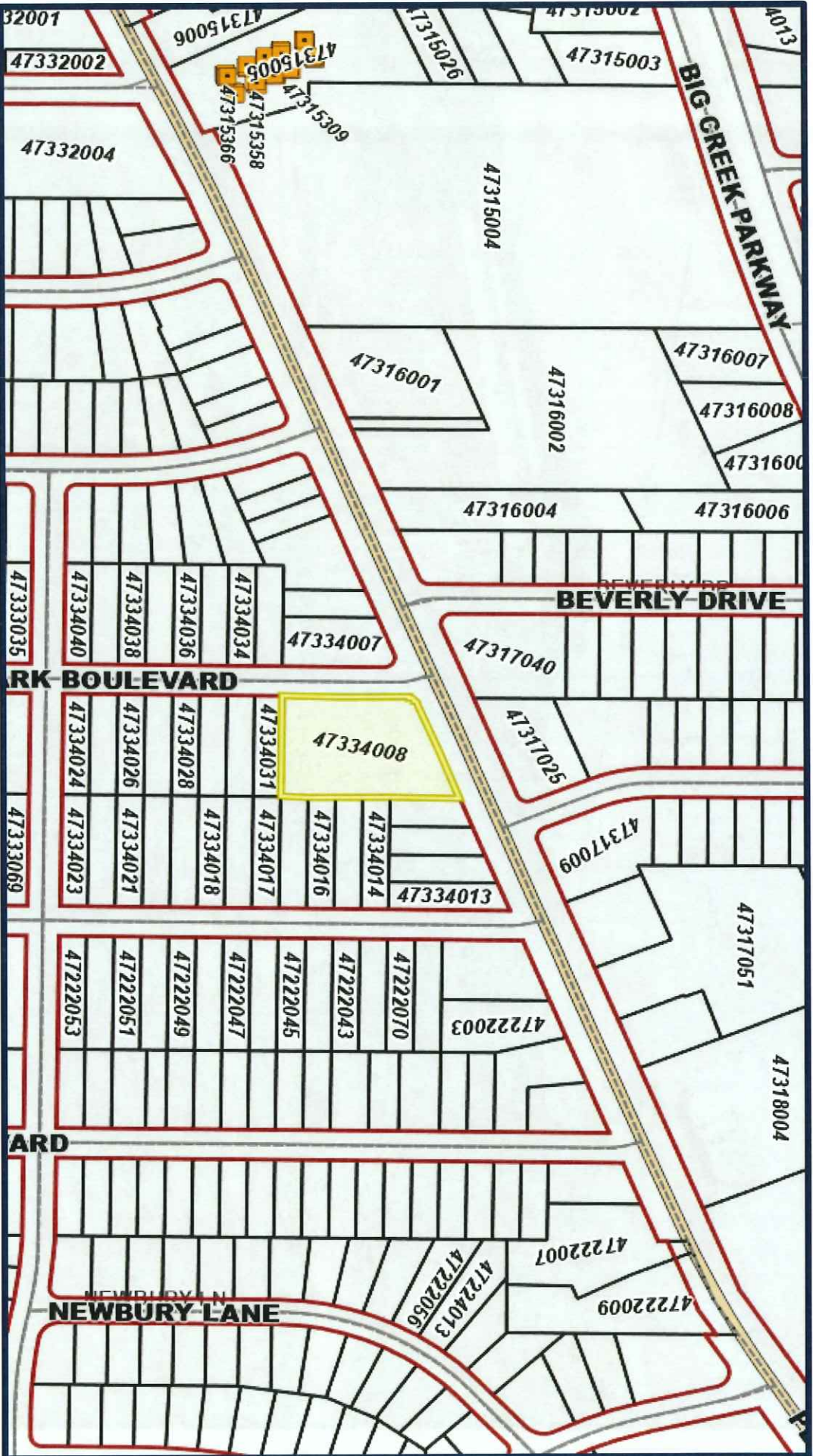
## Existing Drive Thru Pick-Up Window:

