Logan-Union-Champaign
regional planning commission

Director: Bradley J. Bodenmiller

Zoning Text Amendment Checklist

Date: 10-23-26 Township: Jerome

Amendment Title: ZT26-002 - Cannabis Facilities

Notice: Incomplete Amendment requests **will not** be processed by our office. LUC Regional Planning Commission will return them to the requestor, stating the reason the amendment was not accepted.

Each Zoning Text Amendment change must be received in our office along with a cover letter, explaining the proposed zoning text change (s). All items listed below must be received **no later than 10 days** before the next scheduled LUC Regional Planning Commission Executive Board Meeting (second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	☒	☐
Date of Request (stated in cover letter)	☒	☐
Description of Zoning Text Amendment Change (s)	☒	☐
Date of Public Hearing (stated in cover letter)	☒	☐
Township Point of Contact and contact information for zoning amendment (stated in cover letter)	☒	☐
Attachment of Zoning Text Amendment with changes highlighted or bolded	☒	☐
Copy of current zoning regulation, or section to be modified for comparison	☒	☐
Non-LUC Member Fee, If applicable	☐	☐ — N/A

Additionally, after final adoption regarding this zoning text amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted language.

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

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East Liberty, Ohio 43319
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• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

Jerome Township Trustees
Union County

9777 Industrial Parkway
Plain City, Ohio 43064

Tel. (614) 873-4480

October 23, 2026

L.U.C. Regional Planning Commission
c/o Brad Bodenmiller, Executive Director
Box 219
East Liberty, Ohio 43319

Dear Mr. Bodenmiller:

This letter is to inform you of a proposed amendment to the Jerome Township Zoning Resolution:

Case #: ZT26-002

Name of Applicant: N/A – Amendment initiated by the Board of Township Trustees, see attached resolution.

Request: Amendment to the text of the Jerome Township Zoning Resolution to adopt regulations for Cannabis Facilities

Enclosed is a copy of the motion of initiation, a copy of proposed text, and other relevant documents and materials. A public hearing for this case before the Zoning Commission has been tentatively set for Monday, November 23, 2026, at 7:00 p.m.

If you need further information, please feel free to contact me.

Sincerely,

Liz Morrison
Zoning Clerk/Secretary of the Commission

Enclosure

COPY

RESOLUTION NO. 26-042

A RESOLUTION TO INITIATE AN AMENDMENT TO THE ZONING RESOLUTION AND CERTIFY THE CHANGE AS A ZONING AMENDMENT TO THE ZONING COMMISSION FOR PUBLIC HEARING

WHEREAS, Jerome Township, Union County, Ohio (the "Township"), has enacted a Zoning Resolution in accordance with the purposes of and in compliance with the provisions contained within Chapter 519 of the Ohio Revised Code; and

WHEREAS, from time to time, it becomes necessary to make revisions to the text of Township's Zoning Resolution in order to further the purposes stated in Section 519.02 of the Ohio Revised Code; and

WHEREAS, a draft text indicating proposed amendments to the text of the Zoning Resolution has been drafted; and

WHEREAS, Sections 519.021(C) and 519.12 of the Ohio Revised Code provide the Jerome Township Board of Trustees (the "Board") the power to initiate amendments to the Township's Zoning Resolution and Official Zoning Map via resolution; and

WHEREAS, the Board believes it would be in the best interests of the Township and its inhabitants to adopt the changes to the Zoning Resolution, adopted April 20, 2015, and as amended to date.

NOW THEREFORE, upon motion by Barry Adler, seconded by Andrea Watson, BE IT RESOLVED, that:

1. The Board declares its intention to certify and hereby certifies this change as an amendment to the Zoning Resolution, and refers it to the Zoning Commission for public hearing in accordance with Section 519.12 of the Ohio Revised Code.

2. The document labeled "Jerome Township Zoning Amendment #ZT26-002" and dated Oct. 20, 2026 and all attachments thereto, shall be certified to the Zoning Commission for review as an amendment to the Zoning Resolution.

3. The Zoning Inspector is directed to transmit a copy of this resolution, the document and attachments noted above in Section 2, and other relevant documents to the Zoning Commission for review and recommendation in accordance with Section 519.12 of the Ohio Revised Code.

4. This zoning amendment shall be known as Case #ZT26-002.

Voting Aye thereon:

Barry Adler

Joe Craft

Andrea Watson

Voting Nay thereon:

Barry Adler

Joe Craft

Andrea Watson

BOARD OF TRUSTEES,
JEROME TOWNSHIP,
UNION COUNTY, OHIO

CERTIFICATE

I, the undersigned Fiscal Officer of Jerome Township, Union County, Ohio, certify that the foregoing resolution is taken and copied from the records of the Township, and that it has been compared by me with the resolution on record and is a true copy.

