

**Brunswick Hills Township
Zoning Commission Public Hearing Minutes
August 13, 2026**

Call Meeting to Order

Mr. Witt called the first Brunswick Hills Township Zoning Commission Public Hearing of the evening to order at 6:30 PM. This hearing is a continuation of the public hearing regarding the proposed Zoning Resolution amendment to remove cannabis and marijuana related language from Section 303-13 of the Zoning Resolution.

A roll call of the board was executed.

- **Board Members in Attendance:** Mr. Witt, Mrs. Wetterman, Mr. McFarland, Mr. Kalina, Ms. Brunn
- **Alternate Board Members:** Mr. Molnar
- **Board Members Absent:** None
- **Others in Attendance:** Mr. DeCastra, Trustee, Ms. Beck, Secretary

Mr. Witt asked everyone to stand for the Pledge of Allegiance and for a moment of silence for our troops and first responders.

PURPOSE OF PUBLIC HEARING:

This is the continued public hearing on the proposed amendment to Zoning Resolution Section 303-13, which currently contains language related to medical marijuana. The Trustees have initiated the process to remove and reserve that section. The Medina County Planning Commission reviewed the proposed amendment at its August 5, 2026 meeting and recommended approval with a suggestion that the township document its intent within the amendment to provide guidance for future reference.

COMMISSION DISCUSSION:

Mr. McFarland raised a question about whether removing Section 303-13 is sufficient on its own, or whether corresponding language should be added to the commercial zoning use tables to explicitly address whether cannabis dispensaries are a permitted or conditional use. He noted that the commercial use tables are quite thorough and that omitting a use from the table creates ambiguity, it is unclear whether omission means the use is prohibited or whether it is simply not addressed. He suggested that including dispensaries in the table, with a designation of permitted or conditional and the applicable districts, would provide clarity for any future applicant. Mr. McFarland suggested that the commercial use table amendment could be placed on a future regular meeting agenda as a separate item.

Mr. Witt shared that no zoning resolution is perfect and that the book contains language throughout that could always be improved. He noted the commercial section had been revised the prior year and suggested maintaining a “housekeeping” list of items to address over time rather than attempting to resolve every issue at once. Mr. Kalina agreed, noting that housekeeping amendments can be batched and addressed efficiently.

Ms. Brunn stated she was not comfortable removing the existing cannabis language without having replacement language, and that she preferred that new language be ready before moving forward. Mr. Kalina stated he has gone back and forth on the question of whether a cannabis dispensary should be treated as a permitted use or a conditional use. He acknowledged that because cannabis is a legal business under Ohio law, that fact leans toward treating it as a permitted use. However, he expressed a personal preference for conditional use status, noting that the conditional use process through the BZA provides an additional layer of community oversight and gives the board authority to attach conditions, such as

screening, fencing, hours, security requirements, etc that the Zoning Commission cannot impose through the zoning resolution alone.

Mr. Witt acknowledged good arguments on both sides. The commission agreed to continue working on the language and to have Mr. McFarland draft proposed additions to the commercial use table for discussion at a future regular meeting.

Green Thumb Industries (GTI):

Mr. Witt invited the GTI representatives to come forward and address the commission. Rob Zimmerman, Attorney, introduced himself and his colleagues. He stated that their intent is to be collaborative rather than to make a formal presentation. He summarized GTI's understanding of what is before the commission, the removal of the prohibition on medical marijuana dispensaries in the Zoning Resolution and indicated GTI is interested in working with the commission on whatever reasonable regulations are put forward.

Dan Shaker, General Manager of Green Thumb Industries, then addressed the commission. He provided the following background and information:

Company Overview: GTI operates in 15 states across the country. In Ohio, GTI holds a license allowing it to operate up to 8 dispensaries. Currently, GTI operates 6 retail dispensaries in Ohio. The proposed Brunswick Hills location would bring GTI to its full Ohio allotment of 8 dispensaries. GTI also operates a production facility in Toledo, where all product sold at Ohio locations is grown, consistent with the Ohio requirement that all cannabis sold in the state must also be grown in the state.

Proposed Location: The proposed site is an existing building on the property, which GTI intends to take over in its entirety with significant renovations. Mr. Shaker noted GTI was attracted to the site in part because of the traffic that the Circle K development will generate. He acknowledged the site is currently "sleepy" but noted Circle K has done its own market research. Mr. Shaker referenced GTI's work at its Lakewood location on Madison Avenue, which was blighted at the time of acquisition and has since been significantly improved with brick retaining walls, landscaping, and aesthetic improvements developed collaboratively with the local ward councilwoman.

Customer Demographics and Sales: Mr. Shaker noted that when GTI first opened its Ohio locations, the business was 100% medical. The average medical customer at that time was female, approximately 55 years of age, with the primary use case being sleep. Since adult use became legal in Ohio approximately, the mix has shifted to approximately 80% adult use and 20% medical. He noted that Ohio has approximately 400,000 registered medical patients, of whom roughly 100,000 are active. He explained that many patients have shifted to adult use purchasing because medical card registration requires being listed in a state database, which some patients are reluctant to do due to federal firearm permit implications. Medical transactions are protected under HIPAA. He explained that Adult use transactions verify age only and are not tracked beyond ID verification.

Age Verification: All adult use customers must be 21 years of age or older. ID is checked at two points: upon entry to the building and again at the register. Medical patients under 21 may purchase with a valid medical card and a qualifying condition. No one under 21 is permitted to enter without a medical card.