To be utilized for pick-up of online pre-orders

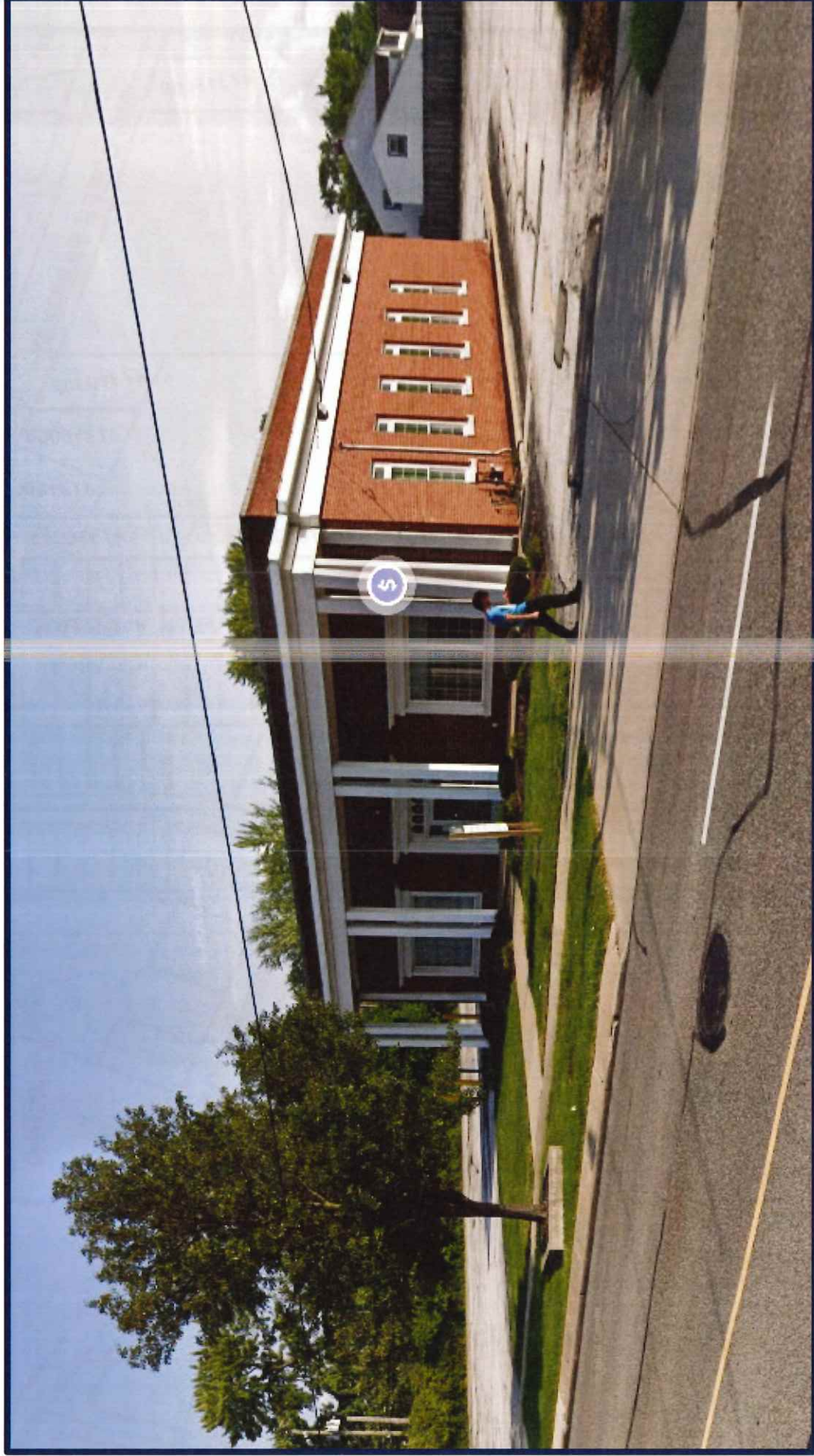
# Dispensary Site Overview



# Dispensary Site Overview



# Dispensary Site Overview

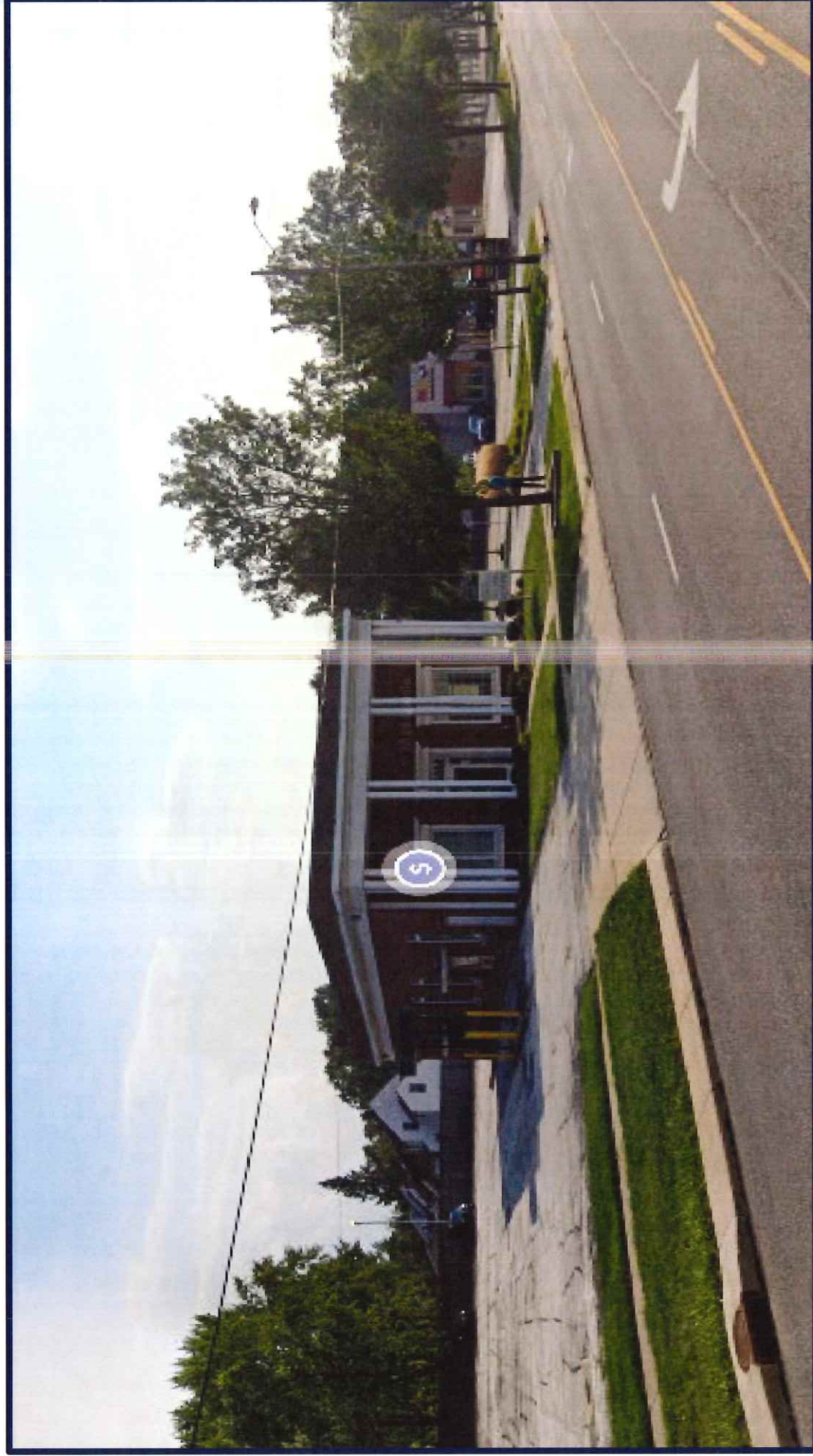


# Dispensary Site Overview





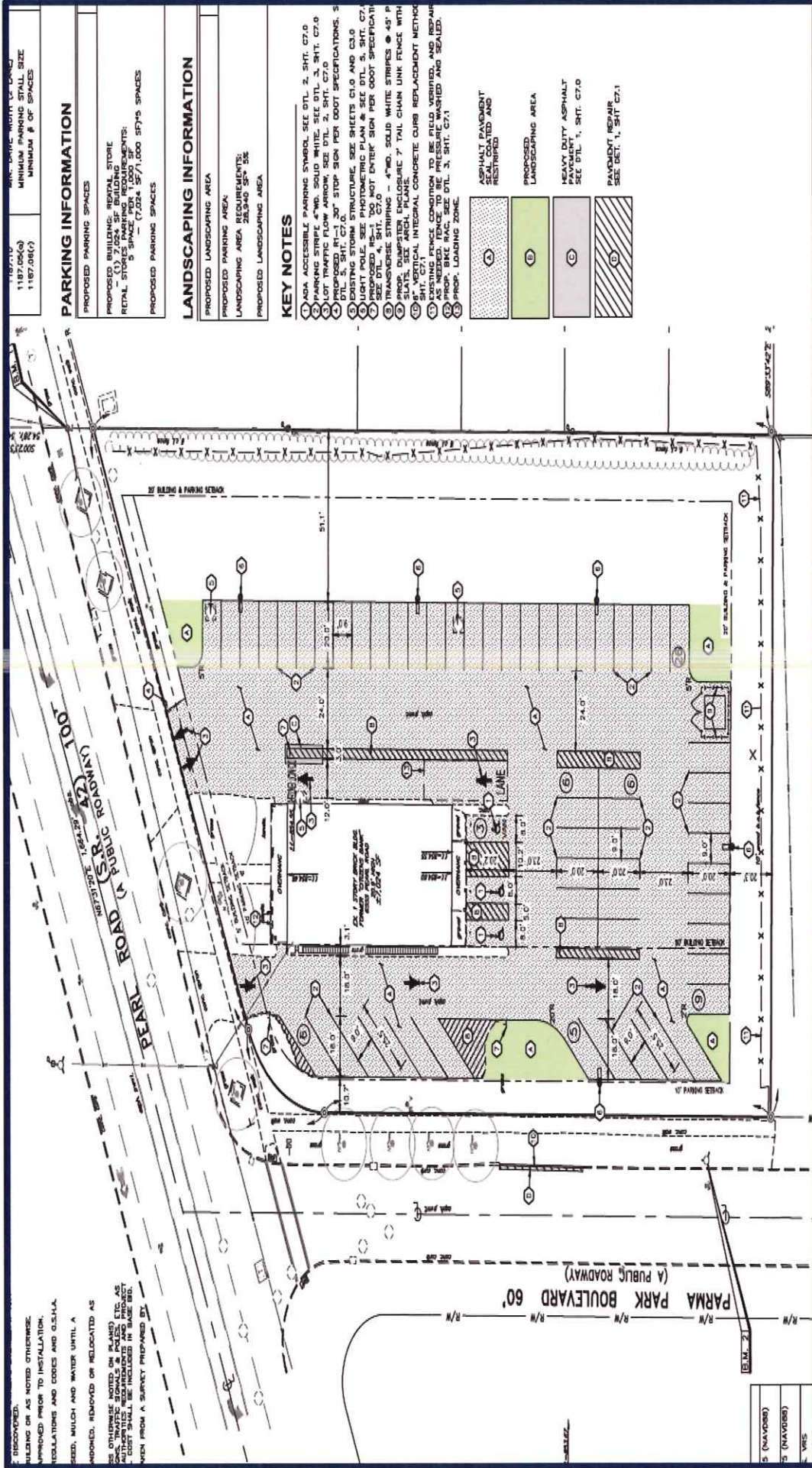