Date: 10/20/2026

Robert Caldwell, Fiscal Officer

Jerome Township
Zoning Amendment
ZT26-002

October 20, 2026

Jerome Township Zoning Resolution
Text Amendment

1. Article 3 Definitions

Article 3 shall be amended as follows:

300.03 Letter C

Cannabis Facilities – The following are definitions related to State-authorized cannabis facilities:

a) Cannabis Facility, State-authorized – A cannabis cultivator, cannabis dispensary, cannabis processor or cannabis testing laboratory as defined herein.
b) Cannabis Cultivator - An entity licensed or receiving a certificate of operation under Title 37 of the Ohio Revised Code and any rules promulgated thereunder to grow, harvest, package, and transport adult-use or medical marijuana.
c) Cannabis Dispensary - An entity licensed or receiving a certificate of operation under Title 37 of the Ohio Revised Code and any rules promulgated thereunder to sell adult-use or medical marijuana to qualifying customers.
d) Cannabis Processor - An entity licensed or receiving a certificate of operation under Title 37 of the Ohio Revised Code and any rules promulgated thereunder to manufacture adult-use or medical marijuana products.
e) Cannabis Testing Laboratory - An independent laboratory located licensed or receiving a certificate of operation under Title 37 of the Ohio Revised Code and any rules promulgated thereunder to have custody and use of controlled substances for scientific and medical purposes and for purposes of instruction, research, or analysis.

2. Article 4 Zoning Map and Zoning Districts

Article 4 shall be amended as follows:

460.02 Conditional Uses

The following uses may be permitted as conditional uses in the RR District by the Board of Zoning Appeals in accordance with the requirements of Chapter 240 of this Resolution and subject to the development standards for such uses as established herein:

1. 811192 – Car Washes
2. 811191 – Automotive Oil Change and Lubrication Shops
3. 811111 – General Automotive Repair
4. Cannabis Dispensaries
5. ~~3.~~ Outside display of products for sale, not including boats, recreational vehicles, farm equipment, mobile or manufactured homes, or storage buildings.

445.02 Conditional Uses

The following uses may be permitted as conditional uses in the COM District by the Board of Zoning Appeals in accordance with the requirements of Chapter 240 of this Resolution and subject to the development standards for such uses as established herein:

1. 237 – Heavy and Civil Engineering Construction
2. 23811 – Poured Concrete Foundation and Structure Contractors
3. 23812 – Structural Steel and Precast Concrete Contractors
4. 23891 – Site Preparation Contractors
5. 311 – Food Manufacturing less with the exception of:
   a) 3116 – Animal Slaughtering and Processing
   b) 3117 – Seafood Product Preparation and Packaging
   c) 311811 – Retail Bakeries
6. 3121 – Beverage Manufacturing
7. 313 – Textile Mills
8. 314 – Textile Product Mills
9. 315 – Apparel Manufacturing
10. 3162 – Footwear Manufacturing
11. 321911 – Wood Window and Door Manufacturing
12. 321918 – Other Millwork (including flooring)
13. 3222 – Converted Paper Product Manufacturing
14. 3254 – Pharmaceutical and Medicine Manufacturing
15. 3261 – Plastics Product Manufacturing
16. 3271 – Clay Product and Refractory Manufacturing
17. 3272 – Glass and Glass Product Manufacturing
18. 32733 – Concrete Pipe, Brick, and Block Manufacturing
19. 3274 – Lime and Gypsum Product Manufacturing
20. 3279 – Other Nonmetallic Mineral Product Manufacturing
21. 3312 – Steel Product Manufacturing from Purchased Steel
22. 3321– Forging and Stamping

