Staff Report – Jerome Township Zoning Amendment

Applicant:	**Jerome Township Board of Trustees** c/o Liz Morrison 9777 Industrial Parkway Plain City, OH 43064 (614) 873-4480 emorrison@jerometownship.com
Request:	The Jerome Township Board of Trustees initiated an amendment to the text of the Zoning Resolution. The proposal amends Article 3 Definitions, Article 4 Zoning Map and Zoning Districts, and Article 6 General Development Standards.
Location:	Jerome Township is the southeasternmost township in Union County.

Staff Analysis:	**Article 3 Definitions** The Township proposes adding definitions for "Cannabis Facilities". **Article 4 Zoning Maps and Zoning Districts** The Township proposes adding Cannabis Dispensaries as a conditional use in Regional Retail (RR) Districts and adding Cannabis Cultivators, Cannabis Processors, and Cannabis Testing Laboratories as conditional uses in Commerce (COM) Districts. **Conditional Uses and Article 6 General Development Standards** The Township is creating conditions similar to those in LUC's Model Text. Additional regulations that apply come from Article 6 General Development Standards which apply to other conditional uses. **LUC Staff Comments** 300.03 Letter C • Staff recommends the Township speak with legal counsel on its authority to regulate or prohibit testing labs. For example, the proposal would prohibit testing labs in all districts except the Commerce (COM) District. 664.01 General Regulations for State-authorized Cannabis Facilities • Chapter 664.01 5. imposes a requirement that lots with dispensaries cannot be located within 1,000 feet of one another. ORC 3796.05 (4) (a) appears to impose a stricter requirement of one mile of separation. Staff felt this worth

	noting but recognizes that this requirement may change in future revisions to the ORC. • OAC 3796-3-24 (H) contains special signage standards that apply to medical marijuana dispensaries. These may differ from Jerome Township's typical signage requirements. Staff believes this section of code may be useful to reference. **Prosecutor's Office** A copy of this proposal was forwarded to the County Prosecutor's Office for consideration and comment. At the time of the writing of this report, the Prosecutor's Office has not provided any comments.
Staff Recommendations:	Staff recommends **APPROVAL** of the proposed zoning text amendment.
Z&S Committee Recommendations:	*Options for action:* • *Approval* • *Approval with Modifications (state modifications)* • *Denial*