# Dispensary Site Overview



# Dispensary Site Overview



# Dispensary Site Plan



NOT TO SCALE  
 1:100  
 1187.05(6)  
 MINIMUM PARKING STALL SIZE  
 MINIMUM # OF SPACES

## PARKING INFORMATION

PROPOSED PARKING SPACES  
 PROPOSED BUILDING: RETAIL STORE  
 (1) 7,024 SF BUILDING  
 RETAIL STORES PARKING REQUIREMENTS:  
 5 SPACES - (7,024 SF) / 1,000 SFYS SPACES  
 PROPOSED PARKING SPACES

## LANDSCAPING INFORMATION

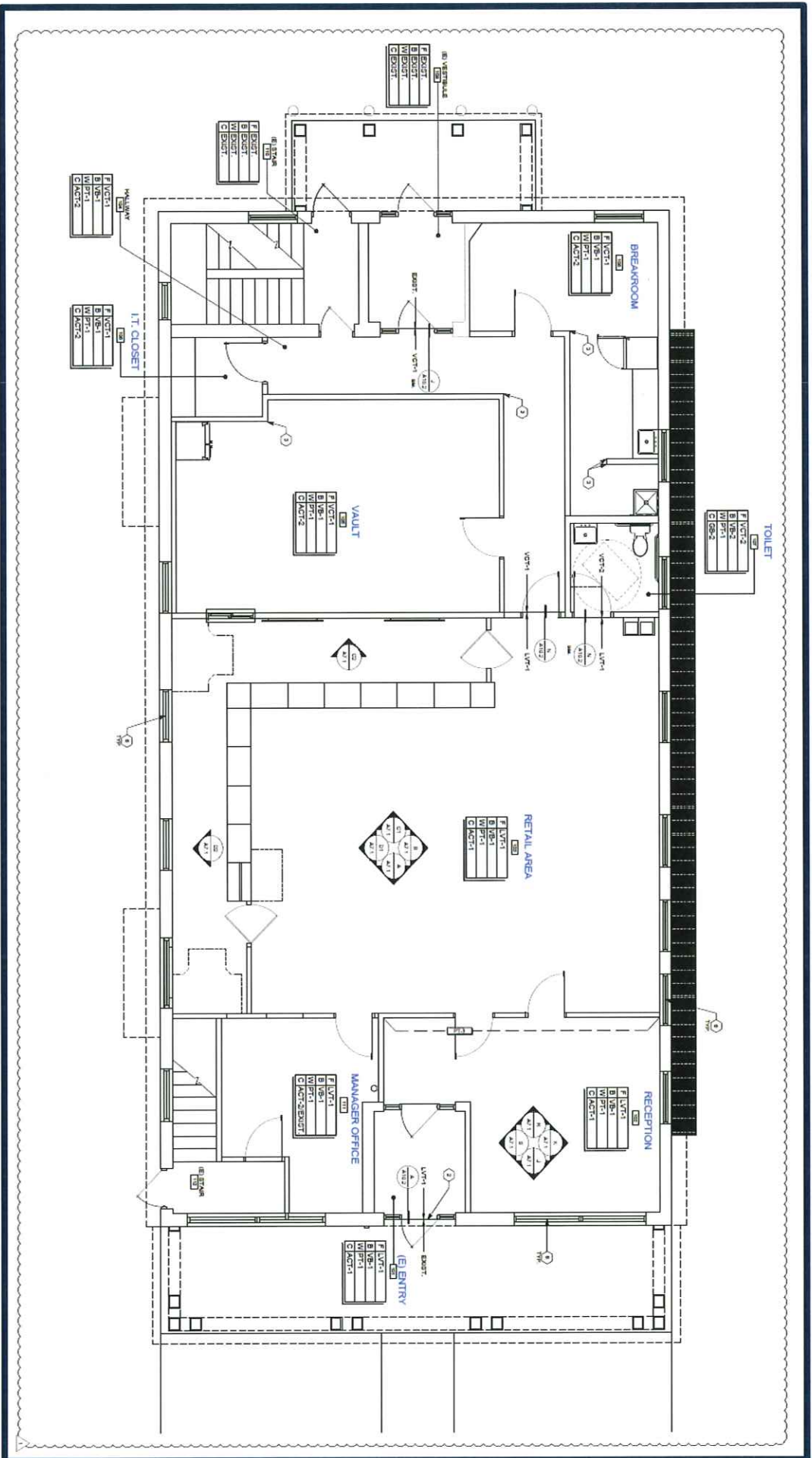
PROPOSED LANDSCAPING AREA  
 PROPOSED PARKING AREA:  
 LANDSCAPING AREA REQUIREMENTS:  
 26,940 SF ± 5%  
 PROPOSED LANDSCAPING AREA