Security: The proposed location would be a 5,000 square foot facility with approximately 55 cameras providing 24/7 coverage of every area of the building except restrooms. GTI operates a centralized security operations center in Chicago that monitors all 100 of its dispensaries nationwide around the clock. State police have the ability to access GTI's camera system remotely. The facility has backup generator power to keep the camera system operational during power outages. Access to product storage is restricted to authorized employees, and a full chain of custody protocol tracks every product from growth to sale. Mr. Shaker noted GTI has had no physical robberies or significant security incidents at

any of its Ohio locations. Proposed hours are approximately 8:00 AM to 9:00 PM. One dedicated employee is stationed at the entry point to check IDs and manage any unexpected situations. GTI does not employ armed security guards or law enforcement officers on site.

Advertising Restrictions: GTI is significantly restricted in advertising under state rules. Social media use is limited; platforms such as Facebook and Instagram will shut down pages that show product consumption. GTI attempted to participate in the Adopt a Highway program in one Ohio city but was denied because the required signage identifying the sponsor was deemed advertising under state rules. Mr. Shaker noted that community involvement such as volunteer events (mulching, etc.) is how GTI engages with the communities it operates in.

Drive through and ordering: Approximately 60% of GTI's business is pre ordered online or via a mobile app before the customer arrives. The store model is similar to the former Best electronics store model, no self service shelves, customers place orders and product is retrieved for them. A drive through is shown on the site plan. GTI does not currently operate a drive through in Ohio (the Lorain location had a former bank drive through that was closed when drive throughs were not yet permitted in Ohio), but drive throughs exist at dispensaries in other states GTI operates in. Mr. Kalina asked about vehicle stacking and traffic flow given the site's existing shallow setbacks. Mr. Shaker acknowledged these are important considerations for site planning, and noted that average transaction time in the store is approximately 4 minutes. Mr. Kalina noted he had a copy of the site plan and that these questions would be addressed in a future site plan review.

Employees: A busy Friday may have approximately 20 employees working on site. All employees must be 21 or older, are fingerprinted, and pass a background check as part of the state licensing requirements.

Facility Maintenance: Landscaping, snow removal, and exterior maintenance are contracted locally. Interior cleaning is handled by employees. Mr. Witt noted the building is a freestanding structure rather than part of a strip mall, and asked how facility upkeep is managed. Mr. Shaker confirmed all maintenance is handled through local contractors.

Investment: Mr. Shaker estimated the proposed investment to build out the Brunswick Hills location at approximately \$1.5 million.

Community Partnership: Mr. Zimmerman and Mr. Shaker both emphasized GTI's interest in being a community partner. Mr. Shaker noted that GTI hires locally, contracts locally, and engages in volunteer community activities.

Crime Reporting and Incidents: Mr. Kalina asked about crime reporting requirements and any incidents at GTI's Ohio locations. Mr. Shaker stated he is not aware of any physical robberies or significant criminal incidents at GTI's Ohio dispensaries. He noted one location had a vehicle catch fire in the parking lot, which was handled through standard emergency services. He stated it was not GTI's fault and it just happened to occur at their parking lot. He stated that state police and local police are made aware of GTI's presence and have remote camera access.

Ms. Brunn confirmed that all six of GTI's existing Ohio facilities are dual licensed for both medical and adult use, and that the proposed Brunswick Hills location would also be dual licensed.

Merv Jones, Legal and Government Affairs, Green Thumb Industries, briefly introduced himself as a Cleveland native, Shaker Heights High School and Hiram College graduate, who now lives in Washington D.C. and is in the Cleveland area frequently due to family. He offered himself as an additional resource to the commission.

COMMISSION DISCUSSION:

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Ms. Brunn asked whether the Medina County Prosecutor reviewed the proposed amendment. Mr. DeCastra explained that the Prosecutor's office review is not required when language is being removed rather than added, as removal does not create new regulatory provisions that need to be vetted for compliance with the Ohio Revised Code.

Ms. Brunn asked about the Medina County Planning Commission's recommendation that the township "document the township's intent within the amendment or accompanying resolution to provide guidance." Mr. Kalina clarified that this recommendation corresponds directly to Mr. McFarland's earlier suggestion that language be added to accompany the reserved section explaining why it was reserved and directing the reader to the appropriate use table for future reference, rather than leaving the section blank.

Mr. Witt acknowledged Mr. McFarland's offer to draft language for the commercial use table and accompanying explanatory text, and indicated that item would be placed on the agenda for the next regular meeting.

MOTION TO CLOSE PUBLIC HEARING:

Motion: Mr. Kalina made a motion to close the public hearing addressing proposed amendments to Section 303-13 of the Brunswick Hills Township Zoning Resolution at 7:20 PM. Ms. seconded the motion.

Roll Call: All in favor- aye unanimously.

ANNOUNCEMENT OF NEXT STEPS:

The commission will vote on the proposed Zoning Resolution amendment to Section 303-13 at its next regular meeting, scheduled for Thursday, September 3, 2026 at 7:00 PM.

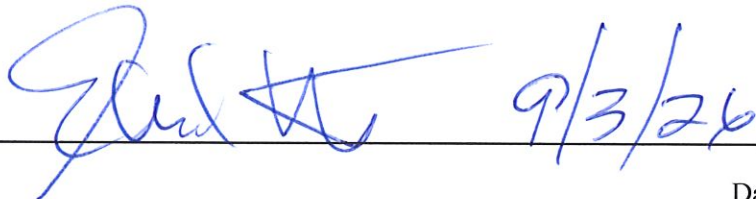
Meeting adjourned at 7:20pm.

Respectfully Submitted,

Dalith Beck, Zoning Secretary

Edward Witt, Chair

Date

Handwritten signature of Edward Witt and the date 9/3/26 in blue ink.