23. 3322 – Cutlery and Hand tool Manufacturing
24. 3323 – Architectural and Structural Metals Manufacturing
25. 3328 – Coating, Engraving, Heat Treating, and Allied Activities
26. 332994 – Small Arms, Ordnance, and Ordnance Accessories Manufacturing except that no live fire and no explosive material are permitted.
27. 333 – Machinery Manufacturing
28. 33621 – Motor Vehicle Body and Trailer Manufacturing
29. 3363 – Motor Vehicle Parts Manufacturing
30. 3364 – Aerospace Product and Parts Manufacturing
31. 336991 – Motorcycle, Bicycle and Parts Manufacturing
32. 337 – Furniture and Related Product Manufacturing
33. 42311 – Automobile and Other Motor Vehicle Merchant Wholesalers
34. 42313 – Motor Vehicle Supplies and New Parts Merchant Wholesalers
35. 42313 – Tire and Tube Merchant Wholesalers
36. 4233 – Lumber and Other Construction Materials Merchant Wholesalers
37. 42351 – Metal Service Centers and Other Metal Merchant Wholesalers
38. 42381 – Construction and Mining (except Oil Well) Machinery and Equipment Merchant Wholesalers
39. 42382 – Farm and Garden Machinery and Equipment Merchant Wholesalers
40. 4411 – Automobile Dealers
41. 4412 – Other Motor Vehicle Dealers
42. 44419 – Other Building Material Dealers
43. 4442 – Lawn and Garden Equipment and Supplies Stores
44. 44512 – Convenience Stores
45. 447 – Gasoline Stations, with the exception of 44719 and 447190 Marine Service Stations and Truck Stops.
46. 4541 – Electronic Shopping and Mail-Order Houses
47. 484 – Truck Transportation
48. 485 – Transit and Ground Passenger Transportation
49. 487 – Scenic and Sightseeing Transportation
50. 492 – Couriers and Messengers
51. 493 – Warehousing and Storage, with the exception of the following uses which are prohibited in the Commerce District:
    a) 493190 – Automobile Dead Storage
    b) 493190 – Bulk Petroleum Storage
52. 4884 – Support Activities for Road Transportation except for Motor Vehicle Towing with On-Site storage or impounding of motor vehicles.
53. 4885 – Freight Transportation Arrangement
54. 4889 – Other Support Activities for Transportation
55. 518 – Data Processing, Hosting, and related services
56. 53113 – Lessors of Mini-Warehouses and Self-Storage Units
57. 5321 – Automotive Equipment Rental and Leasing
58. 5323 – General Rental Centers
59. 5324 – Commercial and Industrial Machinery and Equipment Rental and Leasing
60. 56173 – Landscaping Services
61. 6244 – Child Day Care Services
62. 71394 – Fitness and Recreational Sports Centers

63. 71395 – Bowling Centers
64. 71399 – All Other Amusement and Recreation Industries
65. 72111 – Hotels (except Casino Hotels) and Motels
66. 7225 – Restaurants and Other Eating Places
67. 81291 – Pet Care (except Veterinary) Services (with the exception of outdoor kennels)
68. Warehouse, Wholesale and Distribution Facility
69. Cannabis Cultivators
70. Cannabis Processors
71. Cannabis Testing Laboratories

3. Article 6 General Development Standards

Article 6 shall be amended as follows:

Chapter 664 – Cannabis Facilities

664.01 General Regulations for State-authorized Cannabis Facilities

In the interest of protecting the public health, safety, and general welfare, this section establishes zoning regulations for State-authorized cannabis facilities within the unincorporated area of the township. Any terms used in this Chapter and not otherwise defined in this Resolution shall have the same meaning as provided in Title 37 of the Ohio Revised Code and/or any rules promulgated thereunder unless the context requires the meaning be different.

1. Not an Agricultural Use. A cannabis facility shall not be considered an "agricultural" use pursuant to ORC 519.21 (D).

2. Districts. No cannabis facility shall be located in any district where the use is not explicitly listed as a permitted or conditionally permitted use. Furthermore, no cannabis facility shall operate as a home occupation.

3. No cannabis facility shall be located in a building or structure that is prohibited by Section 600.07.

4. Distance from Other Uses. Pursuant to ORC 3796, no cannabis facility shall be located within five hundred (500) feet of the boundaries of a lot having situated on it a church, public library, public playground, public park, or school. The distance shall be measured as the shortest straight line from property line to property line. If there is an exception to this distance requirement provided in ORC 3796, this requirement shall not apply.

5. Distance from Other Dispensaries. No cannabis dispensary shall be located within 1000 feet of a lot having situated on it another cannabis dispensary. The distance shall be measured as the shortest straight line from property line to property line.

6. Drive-Through Businesses or Windows. Whenever a cannabis dispensary is configured as a drive-through business or includes a drive-through window, sufficient stacking areas shall be provided in accordance with the provisions of Chapter 610.

7. Dumpsters/Service Areas/Storage Areas. Loading areas, dumpsters, and refuse areas accessory to any cannabis facility shall be located, enclosed, and screened in accordance with the regulations for the district or provided in Chapter 620, as applicable.

8. Lighting. All exterior lighting incidental to any cannabis facility shall comply with the applicable provisions of Chapter 630.

End of Zoning Amendment text