## KEY NOTES

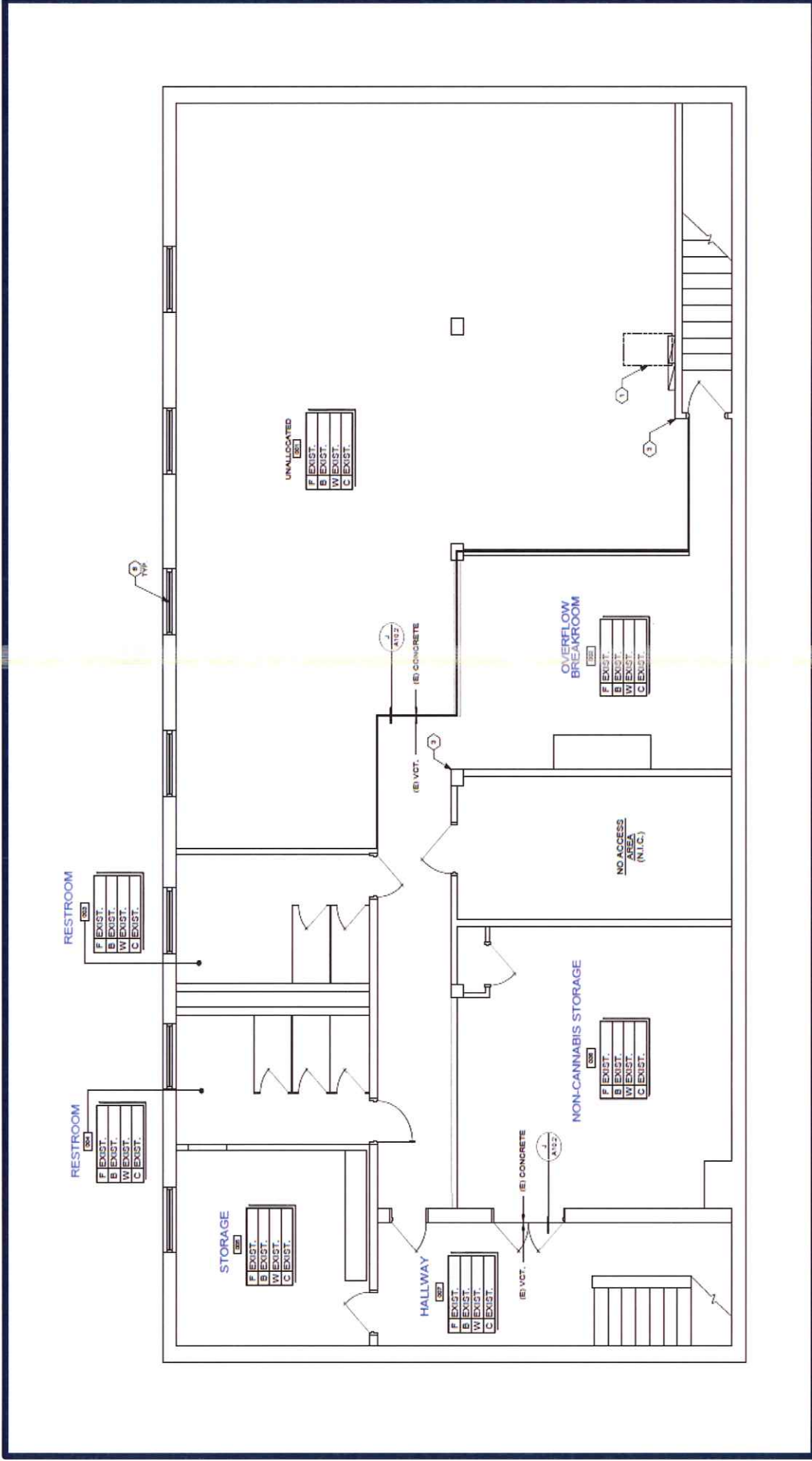
1. ADA ACCESSIBLE PARKING SYMBOL SEE DET. 2, SHT. C7.0
2. LOT TRAFFIC FLOW ARROW SEE DET. 2, SHT. C7.0
3. PROPOSED R1-1 30' STOP SIGN PER ODOT SPECIFICATIONS, S DET. 5, SHT. C7.0
4. LIGHT POLE SEE PHOTO-METRIC PLANS & SEE DET. 5, SHT. C7.0
5. PROPOSED R5-1 100 NOT ENTER SIGN PER ODOT SPECIFICATIONS SEE DET. 4, SHT. C7.0
6. 4" DIA. SOLID WHITE STRIKES @ 45° P SLATS, SEE ARCH. PLANS
7. PROP. DUMPSTER ENCLOSURE 7' TALL CHAIN LINK FENCE WITH SLATS, SEE ARCH. PLANS
8. SHT. C7.1 INTEGRAL CONCRETE CURB REPLACEMENT METHOD
9. EXISTING FENCE CONDITION TO BE FIELD VERIFIED, AND REPAIR AS NEEDED
10. PROP. BIKI RACK SEE DET. 3, SHT. C7.1
11. PROP. LOADING ZONE

A	ASPHALT PAVEMENT RELOCATED AND RESTORED
B	PROPOSED LANDSCAPING AREA
C	HEAVY DUTY ASPHALT SEE DET. 1, SHT. C7.0
D	PAVEMENT REPAIR SEE DET. 1, SHT. C7.1

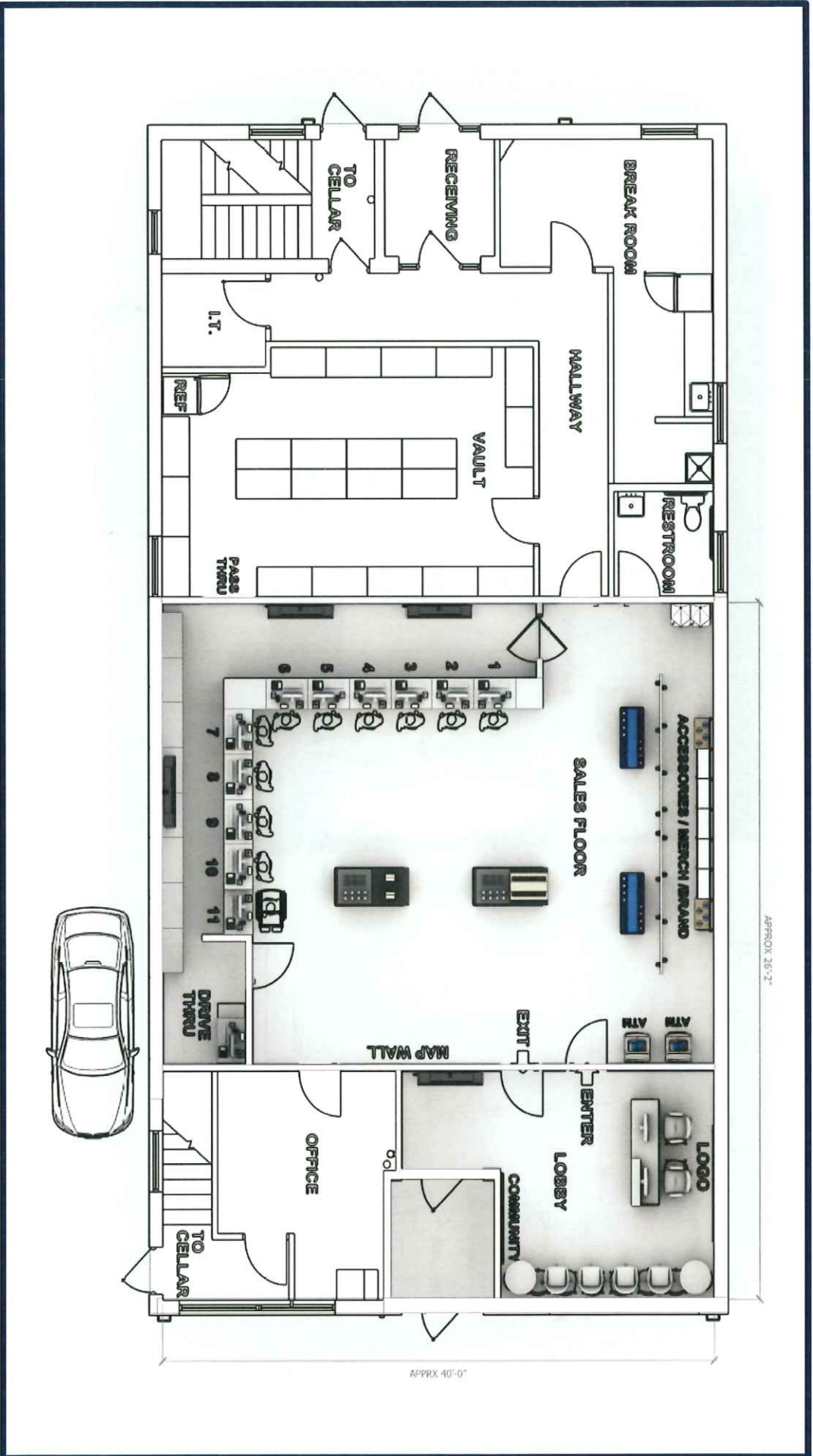
# Dispensary Floor Plan – Ground Floor



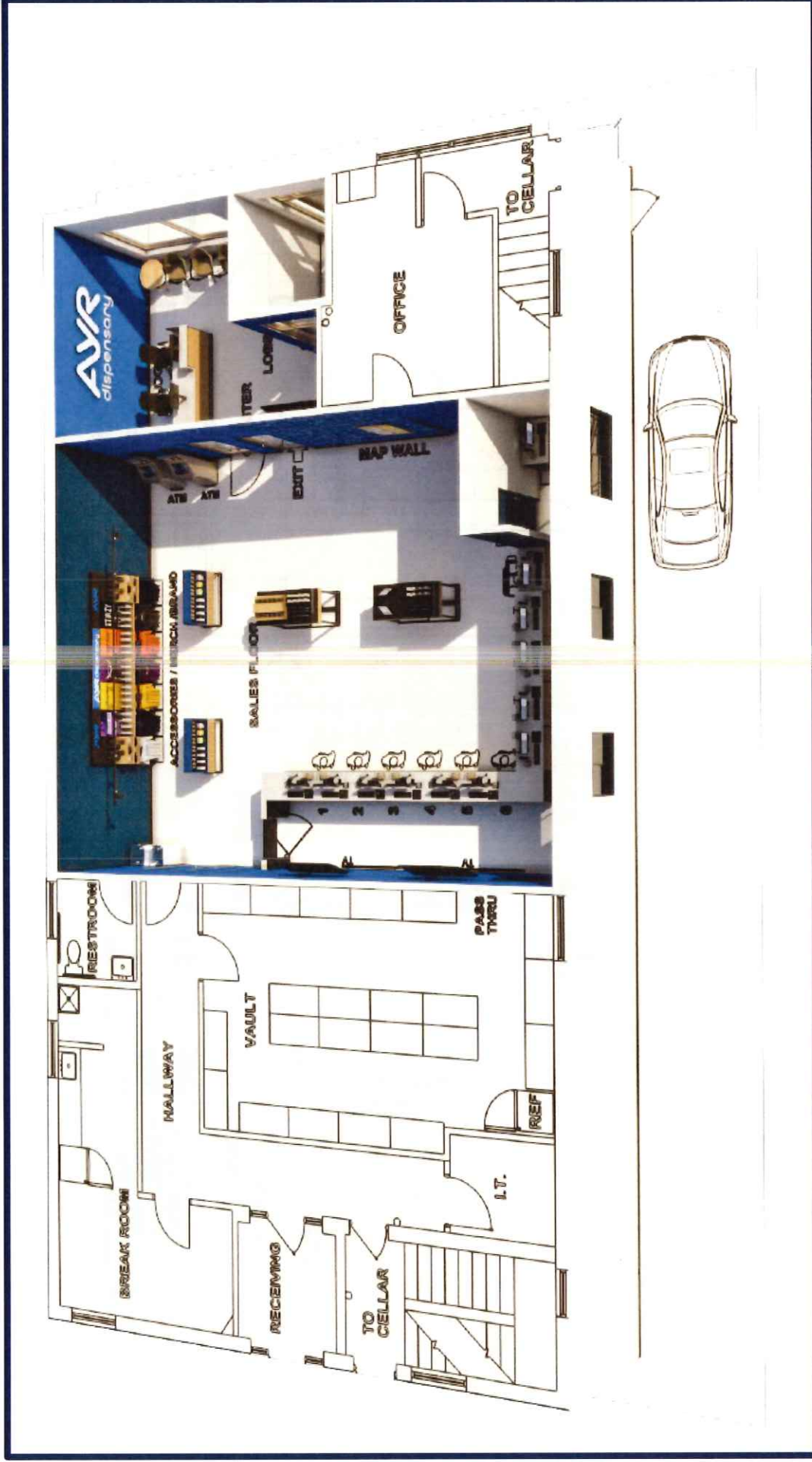
# Dispensary Floor Plan – Basement



# Dispensary Floor Plan - Retail



# Dispensary Floor Plan – Retail



## Site Impact

**Proposed Jobs:** This dispensary is expected to create approximately 20 new full-time jobs. Recruitment will focus locally on the Parma Heights community.

### **Noise, Odor, Light:**

- There will be no external sound systems, music, or any other type of audible noises made at the dispensary.
- All cannabis products will arrive to the store in sealed, tamper-proof containers meeting DCC regulations and will be stored in the vault. We have a **zero-tolerance policy** for any on-site consumption. Security guards will monitor comprehensive camera systems and perform physical sweeps to ensure customers promptly leave the property.
- The store will feature exterior low-intensity, downcast lighting in the parking area and around the building prioritizing nighttime safety and visibility for customers while ensuring no excessive light spills into neighboring areas.

**Safety and Security:** Security personnel will be present during all operating hours and adult identification required for entry. Cameras will be installed providing 360° visibility to both store interior and exterior areas, with footage stored for 45 days. We prepare and train staff on Standard Operating Procedures for fully-compliant, safe operations as well as responding to adverse events.



## Site Impact

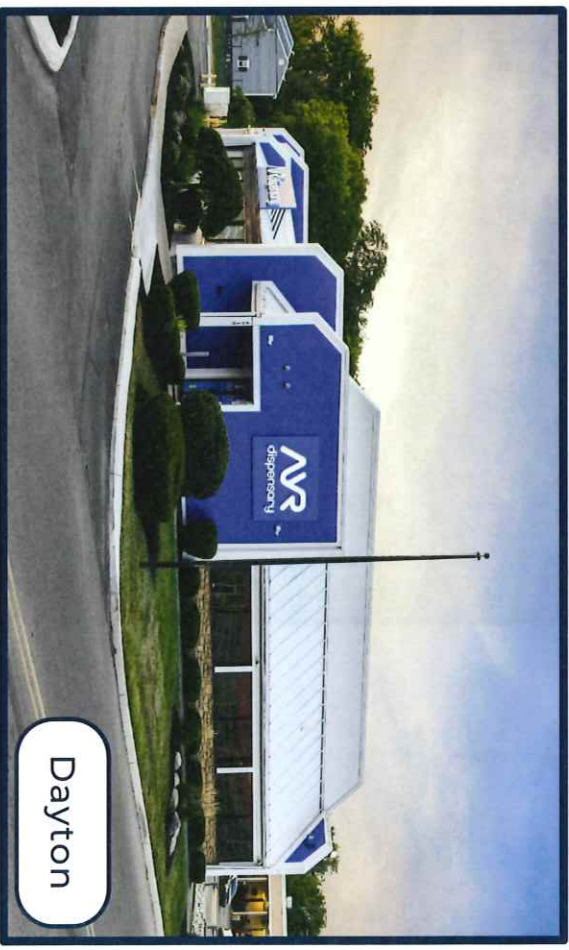
**Visual Appearance:** The site will greatly enhance the visual appeal of the building and through a bright and refreshing repaint and revitalization of the parcel's open spaces.

**Traffic and Parking:** The proposed site plan introduces 71 re-striped parking spaces for customers, 5 ADA-designated spaces in front, and a traffic flow pattern optimized for the parcel's layout. Transactions last 2-5 minutes and online pre-order is available. The pre-existing drive thru lane will be utilized exclusively for pick-up of scheduled online orders.

**Economic Benefit:** The site will seek to hire and engage local contractors, suppliers, and service providers wherever possible in its development and construction phases. Additionally, cannabis sales tax revenue generated by this store is distributed proportionally back to the City of Parma Heights, equating to 3.6% of total revenue.



# AYR Cannabis Dispensary Parma Heights



Dayton



Woodmere



Woodmere

# AYR Cannabis Dispensary Parma Heights





**AVR**<sup>TM</sup> cannabis  
dispensary

---

THANK YOU!